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# The London Strategic Housing Land Availability Assessment 2017

Part of the London Plan evidence base

**MAYOR OF LONDON**

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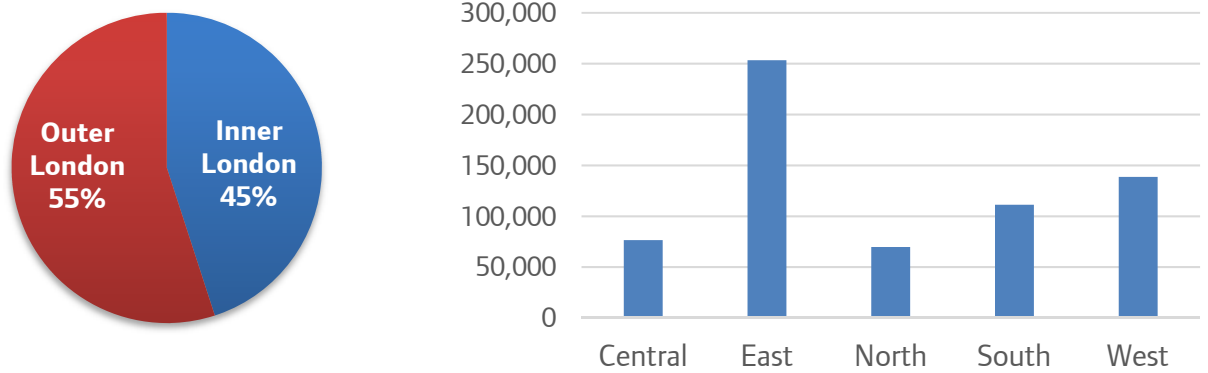
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# Executive summary

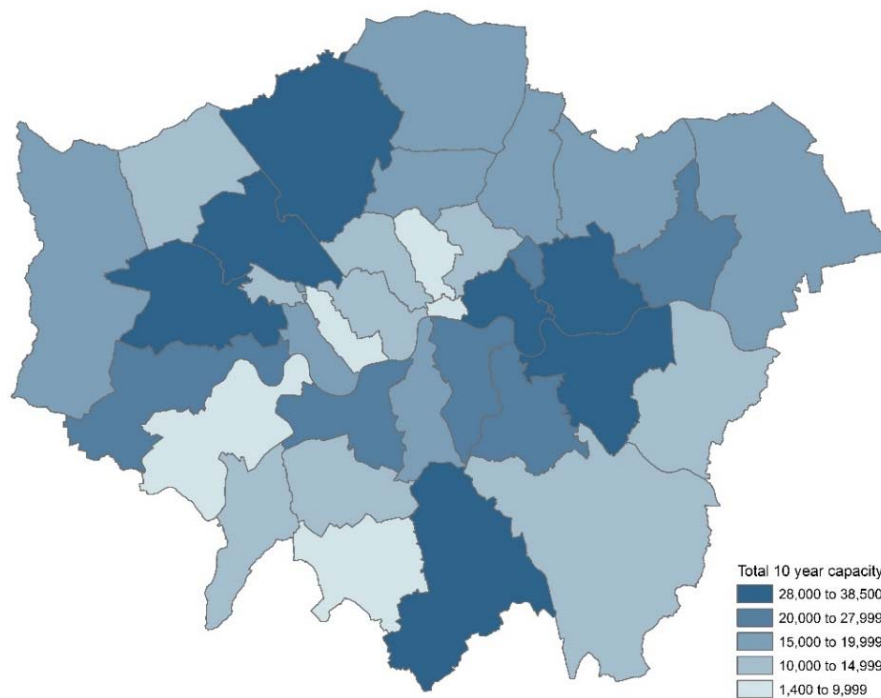
## Executive summary

0.1 The SHLAA shows that London has capacity for 649,350 homes during the 10 year period covered by the London Plan housing targets (from 2019/20 to 2028/29). This equates to an average annualised capacity of 64,935 homes a year.

- 55% is in Outer London - 357,890 homes
- 45% of this capacity is in Inner London - 291,460 homes
- 39% of London’s housing capacity is in East London
- 21% is in West London
- 17% is in South London
- 11% is in North London
- 12% is in Central London



**Figure 1.1 – Housing capacity by local planning authority (2019/20 – 2028/29)**



- 0.2 Large sites (0.25 hectares and more in size) provide capacity for 400,470 homes during this period, approximately 40,000 a year. This accounts for 62% of London’s overall housing capacity during the 10 year period and represents an 11,000 a year increase on the large site capacity findings during phase two and three of the previous 2013 SHLAA study, which covered the period 2015 to 2025.
- 0.3 Capacity for 140,500 homes has been identified on approvals sites with planning permission. These make up 35% of London’s large site capacity during the housing target period. Allocations account for 39% of London’s large site capacity during this period (155,600 homes). The remaining capacity has been identified on other large potential developments sites which provide potential for 100,000 homes and make up 25% of London’s large site capacity during this period.
- 0.4 Of the housing capacity identified on large sites during this period:
- 69% is within opportunity areas - 275,000 homes
  - 32% is either within or on the edge of town centres - 127,000 homes
  - 56% is in PTAL Zones 4 to 6, providing capacity for 143,000 homes; 36% is identified in PTAL Zones 2 to 3 (93,000 homes)<sup>1</sup>. Only 8% of this capacity is in PTALs 0 to 1.
- 0.4 Small sites provide capacity for 245,730 homes over the 10 year period and account for 38% of overall housing capacity in London within the target. For the purpose of the SHLAA study, small sites are sites below 0.25 hectares in size and can include housing completions through new build developments, change of use and residential conversions.
- 0.5 Capacity assumptions on small sites have been informed by modelling undertaken by the GLA to estimate the potential for increased levels of housing delivery on small sites (above recent trends) to reflect the potential impact of policy changes in the draft new London Plan – including a new presumption in favour of small housing developments - alongside measures outlined in the Mayor’s draft Housing Strategy. This modelling is explained in more detail in chapter 6.

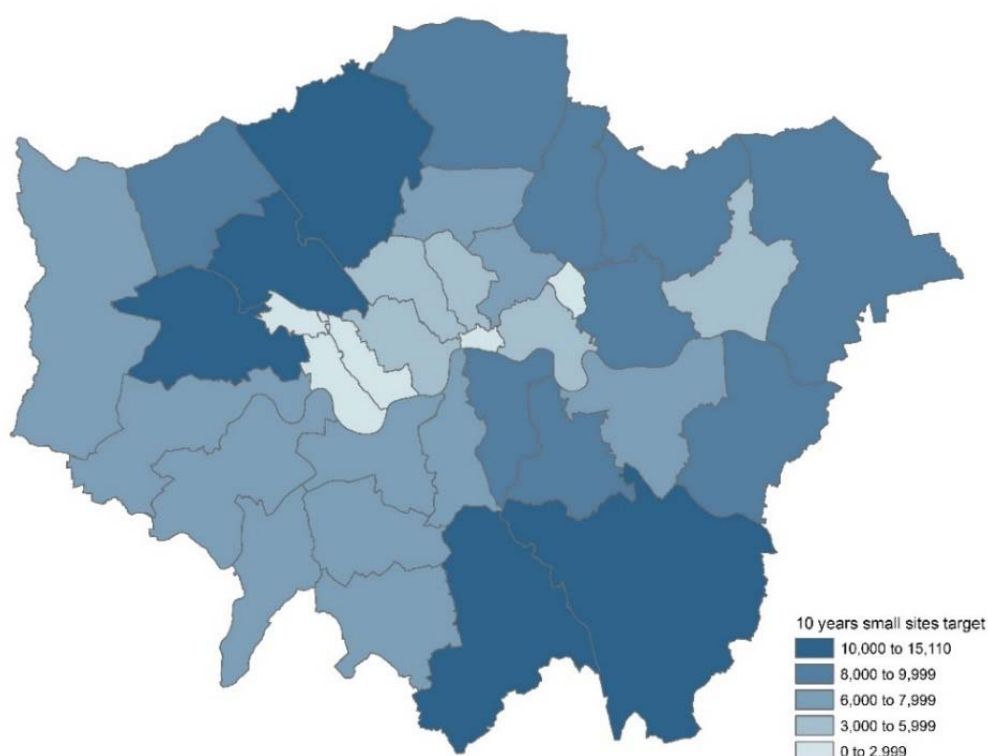
**Table 1.1 – 10 year housing targets (2019/20 – 2028/29) by component**

	Large sites	Small sites	Non self contained	Total 10 year capacity
10 year capacity	400,470	245,730	3,150	649,350
Annualised capacity	40,070	24,573	315	64,935
Percentage share of total	62%	38%	0.5%	100%

<sup>1</sup> allocations and potential development sites (not approvals)

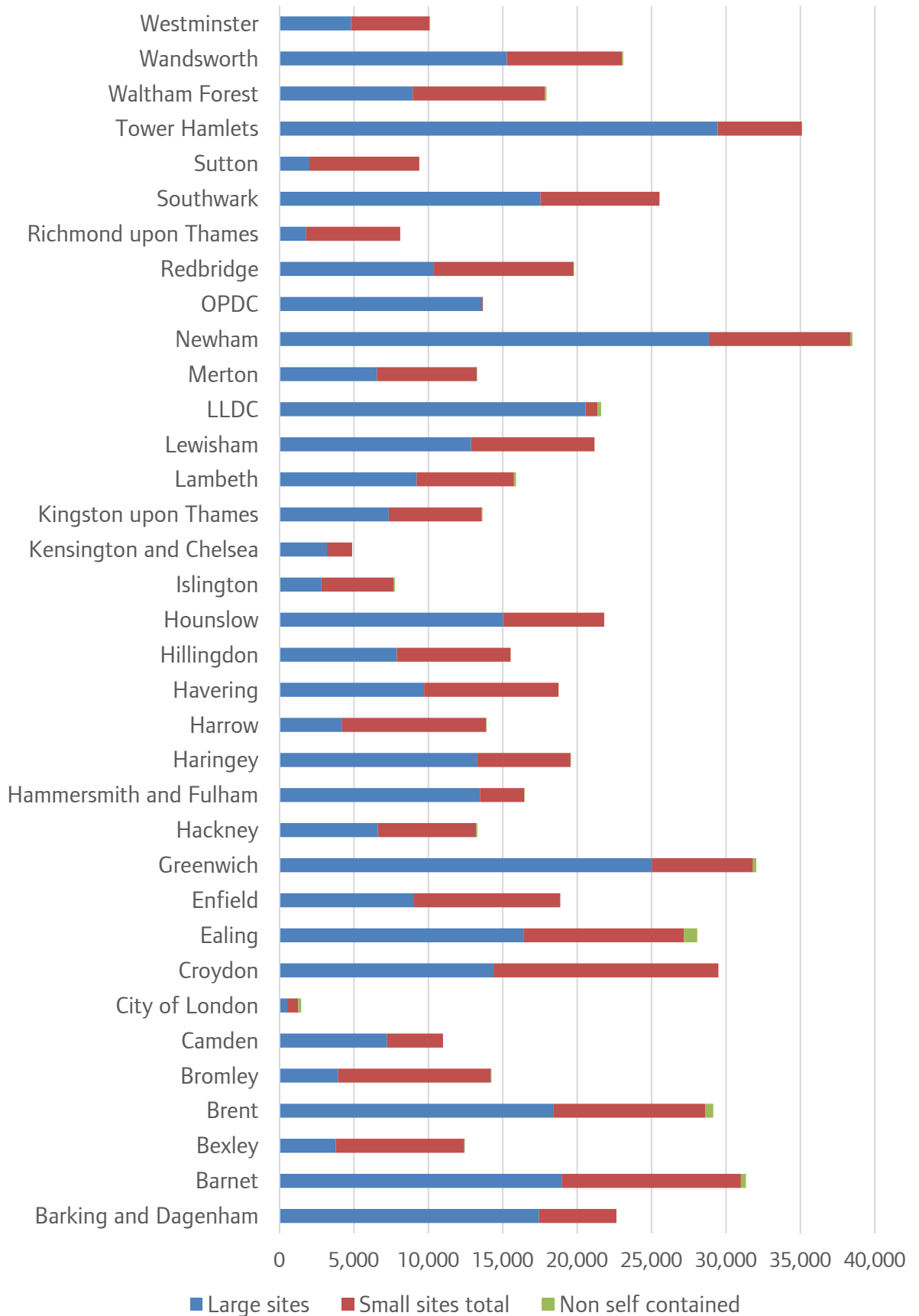
- 0.6 Approximately, 9,800 units are expected to be delivered during the 10 year London Plan target on the net pipeline of non-self contained housing accommodation. This is made up of student accommodation, specialist accommodation for older people, hostels and other shared living schemes.
- 0.7 The London Plan proposes to be monitor the majority of non self contained accommodation on the basis of a 3:1 ratio – meaning that 3 non-self contained units of accommodation are counted as a single home for the purposes of contributing towards housing targets and capacity assumptions. This reflects the amount of overall conventional housing stock that this form of provision is likely to free-up.
- 0.8 This is different to the approach taken to monitoring this form of housing provision in previous London Plans and SHLAA studies, which have historically monitored this form of provision on a 1:1 basis. This change seeks to align the approach in London with the Government’s approach to monitoring this form of housing supply and planning practice guidance<sup>2</sup>.
- 0.9 However, the London Plan proposes a different approach for monitoring non self-contained specialist accommodation for older people (C2 – care homes) which would be counted towards housing targets on a 1:1 basis, as its provision would be likely to result in a single home being freed-up for occupation. Further explanation for the methodology used to calculate non-self contained housing is provided in chapter 7.

**Figure 1.2 – capacity on small sites under 0.25 hectares (2019/20 – 2028/29)**



<sup>2</sup> DCLG, Planning Practice Guidance, DCLG, PPG, Paragraph: 037 Reference ID: 3-037-20150320; DCLG, PPG, Paragraph: 038 Reference ID: 3-038-20140306

**Figure 1.3 – 10 year housing targets (2019/20 – 2028/29) by component**





**Table 1.1 – overall housing capacity (2019/20 to 2028/29)**

	Total 10 year capacity	Annual capacity
Barking and Dagenham	22,640	2,264
Barnet	31,340	3,134
Bexley	12,450	1,245
Brent	29,150	2,915
Bromley	14,240	1,424
Camden	10,860	1,086
City of London	1,460	146
Croydon	29,490	2,949
Ealing	28,070	2,807
Enfield	18,760	1,876
Greenwich	32,040	3,204
Hackney	13,300	1,330
Hammersmith and Fulham	16,480	1,648
Haringey	19,580	1,958
Harrow	13,920	1,392
Havering	18,750	1,875
Hillingdon	15,530	1,553
Hounslow	21,820	2,182
Islington	7,750	775
Kensington and Chelsea	4,880	488
Kingston upon Thames	13,640	1,364
Lambeth	15,890	1,589
Lewisham	21,170	2,117
LLDC	21,610	2,161
Merton	13,280	1,328
Newham	38,500	3,850
OPDC	13,670	1,367
Redbridge	19,790	1,979
Richmond upon Thames	8,110	811
Southwark	25,540	2,554
Sutton	9,390	939
Tower Hamlets	35,110	3,511
Waltham Forest	17,940	1,794
Wandsworth	23,100	2,310
Westminster	10,100	1,010
<b>Total</b>	<b>649,350</b>	<b>64,935</b>

**Table 1.2 – housing capacity on small sites (2019/20 to 2028/29)**

	10 year small sites target	Annual small sites capacity
Barking and Dagenham	5,190	519
Barnet	12,040	1204
Bexley	8,650	865
Brent	10,230	1023
Bromley	10,290	1029
Camden	3,760	376
City of London	740	74
Croydon	15,110	1511
Ealing	10,740	1074
Enfield	9,830	983
Greenwich	6,810	681
Hackney	6,600	660
Hammersmith and Fulham	2,980	298
Haringey	6,260	626
Harrow	9,650	965
Havering	9,040	904
Hillingdon	7,650	765
Hounslow	6,800	680
Islington	4,840	484
Kensington and Chelsea	1,690	169
Kingston upon Thames	6,250	625
Lambeth	6,540	654
Lewisham	8,290	829
LLDC	800	80
Merton	6,710	671
Newham	9,500	950
OPDC	60	6
Redbridge	9,380	938
Richmond upon Thames	6,340	634
Southwark	8,000	800
Sutton	7,380	738
Tower Hamlets	5,660	566
Waltham Forest	8,890	889
Wandsworth	7,740	774
Westminster	5,290	529
<b>Total</b>	<b>245,730</b>	<b>24,573</b>

**Table 1.3 – net non self-contained pipeline based on a 3:1 ratio (2019/20 to 2028/29)**

	Net NSC pipeline of bedrooms phases two and three	Net NSC pipeline at 3 to 1 ratio	Rounded down to nearest 10 units
B&D	18	6	0
Barnet	1,034	345	340
Bexley	98	33	30
Brent	1,600	533	530
Bromley	95	32	30
Camden	-413	-138	-130
City of London	606	202	200
Croydon	24	8	0
Ealing	2,715	905	900
Enfield	-337	-112	-110
Greenwich	687	229	220
Hackney	299	100	90
H&F	111	37	30
Haringey	71	24	20
Harrow	181	60	60
Havering	-26	-9	0
Hillingdon	26	9	0
Hounslow	-11	-4	0
Islington	293	98	90
K&C	18	6	0
Kingston	174	58	50
Lambeth	447	149	140
Lewisham	26	9	0
LLDC	733	244	240
Merton	116	39	30
Newham	456	152	150
Redbridge	104	35	30
Richmond	-19	-6	0
Southwark	52	17	10
Sutton	25	8	0
Tower Hamlets	45	15	10
Waltham Forest	326	109	100
Wandsworth	250	83	80
Westminster	56	19	10
<b>Total</b>	<b>9,880</b>	<b>3,293</b>	<b>3,150</b>

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# 1 Introduction

## 1 Introduction

1.1 The purpose of the Strategic Housing Land Availability Assessment (SHLAA) is to identify the amount of housing capacity that can be brought forwards during the timescale of the new London Plan to address the capital's overall housing need. The study covers a 24 year period from 2017 to 2041 and has informed the 10 year housing targets in the London Plan, which run from 2019/20 to 2028/29.

1.2 The SHLAA plays a key role in understanding the extent to which London has the land capacity to meet its full objectively assessed housing need, taking into account the range of economic, environmental and social policy objectives and the various planning, environmental and deliverability constraints which may influence the potential for identified sites to come forwards for housing or mixed-use development during this timescale. It ensures that the London Plan addresses the following requirements of the National Planning Policy Framework (NPPF):

- paragraph 47 of the NPPF which states that – ‘to boost significantly the supply of housing’ - plans should meet ‘the full, objectively assessed need for market and affordable housing as far as consistent with the policies set out in the Framework’
- paragraph 159 of the NPPF which requires plan makers to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

1.3 The SHLAA is supported by a separate independent viability assessment which has examined a wide range of development typologies across different market/value areas across London, taking into account typical development values, costs, as well as the identified costs associated with planning policy requirements<sup>1</sup>.

### Potential sources of housing supply

1.4 The study uses three key sources of housing supply to inform the understanding of London's overall housing capacity:

- **large sites** (of 0.25 hectares in size and more)
- **small sites** (below 0.25 hectares in size)
- **non self-contained accommodation** – this includes: student accommodation; specialist housing for older people in Use Class C2 - eg care homes; hostel accommodation; and shared living schemes/large scale HMOs in Sui Generis use.

1.5 It should be recognised that the SHLAA is not a site allocations exercise. The purpose of the SHLAA is to provide a robust indication of aggregate housing capacity at local planning authority level and across London. This important distinction is made clear in

<sup>1</sup> Three Dragons et al, London Plan Viability Study, GLA, 2017

the Government's Planning Practice Guidance<sup>2</sup>, which states that SHLAAs do not determine whether a particular site should be allocated for development as this is the role of the development plan document, for example, the Local Plan, site allocations document or an area action plan.

- 1.6 For this reason and because of the particular nature of brownfield sites in London which are in a range of active land uses, only sites that are already approved or allocated for housing and therefore already in the public domain are identified in the SHLAA report (Appendix D and E). Site level information for other potential sites considered in the SHLAA remain confidential and it is for each individual local planning authority to determine which of these sites should be formally identified or allocated through their development plan or on their brownfield registers.
- 1.7 The methodology of the SHLAA follows the principles set out in the Planning Practice Guidance, which provides advice to planning authorities on undertaking land availability assessments<sup>3</sup>. Chapter two, three and six sets out in more detail how the methodology followed in the SHLAA study has sought to reflect the Planning Practice Guidance, and has been adapted where appropriate to suit the specific local circumstances faced in London.
- 1.8 The NPPF suggests that assessments of housing and employment should be integrated and that SHLAAs should be undertaken either at the same time as, or combined with, a review of the land available for economic development<sup>4</sup>. The 2017 London SHLAA has been undertaken alongside GLA studies on the supply and demand for industrial land<sup>5</sup> and the findings of these studies have been taken into account as the SHLAA has been undertaken, with revisions made to some site assessments to account for this. This is explained in more detail in chapters 2, 3 and 5 of this report. The SHLAA has also been informed by data collected for the town centre health check and the SHLAA findings have also fed into the findings of that study and the classifications for residential growth potential - high, medium and incremental<sup>6</sup>.

## Structure of this report

- 1.9 The SHLAA report is structured as follows:
- **Chapter 2** – sets out the methodology used to assess housing capacity on large sites. This considers the phasing and expected rate of housing delivery on sites which are approved or allocated for housing or mixed-use development and the probability of housing coming forwards on other large sites, taking into account the range of planning policy, environmental and delivery constraints.

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<sup>2</sup> DCLG, Planning Practice Guidance, paragraph 003 Reference ID: 3-003-20140306

<sup>3</sup> DCLG, Planning Practice Guidance, Housing and economic land availability assessments

<sup>4</sup> DCLG, NPPF, paragraph 161

<sup>5</sup> AECOM, London Industrial Land Supply and Economy Study, 2015; and CAG consultants, London Industrial Demand Study, 2017

<sup>6</sup> Mayor of London, Town Centre Health Check, 2017, GLA

- **Chapter 3** – sets out the process undertaken to identify large sites for assessment, including GLA call for sites. It also provides a summary of how the large site assessment was undertaken in terms of procedure and how the GLA reviewed the overall capacity findings following the borough site assessment.
- **Chapter 4** – presents the housing capacity findings on large sites across all phases of the SHLAA study, from 2017 to 2041. It also provides information on the number of sites which were excluded or considered to be either unsuitable or to have a low probability for housing for particular reasons.
- **Chapter 5** – presents the results for phases two and three of the SHLAA - from 2019/20 to 2028/29 - and which inform the 10 year housing targets in the London Plan.
- **Chapter 6** – explains the approach taken to estimate housing capacity on small sites and outlines how different approaches have been examined based on windfall assessments across different timescales and a modelled approach which has sought to estimate the potential impact of policy changes in the new London Plan, specifically Policy H2 and a new presumption in favour of small sites.
- **Chapter 7** – sets out how the net approvals pipeline of non self-contained accommodation has been estimated and incorporated into the overall housing target.
- **Chapter 8** – provides a scenario test which shows the potential for net additional housing delivery associated with Crossrail 2. This additional capacity is not accounted for in ‘baseline’ assumptions made in the SHLAA study, or in the London Plan housing targets – which are prepared on the basis of a ‘no Crossrail 2 scheme world’. The realisation of this capacity would depend on the delivery of the scheme expected in the early 2030s and is subject to the necessary funding and approval being in place. The scenario looks at 1km station impact areas and assumes higher density estimates due to increases in Public Transport Access Levels (PTAL) and a more bespoke policy framework being in place.
- **Chapter 9** – provides an overall conclusion to the study and shows how the various components of housing capacity – large sites, small sites and non self-contained accommodation – are rounded-down and aggregated to provide 10 year London-wide and local authority level housing targets. It also seeks to highlight the main factors which have influenced higher capacity findings compared to the 2013 SHLAA study.
- **Appendix A to E** – these provide additional tables and figures to support the large site and small sites capacity assessment. Appendix D and E includes a list of large sites with housing capacity that are already in the public domain, having been approved or allocated for housing/mixed use development.

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# **2 Large site assessment methodology**



## 2 Methodology – large sites

2.1 The SHLAA large site assessment is designed to provide a robust indication of aggregate housing capacity at local planning authority level and across London. For the SHLAA study a bespoke system was used by the GLA and boroughs to establish housing capacity on large sites (0.25 hectares and more in size). It does this by:

- identifying large sites with planning permission for residential development **(approvals)** from the London Development Database (LDD), which local planning authorities are required to review and estimate the anticipated delivery timescale for using their local knowledge
- identifying sites which are allocated in adopted or emerging development plans as being suitable for housing **(allocations)** and requiring local planning authorities to review and amend the expected density, land use mix and phasing assumptions for each site
- assessing housing potential on **other large sites** using a ‘constraints model’. This establishes probability based housing capacity estimates for each site based on the number and severity of planning policy, environmental and delivery constraints affecting it

2.2 The phasing periods used in the SHLAA study are by financial year and are as follows:

**Table 2.1 - SHLAA phasing periods**

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<b>Start</b>	April 2017	April 2019	April 2024	April 2029	April 2034
<b>Finish</b>	March 2019	March 2024	March 2029	March 2034	March 2041
<b>Years</b>	2	5	5	5	7

2.3 This methodology is specifically tailored to suit London’s dynamic land market, where 98% of housing is delivered on brownfield sites and where significant amounts of future capacity comes forward on sites which are currently in other active land uses. However, it is important to note that the SHLAA is not an allocations exercise and is not designed to provide a comprehensive list of all the housing sites which may come forward over the term of the London Plan, as this would be neither feasible nor realistic in London’s highly pressurised land market.

2.4 Due to the probability based approach to assessing potential sites, information on individual ‘potential’ sites is confidential and is not made publicly available by the GLA. It is for each local planning authority to determine what if any information on potential sites should be made publicly available at site level through their Local Planning Documents, housing trajectories and brownfield registers.

2.5 This is because the SHLAA uses the assessment of overall capacity on potential sites to provide an aggregate, probability based estimate of the future contribution from this source at a local planning authority level, not as an indication of the capacity of

individual potential sites. Consequently, the release of detailed information on these sites could lead to this data being misunderstood and misapplied. This in turn might pre-empt the statutory planning decision process, undermine current land uses and businesses and lead to increases in land value through the speculative disposal and purchase of sites. This would not support optimum housing development outcomes and could compromise wider planning objectives of the Plan.

- 2.6 For sites that are not approvals, the way the SHLAA system works is that site boundaries overlap with GIS layers to inform the initial system default assumptions in terms of density, status and probability. However, these system default assumptions are a starting point and local planning authorities were required to undertake a site appraisal for each site and 'confirm' or 'edit' the site's status, constraints, phasing and density, drawing on their own local knowledge. The layers used in the system and sources of this data are set out in Table 2.2.

**Table 2.2 – Planning and constraint layers used in the SHLAA system**

GIS layer	Source
<b>Planning layers</b>	
<ul style="list-style-type: none"> <li>Allocated sites</li> </ul>	Local planning authorities (adopted and emerging planning documents)
<ul style="list-style-type: none"> <li>Opportunity areas</li> <li>Central Activities Zone</li> </ul>	GLA
<ul style="list-style-type: none"> <li>PTAL 2016</li> <li>PTAL 2021</li> <li>PTAL 2031</li> </ul>	Transport for London
<ul style="list-style-type: none"> <li>Town Centre boundaries</li> </ul>	Updated 2016 Town Centre Health Check boundaries
<ul style="list-style-type: none"> <li>Character setting areas (central, urban, suburban)</li> </ul>	Updated settings map recommended by consultants ARUP as part of the GLA Density Study Project 4 <sup>1</sup>
<b>Policy constraints</b>	
<ul style="list-style-type: none"> <li>Strategic Industrial Land (SIL)</li> <li>Locally Significant Industrial Sites (LSIS)</li> <li>Safeguarded Wharfs</li> <li>Designated Open Space (Green Belt, MOL and other protected public open space)</li> </ul>	Local planning authorities (adopted proposals maps)
<b>Environmental constraints</b>	
<ul style="list-style-type: none"> <li>Flood Risk Zones 2, 3a and 3b</li> </ul>	<ul style="list-style-type: none"> <li>Zones 2 and 3 from Environment Agency Flood</li> <li>Zones 3b from local planning authority Strategic Flood Risk Assessments (SFRAs)</li> </ul>

<sup>1</sup> ARUP, GLA Density Project 4: Exploring Character and Development Density, Final Report, 2016, Map 19, page 50

<ul style="list-style-type: none"> <li>Health &amp; Safety Executive Consultation (HSE) Zones (inner, middle and outer)</li> </ul>	Health & Safety Executive (2016)
<ul style="list-style-type: none"> <li>Pylons</li> </ul>	GLA GIS Team
<b>Additional informational layers to assist site assessments</b>	
<ul style="list-style-type: none"> <li>Listed buildings</li> </ul>	GLA GIS Team (based on Historic England data)
<ul style="list-style-type: none"> <li>Conservation Areas</li> <li>Article 4 Directions</li> </ul>	Local planning authorities
<ul style="list-style-type: none"> <li>Viewing corridors</li> <li>Housing Zones</li> <li>Intensification Areas</li> </ul>	GLA
<ul style="list-style-type: none"> <li>Approvals and completions</li> </ul>	London Development Database as of Jan 2017

2.7 Local planning authorities were asked to review the GIS layers being used in the SHLAA before the system went live and recommend any changes to reflect the progress on their Local Planning Documents, for example new site allocations or where planning designations had changed. This ensured that the study was based on the most accurate and up to date information available at the time of the assessment.

**The constraints model approach**

2.8 For large sites that are not approved or allocated for housing the constraints model approach establishes probability based housing capacity estimates. This works in the following way:

- sites are assigned a ‘notional capacity’, based on the net residential site area x density estimate (following any percentage reduction for other land uses assumed on site).
- the system then assigns a probability estimate of a site coming forwards for development based on the planning policy, environmental and delivery constraints affecting it. These constraints are set out in Table 2.3.

**Table 2.3 – constraint categories**

<b>Planning policy constraints</b>	<ul style="list-style-type: none"> <li>• Designated open space</li> <li>• Strategic Industrial Land (SIL)</li> <li>• Locally Significant Industrial Locations (LSILs)</li> <li>• Other protected industrial/employment sites</li> <li>• Safeguarded Wharves</li> </ul>
<b>Environmental Constraints</b>	<ul style="list-style-type: none"> <li>• Flood Risk</li> <li>• Aircraft noise pollution</li> <li>• Health and Safety Executive consultation zones</li> <li>• Pylons/High voltage power lines</li> </ul>
<b>Delivery constraints</b>	<ul style="list-style-type: none"> <li>• Land ownership</li> <li>• Local Infrastructure</li> <li>• Contamination</li> </ul>

**Figure 2.1 – estimating constrained housing capacity on large sites (not approvals or allocations)**

- So, if a site has a notional capacity of 100 homes and an 50% probability of coming forward for development, the constrained housing capacity is assumed to be 50 homes.
- the lowest percentage probability score across the three constraint categories – planning policy, environmental and delivery constraints – is applied to the notional capacity to provide a reduced ‘constrained housing capacity estimate’ for the site in question. For example, if the policy constraints are 50%, the environmental constraints are 70% and delivery constraints 80%, then the overall site probability will be 50%. An illustrative worked example is provided in Table 2.4.
- where no mixed uses are added on a site the net residential area will be the same as the gross site area

**Table 2.4 – illustrative worked example**

<b>Total site area (hectares)</b>	1.0
<b>Land use mix %</b>	80% Residential, 20% retail
<b>Net residential area</b>	0.8
<b>Density estimate</b>	250
<b>Notional housing capacity</b>	200
<b>Planning policy constraints</b>	50%
<b>Environmental constraints</b>	70%
<b>Delivery constraints</b>	80%
<b>Overall site probability</b>	50%
<b>Constrained housing capacity</b>	<b>100</b>

- 2.9 The probability score also impacts the default phasing assumed for a site (see phasing assumptions, page 44f), which local planning authorities were required to review and edit to ensure accurate phasing assumptions.
- 2.10 Some constraint layers are considered so severe in the SHLAA that the system automatically classifies these sites as ‘unsuitable’ and assigns these sites with a probability score of zero percent and a constrained housing capacity estimate of zero homes. However, the system default assumptions were a starting point for the SHLAA study and through the site assessment process local planning authorities are required to review every individual site. During each site appraisal boroughs were prompted to

reconsider whether or not these constraints should indeed mean that the site should be classified as unsuitable; what actions would be needed to mitigate or resolve these issues satisfactorily; and whether these are likely or appropriate. This is in line with the PPG which requires SHLAAs to reconsider previously defined constraints, rather than simply to accept them<sup>2</sup>.

### **The advantage of the probability based constraints model approach**

- 2.11 On aggregate, constrained housing capacity estimates provide a robust method of estimating overall housing output from large sites on a pan-London and borough level basis that is more sophisticated than traditional 'windfall assumptions'. The advantage of the probability based element of the methodology is that:
- it records the notional 'unconstrained' capacity of each large site, which could be achieved should the sites come forward for development
  - it identifies the constraints on each site and estimates how these might affect the likelihood of housing coming forward over the plan period
  - it doesn't assume that all potential development sites in the SHLAA will come forward for housing. For example, if there are four potential development sites in an area which are all assumed to have a probability of 50%, only two of these sites need to come forward at their notional capacity to achieve the SHLAA estimates for an area.

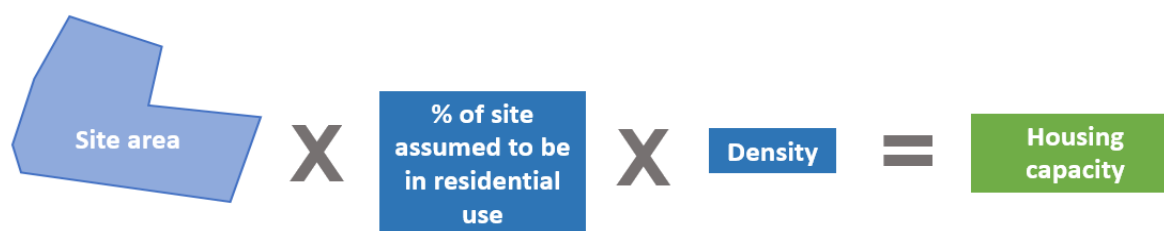
### **Allocated sites**

- 2.12 Allocated sites are those that are publicly identified in an adopted or emerging development plans as suitable for housing. Housing capacity estimates on site allocations are calculated in the SHLAA in a different way to other large sites in the SHLAA and are based on the following approach:
- the net residential area of the site is calculated by subtracting from the gross site area the percentage of the site expected to be in non-residential land uses.
  - the remaining net residential area is then multiplied against the site density assumption to generate a housing capacity estimate.
  - constraints affecting allocated sites are still identified in the SHLAA system using GIS information and local knowledge and the probability scores are recorded to inform the phasing assumptions used in the system. However, the overall probability does not affect the housing capacity estimate.

- 2.13 This is illustrated in Figure 2.2. A worked example is provided in Table 2.5.

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<sup>2</sup> DCLG, PPG, Paragraph: 011 Reference ID: 3-011-20140306; and Paragraph: 022 Reference ID: 3-022-20140306

**Figure 2.2 – estimating housing capacity on allocated sites****Table 2.5 - worked example of housing capacity estimates on an allocation site**

Total site area (hectares)	1.0
Land use mix (%)	80% Residential, 20% Retail
Net residential area	0.8
Density estimate	250
<b>Housing capacity</b>	<b>200</b>

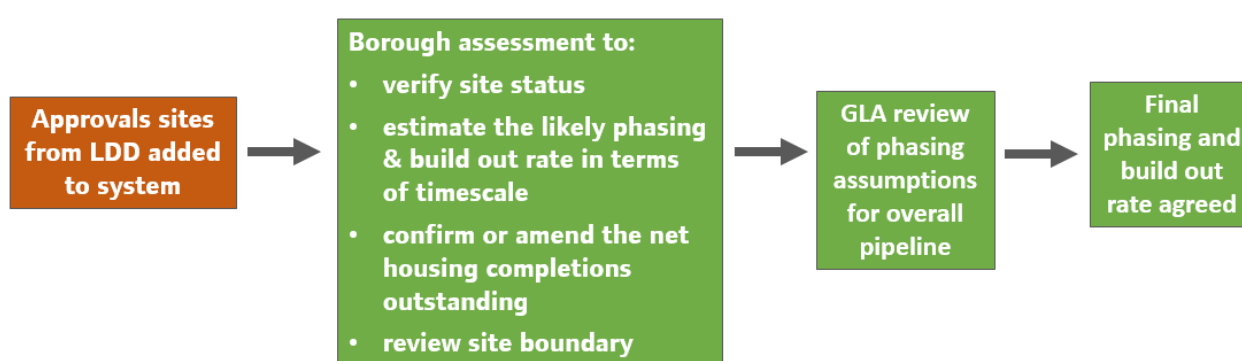
- 2.14 During the 2013 SHLAA, allocated sites were also subject to the same constraint testing process as other large sites, with reduced probability based constrained housing capacity estimates provided. However, in the 2017 SHLAA housing capacity on allocated sites has been based on the notional capacity of a site (subject to any reduction to the net residential area to allow for mixed uses) as this is considered to better reflect the actual capacity of the sites. This effectively assumes that allocated sites have a 100% probability of coming forward at some stage during the plan period (to 2041) with local planning authorities required to amend the phasing to ensure that site specific phasing assumptions were used for each allocated site which took account of the expected lead-in time and build out rate.
- 2.15 This higher probability assumption is considered more reflective of the planning status these sites have as publicly identified sites that are considered suitable for residential development. Further detail on how site specific constraints on allocated sites was considered in the SHLAA large site assessment is provided from paragraph 2.98.

### Approvals

- 2.16 Approvals sites are sites are large sites which have planning permission for housing. This includes sites approved solely for residential use but mixed use sites which include a residential component. Housing capacity figures for approvals are based on the net number of approved homes not yet completed according to the London Development Database (LDD), with site boundaries and housing capacity information read from the LDD. Only those approvals which were on large sites of 0.25 hectares and more in size were included in the large site assessment. This includes sites with full planning permission, outline consent, detailed planning/reserved matters consent and approvals for change of use from office to residential use via permitted development rights.
- 2.17 Through the large site assessment process the figures for approvals were verified by local planning authorities and updated where necessary to take into account recent completions. For each approval site, local planning authorities were required to estimate

the expected phasing of housing delivery across the SHLAA period (2017 to 2041) taking into account anticipated lead-in times and build out rates, drawing on their local knowledge (for example, discussions with landowners, developers and planning agents) and having regard to the remaining planning consents needed on site, eg the need for any reserved matters applications or planning conditions to be discharged. The overall assumptions applied to each authority's pipeline of approvals were reviewed by the GLA. This process is explained in in Figure 2.3.

**Figure 2.3 – large site assessment process for approvals**



### Density estimates

- 2.18 Default SHLAA system density estimates for allocated and potential large sites are broadly based on the 2016 London Plan Sustainable Residential Quality (SRQ) density matrix, with estimates set to the top of the relevant density range in town centres and higher assumptions applied in opportunity areas to reflect density trends in these locations and their strategic importance in terms of housing delivery in London.
- 2.19 Through the site assessment process local planning authorities were able to edit the initial system default density assumptions by either increasing or decreasing the density estimate, provided justified and site-specific reasons were provided drawing from the following drop-down list:
- a design, planning brief or masterplan has been undertaken
  - adjacent designated heritage asset
  - immediate setting/local character
  - pre-application discussions with landowner/developer
  - the site could yield higher density development
  - OAPF development capacity estimates is higher
  - Other reasons - specified
- 2.20 These changes were scrutinised closely by GLA officers and where necessary agreed at the borough meetings, taking into account particular site constraints and trends in

approvals and completions on broadly comparable sites and locations in London. This process ensured that a consistent approach was taken across the capital.

- 2.21 For any large sites which include residential homes, local planning authorities were required to add the existing number of homes on site to ensure that the density and notional housing capacity estimates in the SHLAA accurately reflect the net additional housing expected to be delivered. For example, the number of existing homes would be added on any estate regeneration scheme included by a local planning authority in the SHLAA study. This ensures the SHLAA is aligned with the way housing targets are monitored in LDD and the London Plan Annual Monitoring Report.

### The 2016 London Plan Density Matrix

- 2.22 The 2016 London Plan density matrix is based on both the setting\character of an area and the Public Transport Accessibility Level (PTAL). The density matrix sets out density ranges for multiple PTAL levels (0-1, 2-3 and 4-6) and for different habitable rooms per unit. Each setting area is divided into three based on the range of habitable rooms per hectare. The matrix is shown below in Figure 2.4.

**Figure 2.4 - The 2016 London Plan Density Matrix**

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150–200 hr/ha	150–250 hr/ha	200–350 hr/ha
3.8–4.6 hr/unit	35–55 u/ha	35–65 u/ha	45–90 u/ha
3.1–3.7 hr/unit	40–65 u/ha	40–80 u/ha	55–115 u/ha
2.7–3.0 hr/unit	50–75 u/ha	50–95 u/ha	70–130 u/ha
Urban	150–250 hr/ha	200–450 hr/ha	200–700 hr/ha
3.8–4.6 hr/unit	35–65 u/ha	45–120 u/ha	45–185 u/ha
3.1–3.7 hr/unit	40–80 u/ha	55–145 u/ha	55–225 u/ha
2.7–3.0 hr/unit	50–95 u/ha	70–170 u/ha	70–260 u/ha
Central	150–300 hr/ha	300–650 hr/ha	650–1100 hr/ha
3.8–4.6 hr/unit	35–80 u/ha	65–170 u/ha	140–290 u/ha
3.1–3.7 hr/unit	40–100 u/ha	80–210 u/ha	175–355 u/ha
2.7–3.0 hr/unit	50–110 u/hr	100–240 u/ha	215–405 u/ha

Notes to Table 3.2

Appropriate density ranges are related to setting in terms of location, existing building form and massing, and the index of public transport accessibility (PTAL). The setting can be defined as:

**Central** – areas with very dense development, a mix of different uses, large building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major town centre.

**Urban** – areas with predominantly dense development such as, for example, terraced houses, mansion blocks, a mix of different uses, medium building footprints and typically buildings of two to four storeys, located within 800 metres walking distance of a District centre or, along main arterial routes

**Suburban** – areas with predominantly lower density development such as, for example, detached and semi-detached houses, predominantly residential, small building footprints and typically buildings of two to three storeys.

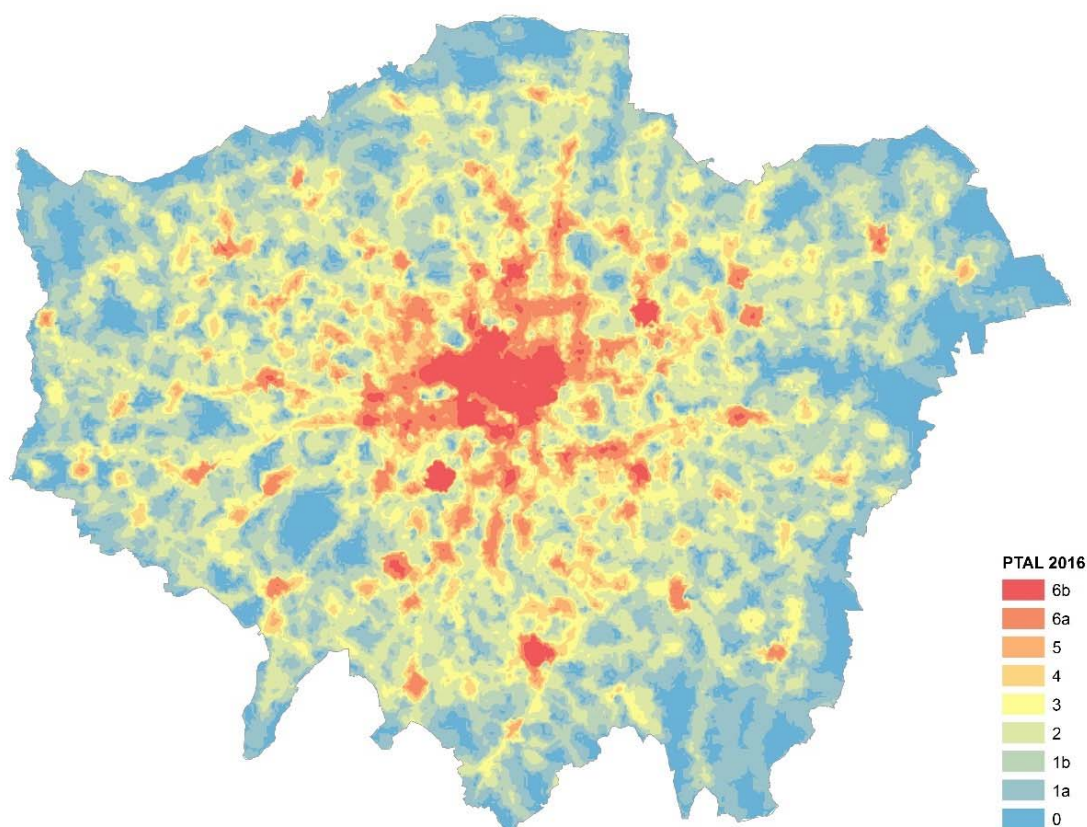


- 2.23 In order to make an initial assessment of the appropriate density the system used two GIS layers, one which details the PTAL and another that identifies the setting/character of an area. In addition, as higher density estimates were used in opportunity areas and town centres, this was also triggered by GIS layers.

#### **Public Transport Access Levels (PTAL)**

- 2.24 Public Transport Access Levels (PTAL) is an accurate measure of the connectivity of a particular location to the public transport network as a whole, taking into account estimated walking time to a public transport access point and the level and reliability of the services available and expected waiting time<sup>3</sup>.
- 2.25 As the PTAL levels for some areas will change over the course of the plan period (to 2041) as new public transport infrastructure being delivered, three PTAL maps were used for the study which cover years 2016 (baseline), 2021 and 2031. These reflect the impact on public transport connectivity levels associated with committed and funded transport schemes being delivered, such as the Elizabeth Line opening in 2019. Public transport schemes that are not yet committed or funded such as Crossrail 2 or the Bakerloo Line Extension are therefore not covered in these PTAL maps.

**Figure 2.5 – 2016 baseline Public Transport Access levels (PTAL)**



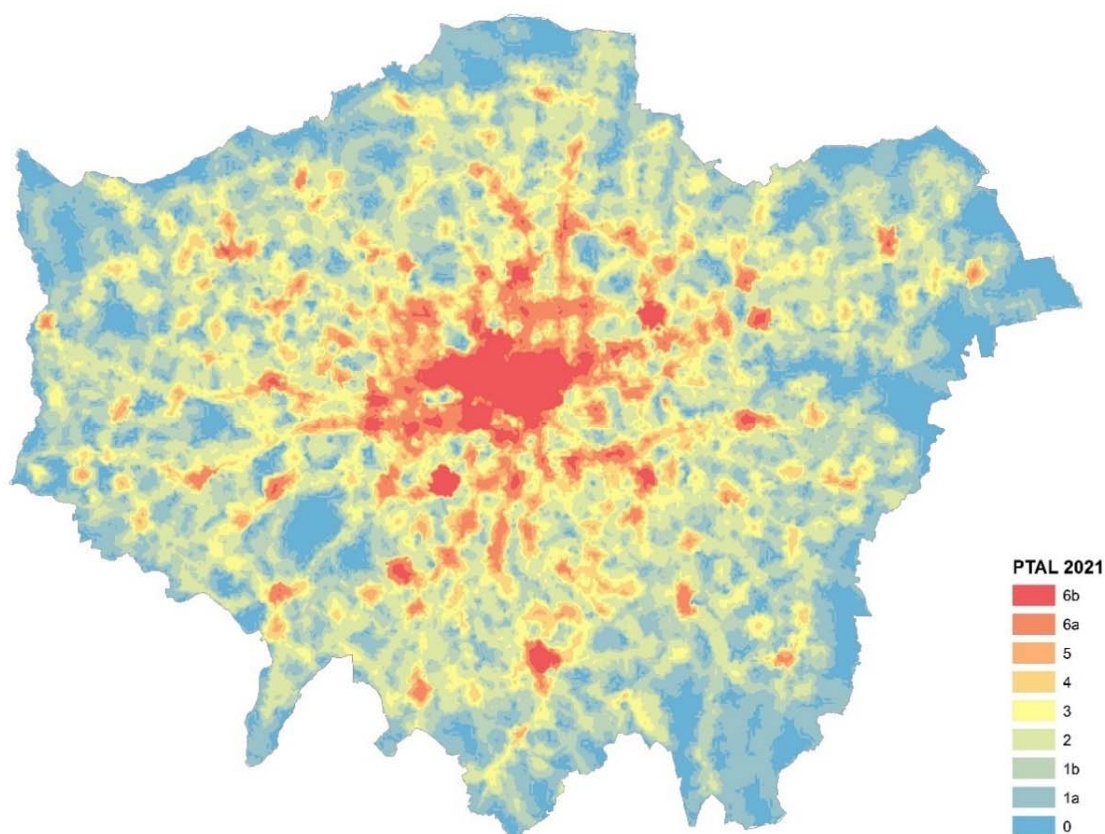
<sup>3</sup> For further information see – Transport for London, Measuring Public Transport Accessibility Levels, Summary, 2010

2.26 The PTAL level assumed for sites in the SHLAA - on which the density estimate and notional capacity is based - is taken from the phase in the SHLAA in which the site is assumed to come forward. Where a site is phased across two phasing periods, the latter phase is chosen to calculate site PTAL and density. This reflects the approach of the London Plan to optimise housing capacity taking into account both existing and planned connectivity levels. The PTAL maps used for each phase of the SHLAA are shown in Table 2.6 below:

**Table 2.6 – PTAL maps used for each SHLAA phase**

SHLAA phase	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<b>Timescale</b>	April 2017 to March 2029	April 2019 to March 2024	April 2024 to March 2029	April 2029 to March 2034	April 2034 to March 2041
<b>PTAL Map relied on</b>	<b>2016</b>	<b>2021</b>	<b>2021</b>	<b>2031</b>	<b>2031</b>

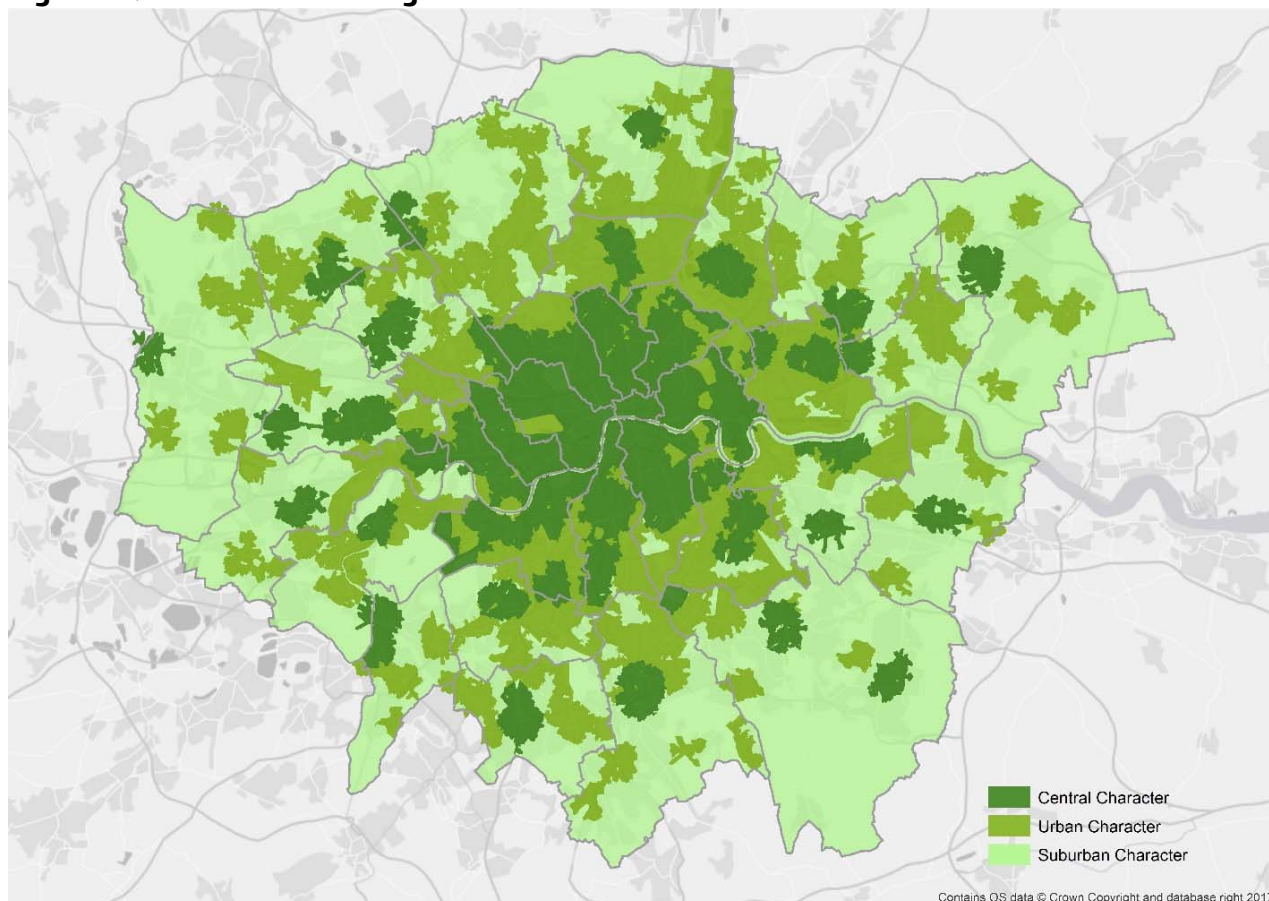
**Figure 2.6 – 2021 Public Transport Access levels (PTAL)**



### Character setting areas

- 2.27 An updated character map was used to establish approximate setting areas in the SHLAA to inform density estimates. This map was prepared by consultants ARUP as part of the GLA's density research and recommended by consultants for use in the 2017 SHLAA<sup>4</sup>. As part of this research report the consultants identified indicative setting areas drawing on the criteria set out in the notes to the 2016 London Plan density matrix. This relied on 2011 census dwelling stock data at output area level and the distance from different categories of town centres.
- 2.28 The map recommended by consultants uses a 1km 'networked buffer' from town centre boundaries reflecting actual walking distances, rather than 'crow flies' distances. The use of a 1km walking distance seeks to bring the approach more in line with methodology and parameters used by TfL to establish PTAL levels. This uses a 960m walking distance from rail and tube stations (as an approximation for 12 minutes walking distance) to define the walking catchment areas of stations<sup>5</sup>.

**Figure 2.7 – character setting areas**



<sup>4</sup> ARUP, GLA Density Project 4: Exploring Character and Development Density, Final Report, 2016

<sup>5</sup> Transport for London, Measuring Public Transport Accessibility Levels, Summary, 2010, page 2-3

2.29 The setting areas were defined in the following way:

- areas where the stock of dwellings was more than 75% flats were defined as 'central', along with any area within 1km of an International, Metropolitan or Major town centre boundary
- areas where the stock of dwellings was more than 75% flats and terraced housing were defined as 'urban', along with any area within 1km of District town centre boundary
- areas where the stock of dwellings was less than 75% flats and terraced housing were defined as 'suburban', providing these areas were not within the 1km spatial areas highlighted above.

2.30 It should be recognised that an area only needs to fulfil one of these criteria to be classified as 'central', 'urban' or 'suburban'. Hence, an area may be described as 'urban' if less than 75% of the housing stock is flats and terraced housing but it is within 1km distance of a District town centre boundary. This is summarised in Table 2.7.

**Table 2.7 – setting areas attributes**

Setting	Attributes	
	Housing stock <sup>6</sup>	Proximity to town centre
Central	more than 75% flats	1km of International, Metropolitan or Major town centre boundary
Urban	more than 75% flats and terraced housing	1km of District town centre boundary
Suburban	less than 75% flats and terraced housing	All other areas beyond the above spatial catchment

#### **Standard density assumptions**

2.31 Standard density assumptions in the SHLAA are applied to all sites outside town centres and opportunity areas and are as follows.

**Table 2.8 - Standard density assumptions**

PTAL	0 - 1	2 - 3	4 -6
<b>Suburban</b>	65	80	115
<b>Urban</b>	80	145	225
<b>Central</b>	100	210	355

2.32 These are based on the 3.1 to 3.7 habitable room per unit mid-range assumption in the 2016 London Plan density matrix. This allows for a broad range of housing typologies appropriate to the location and a range of unit sizes including family sized homes as shown below. Estimates are set at the top end of this range to ensure that the SHLAA

<sup>6</sup> Derived from 2011 census data at neighbourhood level (super output area)

does not under-estimate potential housing capacity, taking into account trends in residential densities on large sites over the last 10 years in terms of both approvals and completions<sup>7</sup>.

**Figure 2.8 - Illustrative residential typologies at standard density estimates**



**Density assumptions in town centres**

2.33 In town centres, densities are set at the top of the relevant density range as shown in Table 2.9. All town centres are considered to be either urban or central in the SHLAA, reflecting the notes to density matrix in the London Plan.

**Table 2.9 - Town centre density assumptions**

PTAL	0 - 1	2 - 3	4 - 6
<b>Suburban</b>	-	-	-
<b>Urban</b>	95	170	260
<b>Central</b>	110	240	405

**Figure 2.9 - Illustrative residential typologies at town centre density estimates**



**Density assumptions in Opportunity Areas**

2.34 Higher density assumptions are applied in opportunity areas to reflect their strategic importance in terms of the delivery of new development in London and to ensure that the SHLAA does not under-estimate the potential housing capacity in these key growth locations. These assumptions are set out below in Table 2.10 and assume that:

- sites with ‘suburban’ settings could potentially be developed at ‘urban’ densities
- sites with ‘urban’ settings could potentially be developed at ‘central’ densities
- sites with ‘central’ settings could potentially be developed at ‘central+’ densities. These are set above the relevant maximum range in the density matrix

<sup>7</sup> London Plan Annual Monitoring Reports

**Table 2.10 - Opportunity area density assumptions**

PTAL	0 - 1	2 - 3	4 - 6
<b>Suburban</b>	80	145	225
<b>Urban</b>	100	210	355
<b>Central</b>	250	350	450

**Figure 2.10- Illustrative residential typologies at opportunity area density estimates**

2.35 As shown in Figures 2.9 and 2.10 the density assumptions used in town centres and opportunity areas allow for a broad range of residential typologies and unit sizes to be provided. They are set below the average density of approvals on large sites in opportunity areas across London. These trends are shown in Table 2.11 below.

2.36 This approach is in line with advice in the PPG which states that development capacity estimates should be guided by existing or emerging plan density policy but assessments may also rely on recent trends to inform where this is considered to provide a more relevant and appropriate basis for estimating housing capacity, or where density policies are considered out of date<sup>8</sup>.

**Table 2.11 - Average density trends in opportunity areas - approved large sites (0.25 hectares and more) between 2004-2016**

PTAL	0 - 1	2 - 3	4 - 6
<b>Suburban</b>	83	204	337
<b>Urban</b>	150	226	329
<b>Central</b>	406	363	453

2.37 For sites in town centres as well as opportunity areas the opportunity area density was applied as the system default density estimate. Maps showing town centres and opportunity areas as of 2016 were used to inform these density estimates, along with the following emerging opportunity areas:

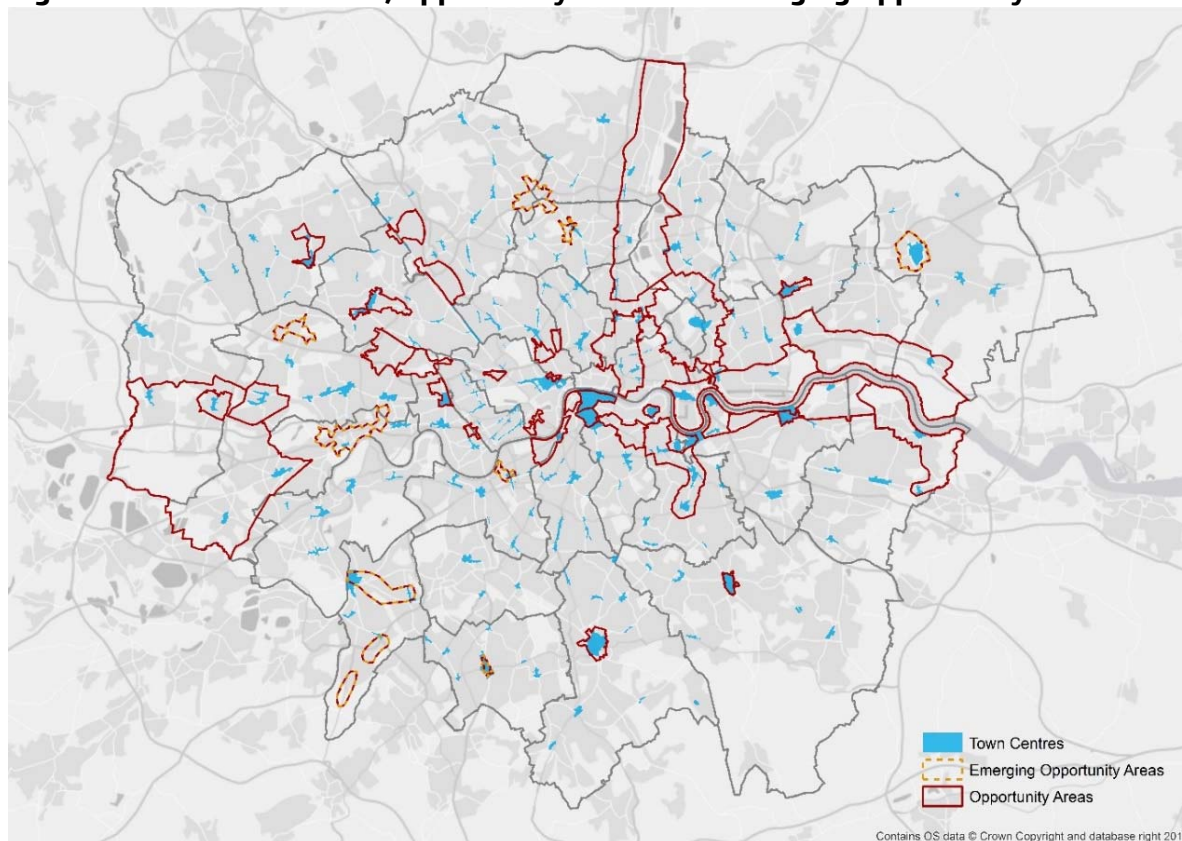
- the Golden Mile/Great West Corridor
- Kingston (three broad areas including Kingston town centre/Norbiton/New Malden, Tolworth and Chessington)
- Romford
- Wood Green / Haringey Heartlands
- Clapham Junction

<sup>8</sup> Paragraph: 018 Reference ID: 3-018-20140306

- New Southgate
- Greenford

2.38 These are all now recognised in the Draft new London Plan, apart from Greenford, which has not been taken forward as an opportunity area. The opportunity area and town centre boundaries used in the SHLAA to calculate density assumptions are shown in Figure 2.11. Boroughs were able to edit the density estimates in the system within these locations, as with any other area.

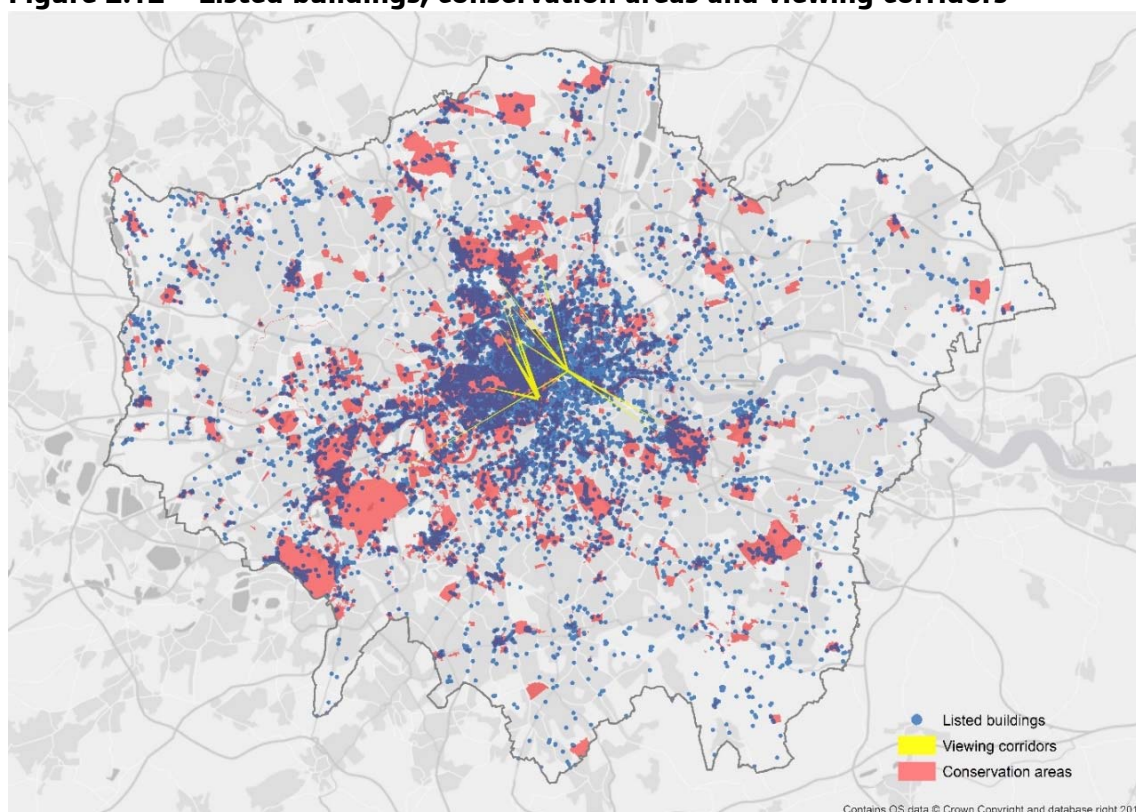
**Figure 2.11 – Town centres, opportunity areas and emerging opportunity**



2.39 Whilst local planning authorities could adjust the density, the site PTAL, setting or status as a town centre or opportunity areas was fixed in the system to assist the GLA in monitoring density changes. This also sought to ensure that the density changes made by local planning authorities were based on site specific reasons, rather than through 'en masse', for example by changing all the settings in an area from 'urban' to 'suburban'.

### **Heritage assets**

2.40 Local planning authorities could amend the default site density to account for an adjacent designated heritage asset or within a particular site. This was informed by layers in the SHLAA system showing heritage assets (Figure 2.12) In addition, sites could be excluded which included a listed building or other designated heritage asset where development or intensification is highly unlikely due to harm to or loss of heritage asset (see excluded sites - Section 6).

**Figure 2.12 – Listed buildings, conservation areas and viewing corridors****Planning policy constraints**

2.41 Default probability assumptions used in the SHLAA system for planning policy constraints are set out in Table 2.12.

**Table 2.12 – Planning policy constraints**

Ref	Constraint	Source	Categories	Default probability assumption	Borough editable
1	Designated open space	GIS constraint layer	Yes or no	0% probability - unsuitable	Yes
2	Strategic industrial location (SIL)	GIS constraint layer	Yes or no	0% probability – unsuitable	Yes
3	Safeguarded Wharves	GIS constraint layer	Yes or no	0% probability - unsuitable	Yes
4	Locally Significant Industrial Sites (LSIS) designated in a Local Plan	GIS constraint layer	Restricted	40% probability	Yes
			Limited	50% probability	
			Managed	60% probability	



5	Other protected non-designated industrial/employment sites	Borough local knowledge	Restricted	45% probability	Yes
			Limited	55% probability	
			Managed	60% probability	

- 2.42 The ‘restricted’, ‘limited’ and ‘managed’ categories for LSIS sites and other non-designated industrial sites was based on the borough level groupings for the transfer of industrial land to other uses set out in Map 4.1 of the 2016 London Plan as this was the most up to date available information at the time. Since the site assessment process further strategic evidence on industrial land demand has informed new London Plan policy on managing industrial floorspace capacity and updated borough level categories set out in Map 6.1 of the Draft new London Plan. This evidence has also informed GLA amendments to the SHLAA large site assessment in relation to industrial land and is explained in more detail below<sup>9</sup>.
- 2.43 Where policy constraints were identified local planning authorities were prompted as part of each individual site appraisal to consider whether any of the following actions might mitigate and resolve previously identified policy constraints and whether these actions would be appropriate. This is in accordance with advice in the PPG which requires pre-existing policy constraints to be reconsidered, rather than to simply accept them<sup>10</sup>.

**Table 2.13 – Potential options to overcome planning policy constraints**

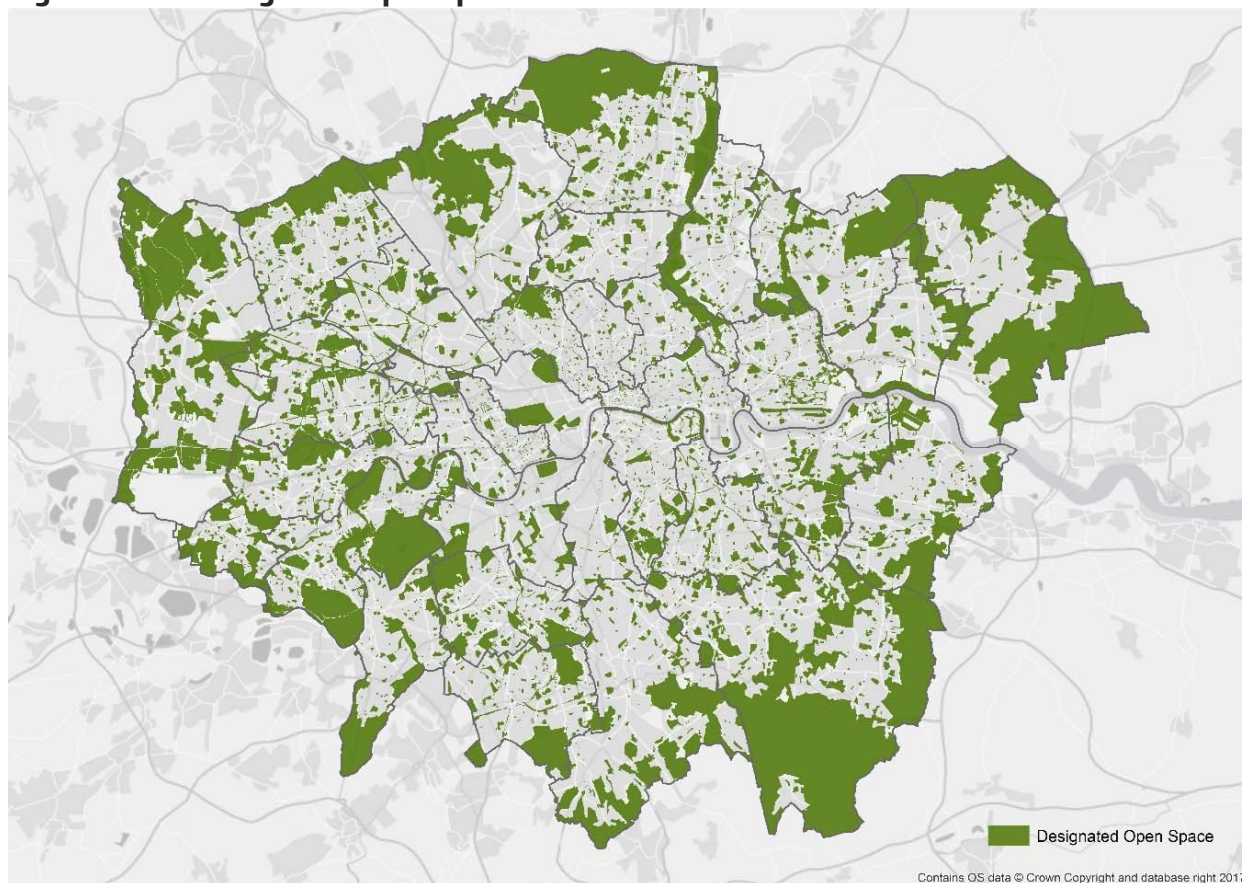
Policy Constraints	Potential mitigation measures
<b>Strategic Employment Location (SIL)</b>	<ul style="list-style-type: none"> <li>– De-designate SIL</li> <li>– Allow mixed-use development, including employment provision and office or industrial workspace</li> <li>– Re-provide SIL elsewhere through a land swap</li> </ul>
<b>Locally significant industrial site (LSIL)</b>	<ul style="list-style-type: none"> <li>– De designate LSIL</li> <li>– Allow mixed-use development</li> </ul>
<b>Other Protected Industrial Site</b>	<ul style="list-style-type: none"> <li>– Allow mixed-use development</li> </ul>

### Designated Open space

- 2.44 The SHLAA system automatically classified sites overlapping with Green Belt, Metropolitan Open Land (MOL), and other designated open space as ‘unsuitable’ by the system and deemed to have a zero per cent probability for development. This includes the following designations:
- Green Belt
  - Metropolitan Open Land
  - Other protected public or private open space identified on a borough proposals map (eg parks and squares)

<sup>9</sup> AECOM, London Industrial Land Supply and Economy Study, 2016; and CAG consultants, London Industrial Demand Study, 2017

<sup>10</sup> DCLG, PPG, Paragraph: 023 Reference ID: 3-023-20140306

**Figure 2.13 – Designated open space**

2.45 This approach reflects:

- advice in the PPG on undertaking SHLAA studies which recommends that the suitability of sites should be guided by the development plan, emerging plan policy and national policy<sup>11</sup>;
- the importance placed on the protection of the Green Belt by both the NPPF and the current and draft London Plan;
- the Mayor's strong commitment to protect the Green Belt and other designated open spaces in London<sup>12</sup>; and
- that in the London Plan, MOL has the same planning status as the Green Belt

2.46 Local planning authorities were also able to classify other protected open space as unsuitable (0% probability) where this was not flagged by the SHLAA system constraint layers, eg allotments, Sites of Special Nature Conservation Interest and Sites of Special Scientific interest.

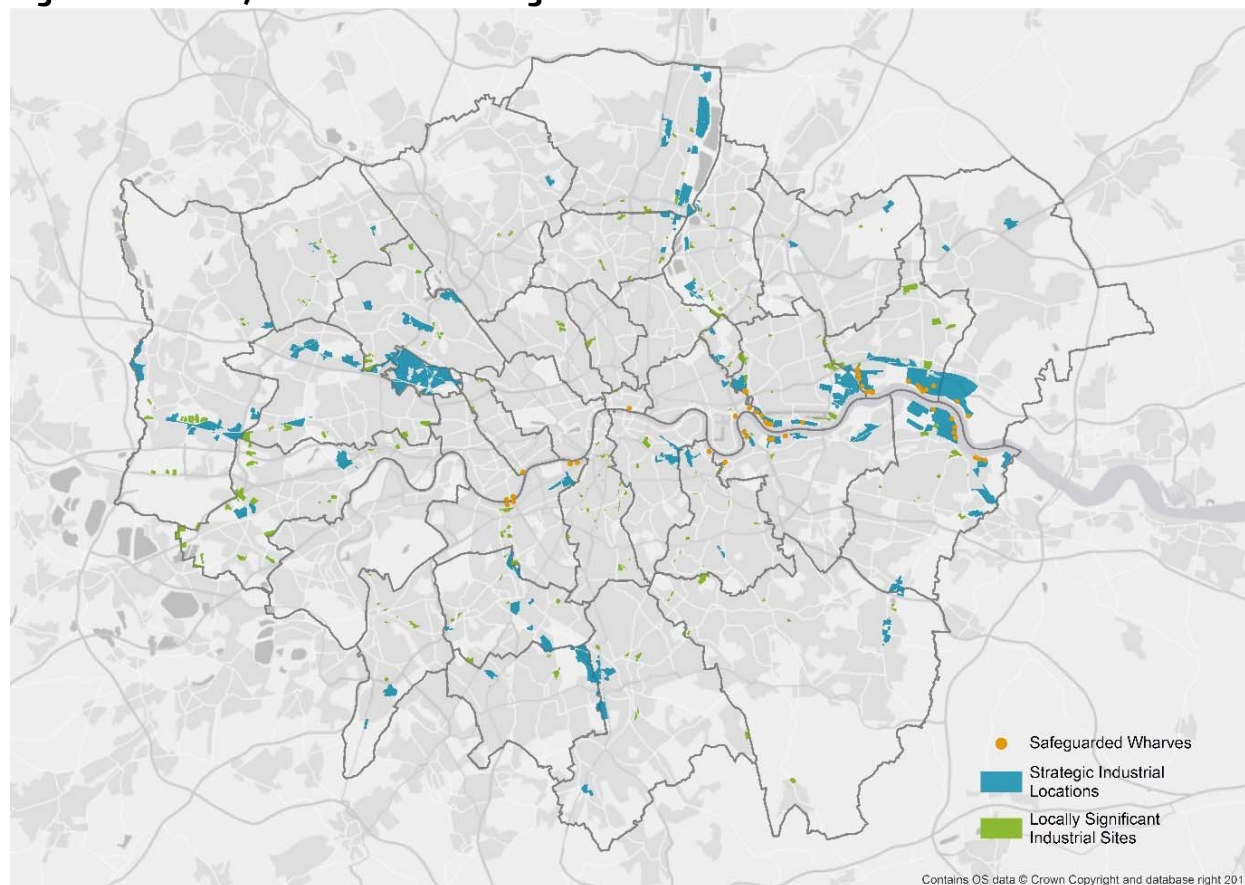
<sup>11</sup> DCLG, PPG, Paragraph: 020 Reference ID: 3-020-20140306

<sup>12</sup> Mayor of London, A City for all Londoners, page 19

- 2.47 However, it should be recognised that as with all constraints the system default assumptions were a starting point. During the site assessment process local planning authorities could decide to reclassify sites classified as unsuitable by the system due to designated open space as potential development sites. Such amendments were examined in more detail by the GLA and discussed during meetings.
- 2.48 Where sites only partially overlapped with unsuitable planning policy constraints, the system informed local planning authorities of the percentage overlap who could either amend the site boundary to remove the area of designated open space from the housing capacity estimate for a site, or amend the density.

### **Designated industrial land and safeguarded wharves**

- 2.49 The SHLAA system automatically classified Strategic Industrial Land (SIL) and Safeguarded Wharves as 'unsuitable' (0% probability) to reflect their protection in the London Plan. As with designated open space, local planning authorities could 'turn off' this unsuitable constraint if they considered these as potential development sites. Where housing was assumed as a suitable use by a borough this could be part of a mixed use development including industrial uses.
- 2.50 For Locally Significant Industrial Sites (LSIS), the SHLAA system automatically assigned a probability estimate which is based on borough classifications for industrial land release in the 2016 London Plan (restricted, limited and managed):
- sites within a '**restricted**' borough are assigned a lower probability of 40%
  - sites with a '**limited**' borough are assigned a probability of 50%
  - sites with a '**managed**' borough are assigned an increased probability of 60%
- 2.51 A broadly similar approach was taken for other non-designated industrial land protected by borough Local Plan policies, with probability estimates 5% higher in 'restricted' and 'limited' boroughs and the same estimate for 'managed' boroughs (see Table 2.6).
- 2.52 Local planning authorities were able to alter these default probability assumptions on LSIS sites where they either considered these sites should be protected for industrial uses over the plan period. Where they considered that LSIS sites should be safeguarded up to 2041 they could either set the land use mix to 100% industrial uses (B2/B8) or move the phasing of the site to phase 5 of the study (2035 to 2041).
- 2.53 Alternatively, local planning authorities could also amend the site assumptions to assume a higher probability for housing. Where housing was considered suitable local planning authorities were able to add mixed uses and assume employment (B1 or B2/B8) uses would continue on a particular site, alongside housing. A similar approach could also be taken on non-designated industrial land.

**Figure 2.14 – SIL, LSIS sites and Safeguarded Wharves**

### **Aligning the SHLAA with GLA research on industrial demand**

- 2.54 The SHLAA methodology confirmed that the overall housing capacity assumptions on industrial land would be closely monitored and potentially revisited to reconcile the SHLAA with emerging evidence on industrial demand supporting the new London Plan and draft policy.
- 2.55 Following the SHLAA large site assessment process the GLA has undertaken a detailed review of the overall quantum of industrial land categorised as having housing potential in the SHLAA during phases 2 and 3 of the study (and would therefore inform the target in the London Plan). This review has considered:
- GLA evidence on the supply of and demand for industrial floorspace in London<sup>13</sup>
  - the existing land use and location of the industrial sites in question, drawing on the industrial land report GIS base layers, and planning status of the site.
  - scope for housing capacity to come forward on some of these sites either through: the co-location of residential development and industrial uses; or where the intensification of industrial use on these sites could release housing capacity on other sites; or by relocating existing industrial uses to other appropriate sites.

<sup>13</sup> AECOM, London Industrial Land Supply and Economy Study, 2016; and CAG consultants, London Industrial Demand Study, 2017

- 2.56 This review sought to align the SHLAA with the policy approach proposed in the draft new London Plan. In response to evidence on industrial demand, draft London Plan policies require any further release of designated industrial land to be plan-led and ensure that in overall terms across London there is no net loss of industrial capacity within designated SIL and LSIS in terms of floorspace and operational yard space.
- 2.57 Having undertaken this review GLA officers edited housing capacity findings for a number of designated industrial sites (SIL and LSIS) which were originally categorised as having housing potential by local planning authorities during the site assessment process. These changes were flagged to the borough in question prior to the SHLAA report being published. This resulted in a reduction to a number of borough's housing targets and is set out in more detail in chapter 3.
- 2.58 Certain designated industrial sites were left unchanged in the SHLAA if:
- the sites are allocated for housing and mixed use development
  - the sites are currently in non-SIL/LSIS compliant uses – eg retail warehouses
  - the sites are in surplus utilities or rail use and were promoted for redevelopment through the GLA's call for sites, eg Gasholders and TfL and Network Rail land
  - having reviewed the site in question and the assumptions in the SHLAA study, the GLA considered that there is scope for intensification and mixed use development alongside industrial floorspace.
- 2.59 This iterative process ensures that the SHLAA has been undertaken in accordance with the NPPF, which advises plan makers to ensure that their assessments of housing and employment are integrated and recommends that SHLAAs should be undertaken either at the same time as or combined with a review of the land available for economic development<sup>14</sup>.

#### **Environmental constraints**

- 2.60 Default probability assumptions used in the SHLAA system for environmental constraints are set out in Table 2.14. These constraints are considered to have the potential to impact the probability of large sites coming forward for housing so, where these are identified, this impacts the probability assumed and constrained housing capacity estimates for a site.
- 2.61 It should however be recognised that some of the environmental constraints can be accounted for during the site assessment process by local planning authorities amending the density estimate or site boundary in the same way, as where heritage assets are identified which would impact on the site capacity.

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<sup>14</sup> DCLG, NPPF, paragraphs 158 and 161

**Table 2.14 – Environmental constraints**

Ref	Constraint	Source	Categories	Impact on probability	Borough editable
<b>6</b>	Flood risk	GIS constraint layer and borough knowledge from local SFRA's	Low – Flood Zone 2 and all other areas	No impact on probability	Yes
			Medium - Areas in Flood Zone 3 with flood defences	Reduces probability by 5%	
			High - areas in Flood Zone 3 without flood defences	Reduces probability by 10%	
			Unsuitable - Flood Zone 3b	Site considered unsuitable (0% probability)	
<b>7</b>	Aircraft noise pollution	GIS constraint layer	Low - below 63 Db	No impact on probability	Yes
			Medium - above 63 Db	Reduces probability by 10%	
			High - above 69 Db	Site considered unsuitable (0% probability)	
<b>8</b>	Pylons / High voltage power lines	GIS constraint layer	Low - none present	No impact on probability	Yes
			Medium - site intersects with pylon	Reduces probability by 10%	
<b>9</b>	Health and Safety Executive consultation zones	GIS constraint layer	Low – No HSE Zone or Outer Zone	No impact on probability	Yes
			Medium – Middle Zone	Reduces probability by 10%	
			High – Inner Zone	Site considered unsuitable (0% probability)	

2.62 Individual environmental constraint scores combine to provide an overall cumulative environmental constraint estimate. For example, if a site is classified as having a 'medium' constraint level for flood risk (-10%), a 'medium' aircraft noise constraint level (-10%), a 'low' constraint level for pylons (no impact) and a 'medium' constraint level for HSE consultation zones (-10%), then the site's overall environmental constraint probability estimate will be 70%.

2.63 The SHLAA system probability assumptions automatically classified all of the following environmental constraints as 'unsuitable' for housing development and assigns these sites with a probability score of 0% and a constrained housing capacity of zero homes:

- Flood Zone 3b
- 'High' aircraft noise constraints above 69 decibels
- 'High' Health & Safety Executive Consultation constraints around gas holders and hazardous installations (inner zone)

#### **Overcoming environmental constraints**

2.64 In line with the PPG, local planning authorities were asked to consider whether the following actions might mitigate and resolve previously identified policy constraints, rather than simply accept them. The options are shown in Table 2.15.

**Table 2.15 – Potential options to overcome environmental constraints**

Environmental Constraints	Potential mitigation measures
<b>Aircraft Noise Pollution</b>	– Design mitigation measures for proposed residential development (eg. assume higher levels of sound insulation on all units)
<b>Flood Risk</b>	– Provide set-back on-site / develop only part of the site – Provide effective flood mitigation measures on-site, eg SUDs – Provide less sensitive land uses at ground level (eg commercial, parking) and reduce density – Provide other off-site flood mitigation measures to improve resilience to flooding
<b>Pylons/ High voltage power lines</b>	– Pylon under grounding – Pylon re-routing
<b>Health and Safety Consultation Zones</b>	– Develop part of site and reduce site boundary – Remediate site

2.65 Where any of these options were selected, the particular environmental constraint would be effectively 'turned off' to reflect its mitigation. In these instances local planning authorities could edit the density, phasing, land uses or net residential site area to account for how this constraint might still impact the capacity and timescale for delivery.

#### **Flood Risk**

2.66 Low and medium flood risk categories are based on the Environment Agency flood risk data for rivers and sea. Areas in high risk - Zone 3b – have been collated from borough level Strategic Flood Risk Assessments (SFRAs). Local planning authorities were encouraged to review this flood risk data and amend site constraints where they were undertaking a Strategic Flood Risk Assessment (SFRA) to inform their local plans.

- 2.67 During the assessment local planning authorities were also able edit the site density to assume that residential homes would be accommodated above other less vulnerable ground floor uses, for example commercial/employment floorspace or parking.
- 2.68 The approach to considering flood risk constraints has sought to reflect the requirements of national policy and guidance and the need to locate 'more vulnerable' uses such as residential homes outside Flood Zone 3b and only in Zone 3a where an exceptions test has been undertaken and specific criteria met<sup>15</sup>. Therefore, all areas in Flood Zone 3b considered 'unsuitable' (0% probability) and a probability reduction is applied in Flood Zone 3a areas, with an higher probability reduction in areas which do not have flood defences.
- 2.69 Flood Zone 2 did not result in a probability based reduction as the PPG advises that in terms of flood risk vulnerability residential development is not incompatible with this level of flood risk<sup>16</sup>. However, it is important to recognise that local planning authorities are still required to undertake their own sequential test and exceptions test in line with national policy as the SHLAA is a housing capacity study not an allocations exercise.

#### **Surface water drainage**

- 2.70 Surface water drainage issues were considered as part of the SHLAA by local planning authorities amending the constraint level for 'local infrastructure', drawing on published Defra data and their own local knowledge – see delivery constraints.

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<sup>15</sup> DCLG, PPG, Flood risk and costal change

<sup>16</sup> DCLG, PPG, Flood risk and costal change , Table 3: Flood risk vulnerability and flood zone 'compatibility', Paragraph: 067 Reference ID: 7-067-20140306

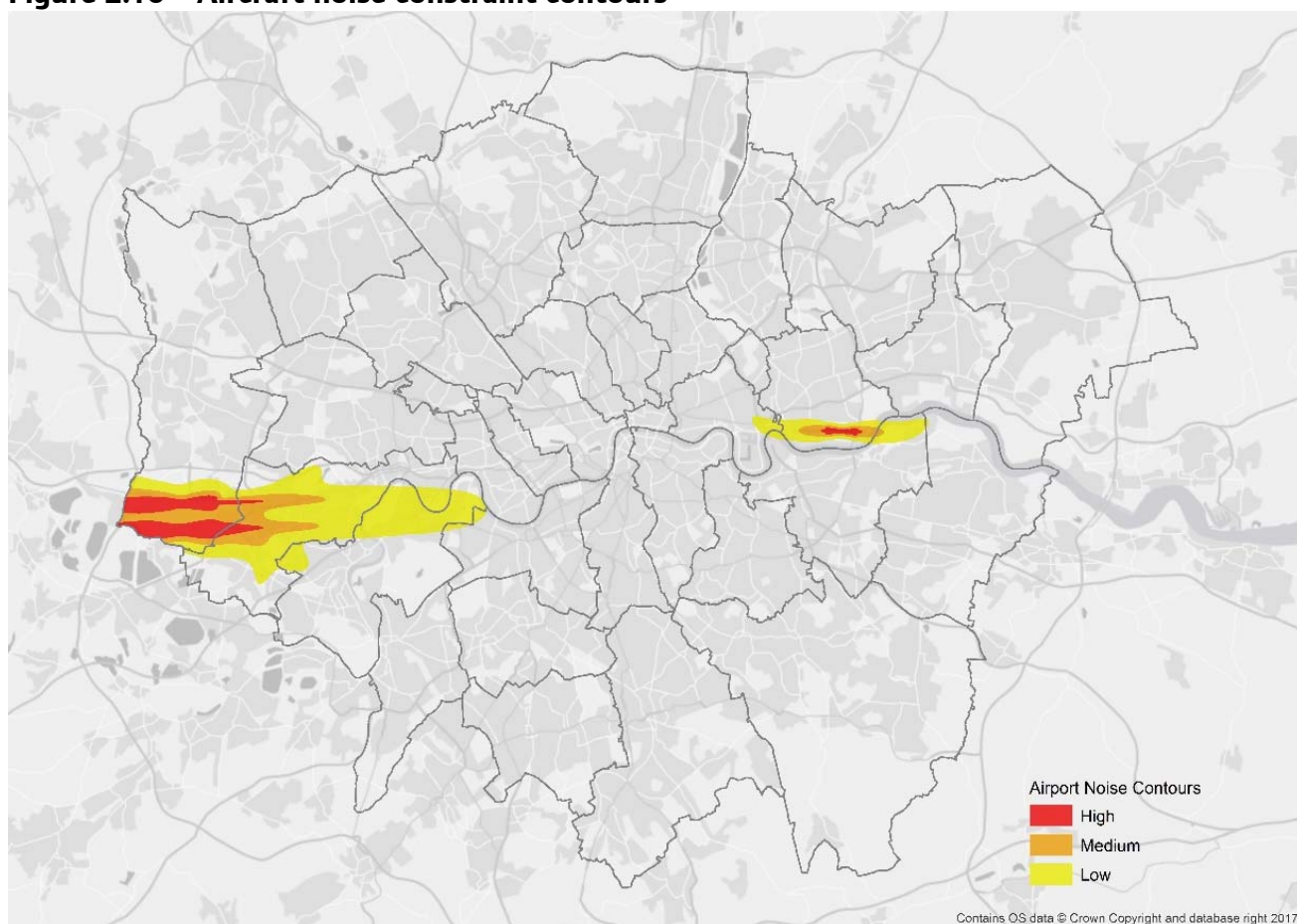


### Aircraft noise

2.71 Aircraft noise constraint thresholds were set in terms of decibels and informed by evidence submitted by the GLA to the Planning Inspectorate (PINs) in 2016 as part of the City Airport Appeal<sup>17</sup>. This was considered to be the best available evidence at that time and assumed that:

- noise levels above 69 dBs could potentially give rise to unacceptable adverse noise impacts. Hence, sites overlapping with these noise contours were automatically classified as unsuitable (0% probability) by the SHLAA system.
- noise levels above 63 dBs could potentially result in observed adverse noise impacts and should therefore impact the probability of housing coming forward on a particular site.

**Figure 2.16 – Aircraft noise constraint contours**



### Road based noise

2.72 During the previous 2013 SHLAA, road based noise was included as a constraint layer in the system and reduced the probability assumed on potential development sites. However, having reviewed the range of constraint layers being used in the SHLAA system as part of the development of the methodology, the GLA has considered that road based noise can be mitigated through good acoustic design (eg soundproofing, the layout and orientation of buildings and placement of balconies and the use of

<sup>17</sup> PINS reference: APP/G5750/W/15/3035673

winter gardens). Hence, this constraint would not normally reduce the probability of housing coming forwards on a particular site, given the built up and mixed use character of the capital.

- 2.73 Local planning authorities were able to take these potential impacts into account when establishing the appropriate 'notional' housing capacity figure for the site. This was done by either:
- amending the density estimate;
  - editing the site area to reflect the need to set back development slightly and accommodate landscape screening; or
  - changing the land use mix to assume non-residential uses at ground floor level or on part of the site fronting a particularly noisy road.

#### **Pylons/High voltage power lines**

- 2.74 The presence of pylons onsite reduced the probability of a site coming forwards by 10%. In addition, boroughs could also amend the density, phasing or site polygon to account for the potential impact of power lines on housing capacity. This reflects the potential for housing to take place on the same site as overhead power lines (subject to set back and height restrictions) and for the potential for lines to be buried underground, albeit at significant cost.

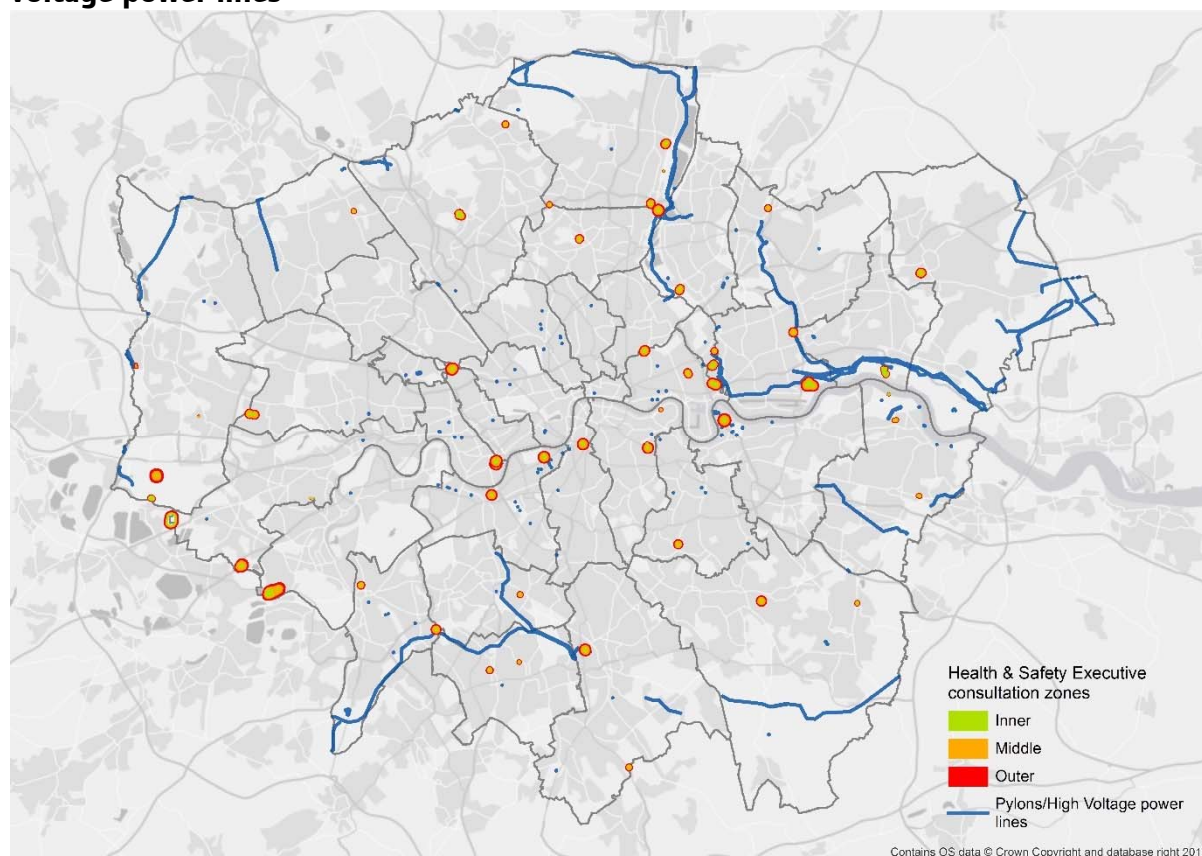
#### **Gas holders and other hazardous installations**

- 2.75 Health & Safety Executive (HSE) consultation zones cover gasholders and hazardous installations. The HSE's planning advice<sup>18</sup> does not in principle advise against residential development in the outer and middle zones but does advise against residential development within inner zones, so this is reflected in the probability assumptions in Table 2.8.
- 2.76 A number of gasholders were submitted by National Grid as part of the GLA's call for sites, which they considered to have development potential, as part of their programme of remediating and regenerating gas holders to enable development. To ensure that the SHLAA did not underestimate housing capacity from this source and overlook the potential for sites to be decommissioned and decontaminated, local planning authorities were encouraged to 'turn-off' 'unsuitable' HSE constraints if these sites were submitted by National Grid or their development partner and then consider the likely phasing and lead-in times for each site.

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<sup>18</sup> Health and safety executive, planning methodology, decision matrix - <http://www.hse.gov.uk/landuseplanning/methodology.htm>

**Figure 2.17 – Health & Safety Executive (HSE) constraint layers and Pylons/High voltage power lines**



### **Air quality**

- 2.77 The 2013 SHLAA study considered air quality as an environmental constraint and layers in the system showing NO<sub>2</sub> and PM<sub>10</sub><sup>19</sup> levels reduced the probability of potential development sites coming forwards for housing where these levels were above EU limits. However, in practice, rather than reduce the probability of a site coming forwards, air quality issues are generally addressed through good design and appropriate mitigation measures, informed by air quality assessments. The Mayor's Environment Strategy and Transport Strategy includes a range of measures to address and improve air quality over time.
- 2.78 To reflect the impact of such measures on the capacity of the sites, local planning authorities could either amend either the density, net residential area or land use mix on any site where they felt that air quality associated with an adjacent road or land use would require development to be set back or screened behind a landscape or building buffer. This site-specific approach was considered to be more appropriate than the approach taken during the previous 2013 SHLAA.

<sup>19</sup> NO<sub>2</sub> - nitrogen dioxide (NO<sub>2</sub>); PM<sub>10</sub> - particulate matter 10 micrometres or less in diameter

### Delivery constraints

- 2.79 Local planning authorities were required to use their local knowledge and draw on 2016 Land Registry data to identify and rank potential delivery constraints likely to impact the probability of a site coming forward for housing development. Delivery constraints included land ownership, local infrastructure and contamination and are shown in Table 2.16.

**Table 2.16 – Delivery constraints**

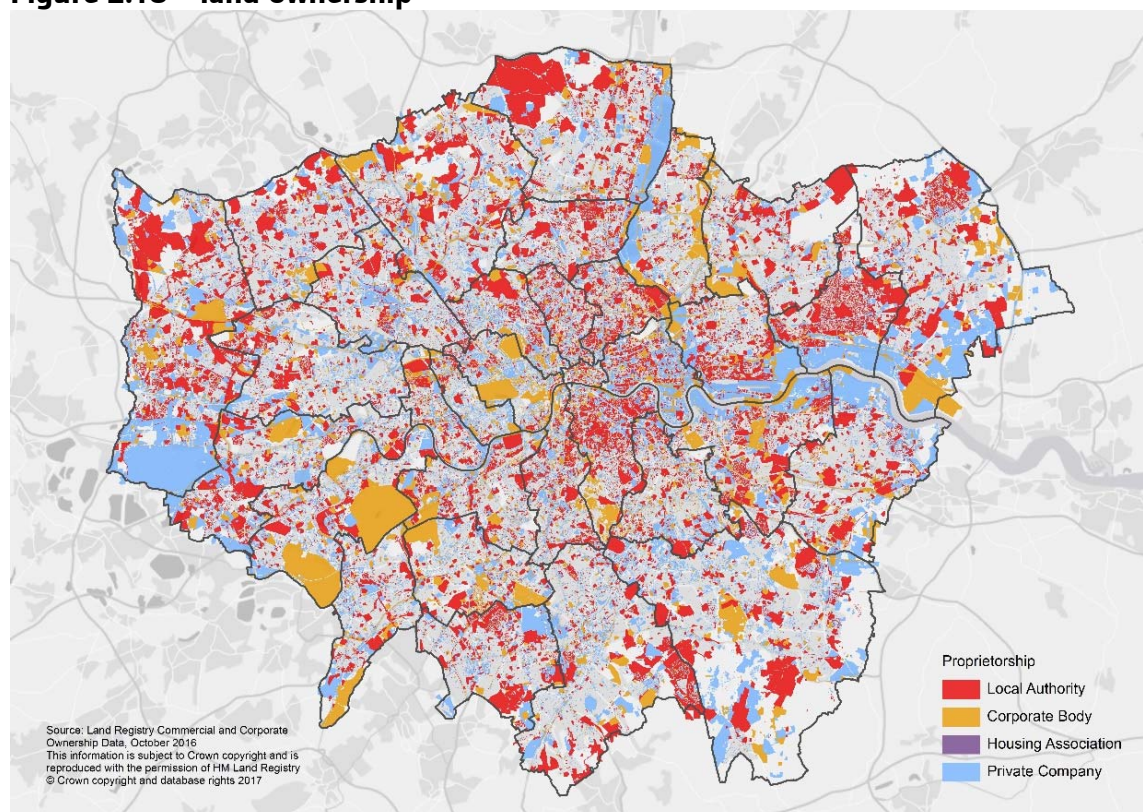
Ref	Constraint	Source	Categories	Impact on probability
10	Land ownership	2016 Land Registry Data and borough local knowledge	Low	No impact on probability
			Medium	Reduces probability by 10%
			High	Reduces probability by 30%
11	Local infrastructure	Borough knowledge informed by Infrastructure Delivery Plans	Low	No impact on probability
			Medium	Reduces probability by 10%
			High	Reduces probability by 20%
12	Contamination	Borough knowledge	Low	No impact on probability
			Medium	Reduces probability by 10%

- 2.80 In the SHLAA system, low level constraints had no impact on site probability. Medium constraints reduced the probability of a site being developed by 10%. High level constraints reduce the probability by 30%. The system automatically set delivery constraints as 'low' by default and local planning authorities were expected to amend this to 'medium' or 'high' where necessary to reflect known delivery constraints.
- 2.81 As with environmental constraints, individual delivery constraint scores are combined to provide a cumulative probability score. For example, if a site scores 'high' for land ownership, 'medium' for local infrastructure and 'low' for contamination its overall probability score for delivery constraints will be 60%.
- 2.82 Local planning authorities could also amend the phasing of a potential site to reflect the expected impact of a particular delivery issue on the lead-in time assumed for a particular site. So potential sites with 80% to 100% probability could still be assigned to a later phase of the SHLAA where it was felt that a particular delivery constraint would impede the achievability of development until a specific point in time. For example, where land uses would be unlikely to change until new infrastructure was provided. These assumptions were scrutinised by the GLA.

### Land ownership

- 2.83 The option to select 'high' level constraints was only applied to land ownership, as ownership is considered to have a more significant impact on the probability and deliverability of development than local infrastructure and contamination issues which can be more easily mitigated through the delivery of development. For example, new infrastructure can be provided on-site as part of mixed use development or funded off-site. Similarly, contaminated sites can be remediated.
- 2.84 In addition, following consultation on the SHLAA methodology a new 'low probability' category was added to cover 'substantial land ownership issues' – see Section 6 - low probability. This effectively meant that there were four categories of ownership constraints available for selection depending on the level of ownership constraints identified:
- Substantial land ownership issues - Low probability - 8%
  - High – probability reduced by 30%
  - Medium – probability reduced by 10%
  - Low – no impact on site probability
- 2.85 Up to data Land Registry data (2016) showing leasehold and freehold ownership information and their spatial coverage was provided to local planning authorities during the site assessment process to inform the assessment of delivery constraints. This data included the ownership category - local authority, corporate body (eg GLA/TfL), housing association, private company.

**Figure 2.18 – land ownership**



- 2.86 Local planning authorities were required to set land ownership constraint levels to reflect their own local knowledge and the following criteria was provided in the GLA System Guidance Notes as a guide and to ensure consistency.

**Table 2.17 – Suggested criteria for assessing land ownership constraint criteria**

<b>Medium</b>	High value established existing use on site which would need to be either: <ul style="list-style-type: none"> <li>• relocated or acquired in order to enable redevelopment;</li> <li>• become redundant before 2041 to enable redevelopment; or</li> <li>• require an owner to elect to optimise the use of the site by accommodating additional housing through mixed use redevelopment</li> </ul>
<b>High</b>	Fragmented or complex land ownership which would need to be acquired and assembled to enable development either by developer or via compulsory purchase
<b>Low probability</b>	Where there are substantial land ownership issues which mean that there is genuinely a low probability of redevelopment before 2041. This category should only be used in particular cases where there is little prospect of ownership issues being resolved over the next 25 years.

- 2.87 Local planning authorities were not able to set the delivery constraint levels to ‘unsuitable’ (0% probability) during the site assessments. This was because these constraints were not considered to mean that there is a zero prospect of housing coming forward before 2041, as ownership, infrastructure or contamination constraints can all potentially be resolved over the longer-term period under certain circumstances, either through land assembly led by the private sector and where support is provided by the public sector, for example through Compulsory Purchase Orders (CPO) or loan/grant funding for new infrastructure for example through Housing Zone designation or the Government’s new Housing Infrastructure Fund (HIF). Nevertheless, as with all sites, local planning authorities were able to amend site specific phasing assumptions to reflect the lead-in times and delays associated with identified delivery constraints.
- 2.88 A review of the 2013 SHLAA study by the GLA showed that over 360 sites were classified as ‘unsuitable’ due to ownership, a quarter of which were located in town centres. 30% of these sites were in town centres. A GLA review of the 360 sites that were classified as unsuitable due to ownership constraints shows that 6% have since come forward as large sites with housing, yielding a total of 1,440 homes. This has informed the approach outlined in Table 2.11 in respect of ownership constraints.

**Local infrastructure**

- 2.89 Local infrastructure constraints could include local highways and junction capacity issues, public transport, social and community infrastructure or surface water drainage capacity. Local planning authorities were required to set these to reflect their infrastructure planning evidence base (eg Infrastructure Delivery Plans). In setting the constraint level local planning authorities were advised to consider the various mechanisms available for securing additional infrastructure investment both onsite and off-site through Section 106 planning obligations and Community Infrastructure Levy funding. The following criteria was suggested in the GLA System Guidance Note to rank local infrastructure constraint levels.

**Table 2.18 – Suggested criteria for assessing local infrastructure constraint levels**

<b>Medium</b>	Where there are significant infrastructure requirements associated with development but these could be feasibly delivered on or off-site through either Section 106 or CIL to enable development
<b>High</b>	Where the level of capital investment in local infrastructure provision would clearly reduce the probability of the site coming forward, eg where sites are entirely reliant on the delivery of a strategic item of infrastructure in order to come forward, eg transport or utilities upgrade or social infrastructure which cannot be delivered by the developer.

**Contamination**

- 2.90 When considering the potential impact of land contamination local planning authorities were encouraged to consider the following suggested criteria:

**Table 2.19 – Suggested criteria for assessing contamination constraint levels**

<b>Medium</b>	Site known to or suspected of requiring decontamination/ remediation due to an existing or former use
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- 2.91 As with environmental and policy constraints the methodology advised local planning authorities to also consider, in line with the PPG, the scope to mitigate and overcome potential ownership, infrastructure and contamination issues before 2041 through the following measures:

**Table 2.20 – Potential options to overcome delivery constraints**

Delivery Constraints	Potential mitigation measures
<b>Ownership</b>	<ul style="list-style-type: none"> <li>– Fragmented land ownership assembled / acquired by landowner/developer over time</li> <li>– Compulsory purchase of site</li> <li>– Acquisition of site by developer and the relocation of existing business or land use</li> <li>– Joint venture between existing business and developer to accommodate mixed use development and housing</li> </ul>

<b>Local Infrastructure</b>	<ul style="list-style-type: none"> <li>– Provide enhanced public transport infrastructure</li> <li>– Minor changes to local road network</li> <li>– Provide additional utilities services</li> <li>– Require contribution to social infrastructure provision</li> </ul>
<b>Contamination</b>	<ul style="list-style-type: none"> <li>– Decontaminate land (funded by development)</li> <li>– Decontaminate land (may require funding)</li> <li>– Develop only part of site</li> </ul>

### Environmental setting

2.93 'Environmental setting' was considered as a delivery constraint in the 2013 SHLAA. This was determined based on a borough planning officer's judgement, rather than GIS data. Following a GLA review of the SHLAA methodology this constraint was recommended for removal because the environmental setting of a site can be redefined as a result of development through good design and landscaping, so would not necessarily affect the probability of a site coming forwards for housing.

### Phasing assumptions

2.94 Whilst the system generated default phasing for each site based on its status and probability for development, these phasing assumptions were a starting point and local planning authorities were required to review the phasing assumptions on every site and amend these where necessary, drawing on local knowledge.

2.95 Providing site specific phasing assumptions on very large approvals, allocations or potential sites in terms of the expected lead-in times and build out rates was particularly important and was a key focus during the GLA review and meetings with individual local planning authorities. Similarly, some SHLAA sites are not expected to commence on site for a number of years due to existing land uses, site constraints or infrastructure delivery timescales and where relevant boroughs could reflect this by providing site specific phasing assumptions in the SHLAA.

2.96 The SHLAA phasing periods (2017 to 2041) are shown below in Table 2.21. Phase 1 is the preliminary phase from the date of the study to the year the new London Plan is expected to be adopted (2019). Phases 2, 3 and 4 are five year phases, with the final phase a seven year phase to take the assessment to the end of the plan period.

**Table 2.21 – SHLAA phasing periods**

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
<b>Start</b>	April 2017	April 2019	April 2024	April 2029	April 2034
<b>Finish</b>	March 2019	March 2024	March 2029	March 2034	March 2041
<b>Years</b>	2	5	5	5	7

2.97 As a starting point, the following system defaults were used:

- sites with planning permission on which development has started are allocated to phase 1 (2016 to 2019)



- all other sites with planning permission but where development has not started are allocated to phase 2 (2019 to 2024)
- potential/allocated sites that have a 100% probability are allocated to phase 2 (2019 to 2024)
- potential/allocated sites with probability of less than 100% but greater or equal to 60% are allocated to phase 3 (2024 to 2029)
- potential/allocated sites with probability less than 60% are split between phase 3 and 4 (2024 to 2034)
- capacity on 'low probability' sites is split between phases 3, 4 and 5 (2024 to 2041)

### **Site allocations**

2.98 As explained in paragraphs 2.12 to 2.15 and Figure 2.2, housing capacity on site allocations was calculated based on the notional housing capacity (taking into account the expected density and land use mix), with local planning authorities required to estimate the likely capacity and phasing of each allocation on a site by site basis. This section clarifies in more detail how housing capacity was assessed on these sites in the SHLAA.

### **Assessing constraints - allocations**

2.99 Potential planning policy, environmental and delivery constraints affecting site allocations were identified and recorded in the SHLAA system using GIS information and local knowledge. The system assigned each site allocation with an overall percentage probability score based on the range and severity of identified planning, environmental and delivery constraints. This follows the methodology used for potential sites. Local planning authorities could use this probability estimates to inform the phasing of the site.

2.100 The system included GIS layers showing potential heritage constraints including listed buildings, conservation areas and viewing corridors, which local planning authorities could use to review and amend the site capacity and density assumptions if necessary on specific sites. Where a small portion of a site allocation was affected by particular 'unsuitable' constraint – eg flood risk zone 3b or designated open space – the constraint overlap in hectares and percentage was flagged in the system to local planning authorities who could:

- amend the density to reflect the impact of this constraint on the site's development capacity;
- edit the site boundary to remove the part of the site area impacted by the constraint; or
- or edit the land uses, for example to assume non-residential uses on the ground floor, eg. to mitigated/reduce the risk of flooding.

### **Density estimates - allocations**

2.101 The system default density estimates set out in Section 7 were used to inform initial housing capacity estimates for site allocations. However, local planning authorities could amend the site density based on justified site-specific circumstances, drawing on the drop-down reasons set out in the system and other appropriate reasons. Local planning authorities could rely on density figures set out in site allocations documents could be relied on as density estimates, provided a design or masterplanning exercise had been undertaken. Any changes were scrutinised by GLA planning officers to ensure that housing capacity was being optimised.

### **Land use mix - allocations**

- 2.102 The land use mix on site allocations was been determined by the local planning authorities on a site by site basis, taking into account site allocations documents, development plan policy requirements and location.
- 2.103 Where site allocations were already the subject of a planning application (but not yet approved) or detailed pre-application discussions local planning authorities could amend the density and land use estimates to reflect this, where they considered this form of development would be likely to come forward. This could mean that a lower or higher density estimate to the SHLAA system default density was used.
- 2.104 Where site allocations are now being considered for other non residential land uses, for example schools or employment uses, local planning authorities could edit the land uses to show these sites as being 100% in non-residential land use, thus yielding zero homes. Alternatively, these sites could be excluded (see section 6).

### **Phasing - allocations**

- 2.105 Default phasing assumptions set out above were used to inform an initial starting point assumption for the phasing of allocations. However, local planning authorities were required to review and where necessary amend the phasing of each allocation on a site by site basis. These assumptions were then reviewed by the GLA and took into account a wide range of site specific factors, including:
- SHLAA system probability estimates
  - site availability
  - existing land uses on site
  - land ownership
  - the estimated time needed to achieve full planning permission and start on site
  - any site remediation/de-contamination or other necessary groundworks
  - infrastructure capacity and delivery timescales
  - the likely build out rate that could be expected over time

- 2.106 In establishing the phasing estimates for site allocations local planning authorities were also able to reflect their own up to date housing trajectories and, where relevant, any discussions to date with landowners, developers and planning agents<sup>20</sup>.
- 2.107 Through the site assessment process and meetings with the GLA, boroughs were also asked to consider whether capacity or phasing constraints affecting site allocations could be addressed or mitigated to allow for greater levels of housing to come forward on a site or for the phasing and delivery estimate to be changed. This overall approach reflects national planning practice guidance in terms of assessing site suitability, availability and achievability<sup>21</sup> and mirrors the approach taken on potential development sites.

### **Excluded sites**

- 2.108 Only those potential sites considered to have a zero chance of coming forward for residential development during the plan period (to 2041) could be excluded in the SHLAA. To be excluded, sites also needed to fall into the following categories:
1. Existing new build housing where additional housing development is improbable during the plan period.
  2. Recently completed new build development in the following uses: retail; office; industrial; storage and distribution; hotel; care home; hospital; education; or assembly and leisure.
  3. Protected office sites in defined commercial core areas within the City of London and north of Isle of Dogs.
  4. Protected high value business parks/office sites
  5. The site is an area of private/mixed tenure housing in multiple ownership with no known plans for redevelopment
  6. Primary and secondary schools
  7. The site includes a listed building or other designated heritage asset where development or intensification is highly unlikely due to harm to or loss of heritage asset
  8. The site is in strategic operational use for transport, waste or utilities infrastructure which are expected to continue to be in that use over the plan period so redevelopment is considered improbable
  9. Strategic cultural/tourist venues or civic buildings which have a zero chance of coming forward for redevelopment or change of use during the Plan period to 2041

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<sup>20</sup> DCLG, PPG, Paragraph: 014 Reference ID: 3-014-20140306; Paragraph: 016 Reference ID: 3-016-20140306

<sup>21</sup> DCLG, PPG, Paragraph: 020 Reference ID: 3-020-20140306; Paragraph: 023 Reference ID: 3-023-20140306

2.109 It should be recognised that local planning authorities were not required to automatically exclude a site just because it fell into the categories above. They needed to also conclude based on the particular characteristics of a site that these constraints mean that there was a zero prospect of housing development before 2041.

**Primary and secondary schools**

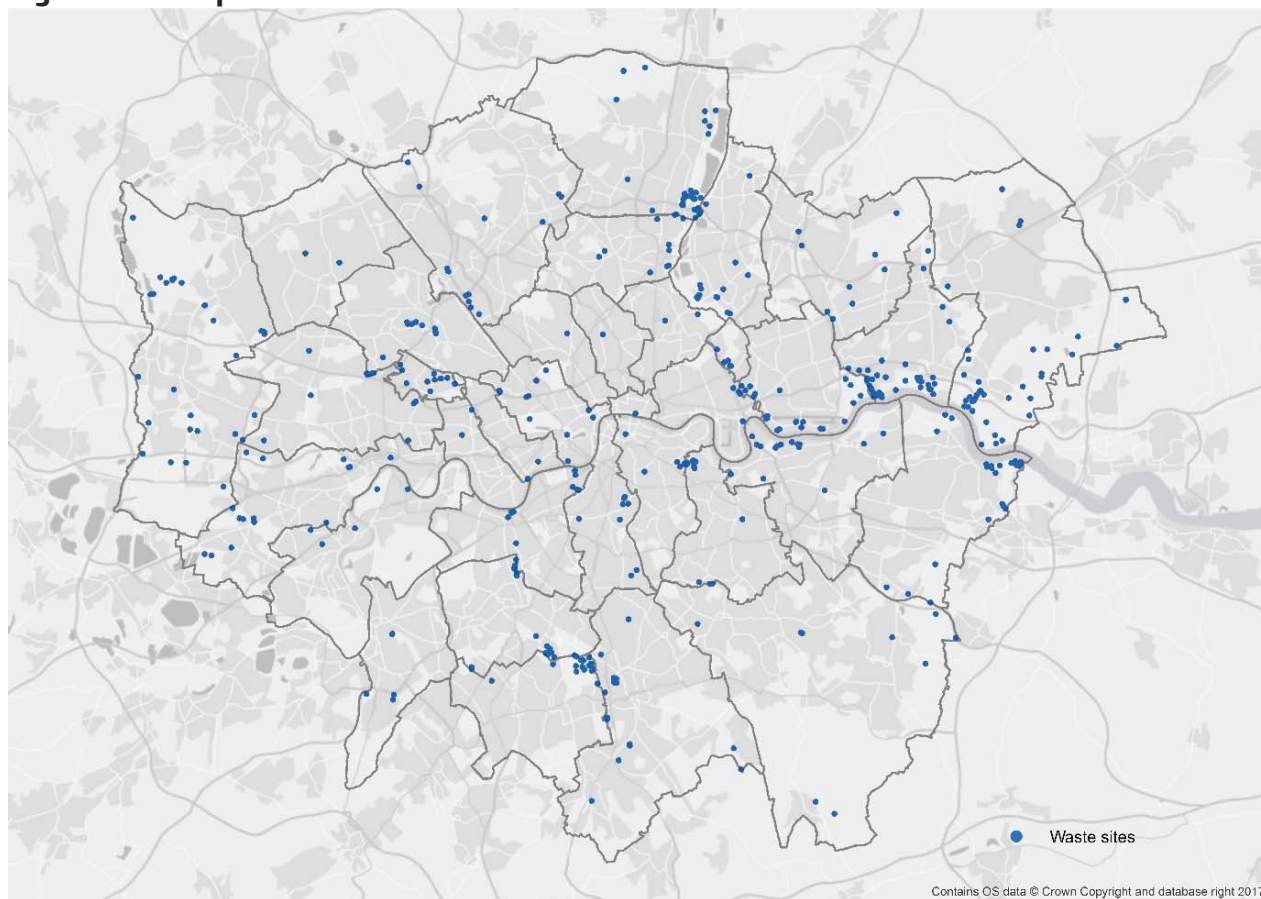
2.110 During the 2013 SHLAA study school sites were classified as ‘low probability’ (yielding an 8% probability). This sought to account for the potential for housing to come forward on some school sites through innovative design solutions to delivering increased school capacity and additional housing through mixed use development. However, local planning authorities were allowed to exclude school sites in the 2017 SHLAA study. This change has sought to reflect:

- the increased demand for school places experienced across London during recent years;
- the need to retain and expand existing school capacity to address this and to support the level of population growth expected during the Plan period (to 2041); and
- a GLA review of the quantum of housing that has come forward on low probability sites (see Section x).

2.111 Where local planning authorities did expect housing to come forwards on specific school sites as part of their asset management or school reorganisation programmes (eg through intensification, co-location or land swaps), they were encouraged to consider these sites as potential development sites.

**Waste sites**

2.112 Operational waste sites could be excluded from the study to reflect London Plan policy and to inform this process local planning authorities were provided access to the GLA waste map, which seeks to identify all safeguarded and non-safeguarded waste sites across London.

**Figure 2.19 – operational waste sites**

### **Operational infrastructure sites put forward in the call for sites**

2.113 A number of sites were submitted through the call for sites by infrastructure providers (eg TfL, Network Rail) on land which is currently in operational infrastructure use (but where the infrastructure providers felt that some form of housing intensification could take place). In these circumstances local planning authorities were encouraged not to exclude these sites based on reason 8 – operational infrastructure – and to fully examine the medium to longer term potential for housing being accommodated on these sites alongside the existing operational uses through mixed use redevelopment, taking into account the range of other physical, planning and environmental constraints.

### **Low probability sites**

2.114 Low probability sites were given an 8% probability of delivering housing. A potential site could only be re-classified as low probability when a borough considered the likelihood of the site coming forward for housing was low and where it met one of the criteria set out below:

1. High value retail, leisure, commercial development where there is a low probability of additional housing development before 2041
2. Low probability office site (see offices below)
3. Further education site or hospital with no planned redevelopment before 2041

4. Social housing estate with no planned intensification programme up to 2041
5. Social infrastructure or community use where there is a low probability of additional housing delivery before 2041
6. Substantial land ownership issues mean that there is a low probability of redevelopment before 2041
7. Other reasons where necessary – scrutinised by the GLA.

2.115 Through the site assessment process local planning authorities were reminded that sites that met the low probability criteria should not be automatically assigned with ‘low probability’ status, unless it is clear that the nature of the existing business/land use means that there is also a low probability of housing being delivered during the period of the London Plan. Where local planning authorities considered that housing could be accommodated on sites during the plan period (2019-2041) the sites should be assessed as ‘potential sites’. Indeed, the SHLAA includes potential sites which fall into the above low probability categories but are classified as approvals, allocations or potential development.

2.116 The SHLAA system automatically assigns housing capacity from low probability sites evenly across the latter three phases of the SHLAAA – phases 3, 4 and 5 (2024 to 2041). However, local planning authorities were allowed the flexibility to amend the phasing as with all other sites. This means that as a starting point typically only a third of the overall capacity on low probability sites is included in the 10 year London Plan housing target.

2.117 Where sites were put forward by landowners or developers through the call for sites local planning authorities were generally advised against classifying these sites as low probability, unless there were clear policy, land use or ownership reasons for doing so.

#### **Background to low probability status**

2.118 Low probability status was introduced in the 2013 SHLAA to address the number of potential sites being excluded from the previous 2004 and 2009 SHLAA studies to address the high number of sites being excluded, despite housing monitoring data showing that residential development has come forward on some of these sites. Over 3,000 sites were excluded from the 2009 SHLAA.

2.119 To inform the assumption used in the 2013 SHLAA for low probability sites the GLA undertook a review of sites that were excluded from the 2004 SHLAA. This showed that 8% of these sites had come forward for housing between 2004 and 2011.

2.120 In developing the methodology for the 2017 SHLAA the GLA has undertaken a second review of sites excluded during the 2009 SHLAA for reasons that are broadly similar to the low probability reasons set out in the 2017 SHLAA. Schools and hospitals have been removed from this assessment to reflect the fact that schools can be excluded in the 2017 study. This analysis is shown in Table 2.22 and shows that the 8% low probability

assumption continues to provide an appropriate proxy for the amount of housing across London that might come forward on this category of SHLAA sites.

**Table 2.22 – review of housing delivery on sites excluded from the 2009 SHLAA**

Excluded reason	Number of sites excluded from the 2009 SHLAA	Number of these sites which have since been approved for housing	Percentage
Existing High Density Housing	239	11	5%
High Value Development	372	23	6%
Other	2,085	176	8%
Private Housing in Multiple Ownership	267	18	7%
Social Housing Estate	79	5	6%
<b>Total</b>	<b>3,042</b>	<b>233</b>	<b>8%</b>

2.121 Where schools and hospitals are included in this analysis the average probability is reduced to 5% - as only 2% of these sites have come forward for housing. This supports the rationale for removing schools from the list of sites that can be classified as low probability – see Table 2.23.

**Table 2.23 – review of housing delivery on sites excluded from the 2009 SHLAA**

Excluded reason	Number of sites excluded from the 2009 SHLAA	Number of these sites which have since been approved for housing	Percentage
Existing High Density Housing	239	11	5%
High Value Development	372	23	6%
Other	2,085	176	8%
Private Housing in Multiple Ownership	267	18	7%
School or hospital	1,834	34	2%
Social Housing Estate	79	5	6%
<b>Total</b>	<b>4,876</b>	<b>267</b>	<b>5%</b>

### Offices

2.122 Office sites could be classified in a number of different ways in the SHLAA large site assessment depending on their location and planning status. As a starting point, offices were automatically considered as potential development sites in the SHLAA system but local planning authorities were allowed to exclude the following types of office sites:

- recently completed office developments

- safeguarded office sites in defined commercial core areas within the City of London and north of Isle of Dogs.
- safeguarded high value business parks/office sites

2.123 For offices in other locations local planning authorities were able to classify these sites as low probability with the probability estimate varied to reflect the location and the level of planning protections:

- within the CAZ, core areas of the City Fringe OAPF, within an adopted Article 4 Direction area a lower probability assumption of 5% will apply – this reflects the stronger planning protections for offices which apply in these locations.
- outside these locations a higher 10% probability is assumed – this reflects permitted development rights (which have been made permanent) and higher numbers residential units approved on office sites since these rights were introduced.

2.124 Where local planning authorities considered there was a greater potential for housing or mixed use development to come forward, eg on vacant office buildings, they could classify these sites as potential development sites and assess them in line with the constraints testing process.

#### **Gypsy and traveller accommodation**

2.125 Through the SHLAA system and individual site assessments local planning authorities were encouraged to also record any large sites (or parcels of large sites) that were being considered for gypsy and traveller accommodation in order to take account of the range of housing needs in London and reflect both London Plan and National planning policy. Where this was the case the density assumptions were amended.

#### **Deleted sites**

2.126 Sites could be deleted if they were:

- less than 0.25 hectares in size – for example, because a proportion of the site is undevelopable (eg railway or highways land) which, if excluded from the site boundary, would render the site below the 0.25 hectare size threshold.
- loaded in error – for example, a mapping error
- double counted – where the capacity was already accounted for by another adjacent site in the system.



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# 3 Large site identification & assessment

### 3 Identifying large sites

- 3.1 Approximately 11,600 large sites were assessed in the SHLAA making this the most comprehensive pan-London housing capacity assessment undertaken by the GLA and local planning authorities. Large site boundaries (0.25 hectares and more in size) were sourced from:
- **Approvals** – large sites with planning approval for housing from the London Development Database (LDD).
  - **Site allocations** - sites that are publicly identified in published or emerging development plans as sites with housing capacity
  - **other sites** which included:
    - the 2016 GLA call for sites
    - sites from various development capacity studies undertaken by the GLA family in Opportunity Areas, Housing Zones and growth areas associated with major transport schemes
    - sites assessed during the previous 2013 SHLAA study
    - site boundaries derived from UK Map land use database which because of their land use were considered to have potential to be intensified or changed due to their existing land use (eg, retail and other commercial land uses outside of the Central Activities Zone)
    - additional sites added by local planning authorities during the assessment period
- 3.2 This approach is in line with the National Planning Practice Guidance (PPG) which recommends that plan makers proactively identify as wide a range of sites as possible and include sites which have particular policy constraints<sup>1</sup>.
- 3.3 Despite the long-term horizon of the SHLAA (to 2041), some sites were considered to have no prospect of coming forwards for redevelopment over the study period given the recent investment in their development. As part of the initial site sieving process, the following types of recent new build completions were identified using LDD information and were removed from the site upload by the GLA prior to the borough site assessment process: conventional and non-conventional housing completions since 2000; and new build completions in retail, business, industrial, storage and distribution, hotel, care home or D1 and D2 uses since 2010. This is in accordance with the PPG advice for SHLAA studies to be proportionate<sup>2</sup>.
- 3.4 Sites previously assessed during the 2013 SHLAA were re-examined afresh to ensure that all potential sites were appraised in accordance with the updated 2017 SHLAA methodology. This has been modified following a review of previous London SHLAA studies and density trends in London and to take into account evidence showing increasing demand for both housing and industrial floorspace in London. This

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<sup>1</sup> DCLG, PPG, Paragraph: 011 Reference ID: 3-011-20140306

<sup>2</sup> DCLG, PPG, Paragraph: 005 Reference ID: 3-005-20140306

overarching review of sites also ensures that the study was as up to date and comprehensive as possible and reflected changing circumstances, for example in terms of planning designations and site ownership.

### **The GLA call for sites**

- 3.5 National Planning Practice Guidance (PPG) on undertaking land availability assessments recommends that plan makers issue a call for sites to help identify suitable and available sites and inform their understanding of potential development capacity, constraints and likely delivery timescales. The PPG recommends that the call for sites should be aimed at as wide an audience as possible so that those not normally involved in development have the opportunity to contribute<sup>3</sup>.
- 3.6 The GLA issued a call for sites for three months between 15<sup>th</sup> March and 30<sup>th</sup> June 2016. This was advertised on the GLA website and a wide range of stakeholders were informed about the process via targeted emails and coverage in industry newsletters. Local planning authorities were asked to inform their stakeholder groups about the call for sites and host a link to the GLA call for sites on their websites.
- 3.7 To ensure as wide a range of possible stakeholders could participate in the call for sites the GLA launched an online call for sites map tool. This was advertised on the GLA website and allowed stakeholders to draw site polygons and submit these for consideration in the SHLAA study. Sites could also be submitted by email or post.
- 3.8 Approximately 1,300 sites were submitted through the call for sites, which is a substantial (fourfold) increase on the number of submissions received during previous 2012 GLA call for sites. This included a wide range of potential sites from landowners, developers, planning agents, public sector bodies, infrastructure providers and individual stakeholders. The exercise provided an appreciation of landowners' and developers' aspirations for those sites and their views on the capacity, deliverability, constraints and phasing and this information informed the site assessments process.
- 3.9 Call for sites submissions including site boundaries, supporting information and representations were passed to the relevant borough for review prior to the SHLAA site assessment process. Only sites that were 0.25 hectares and more in size were included in the 2017 SHLAA large site assessment. Any call for site submissions below this threshold were also passed to the relevant borough to inform their local plan preparations. The source of a sites was recorded in the SHLAA system, for example, call for sites submitted by landowners or developers, infrastructure providers or individuals.

### **The large site assessment process**

- 3.10 Once the system was 'live' local planning authorities were able to add new site allocations to reflect changing circumstances, providing this was done before the agreed site assessment deadline.

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<sup>3</sup> DCLG, PPG, Paragraph: 013 Reference ID: 3-013-20140306

- 3.11 The system ‘went live’ in March 2017 and through a three month site assessment process local planning authorities were required to review every individual site in their area. The London Legacy Development Corporation (LLDC) and the Old Oak Park Royal Development Corporation (OPDC) were responsible for undertaking site assessments within their respective Mayoral Development Corporation (MDC) areas.
- 3.12 Once each borough had completed all their individual site assessments these were submitted to the GLA for review. GLA planning officers reviewed each local planning authority’s site assessment, drawing on input provided from colleagues across the GLA family.
- 3.13 Feedback was provided to each local planning authority highlighting where GLA officers felt that housing capacity estimates should be reviewed or reconsidered and where the SHLAA methodology was not being followed correctly. In these instances specific sites were flagged ‘for discussion’ by the GLA in the system, with comments provided in feedback reports.
- 3.14 Local planning authorities were able to review the GLA comments prior to the one to one meeting and reconsider whether further changes should be made to the site assessment in question. These sites were discussed in more detail during borough one to one meetings. This rigorous process ensured that a consistent approach was taken across London and all potential opportunities for additional housing delivery comprehensively considered.
- 3.15 Following meetings with local planning authorities the GLA undertook a further review and consistency check of each borough’s site assessment in order to:
- review the overall quantum of industrial land earmarked for potential residential development across London taking into account research findings on industrial land supply and demand<sup>4</sup> and to ensure that the SHLAA is aligned with the policy approach to managing industrial capacity in the draft new London Plan.
  - consider whether any large sites showing housing capacity were more likely to come forward incrementally as small housing developments and which should therefore be deleted from the large site study to avoid any double counting between the large sites and small sites assumptions in the SHLAA.
  - assess existing and proposed transport safeguarding on large sites with housing capacity in the SHLAA to establish how this would be likely to affect the capacity and phasing of particular sites.
  - assess the overall quantum of housing in the Central Activities Zone to ensure that this did not conflict with new draft policy on managing the balance of uses and residential development in this location.

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<sup>4</sup> AECOM, London Industrial Land Supply and Economy Study, 2015; and CAG consultants, London Industrial Demand Study, 2017

- correct any significant errors in the SHLAA large site system, for example sites being given the incorrect status, eg low probability sites which should have been excluded or unsuitable.
- ensure the capacity and phasing assumptions on particular sites reflect transport safeguarding. This followed further engagement with TfL on the SHLAA site assessments taking into account both existing and proposed transport safeguarding requirements. Where sites overlapped with proposed safeguarding the percentage of land assumed to be affected has been moved into phase 5 of the SHLAA to ensure this phasing issue is taken into account.

3.16 This process is illustrated in the Figure 3.1

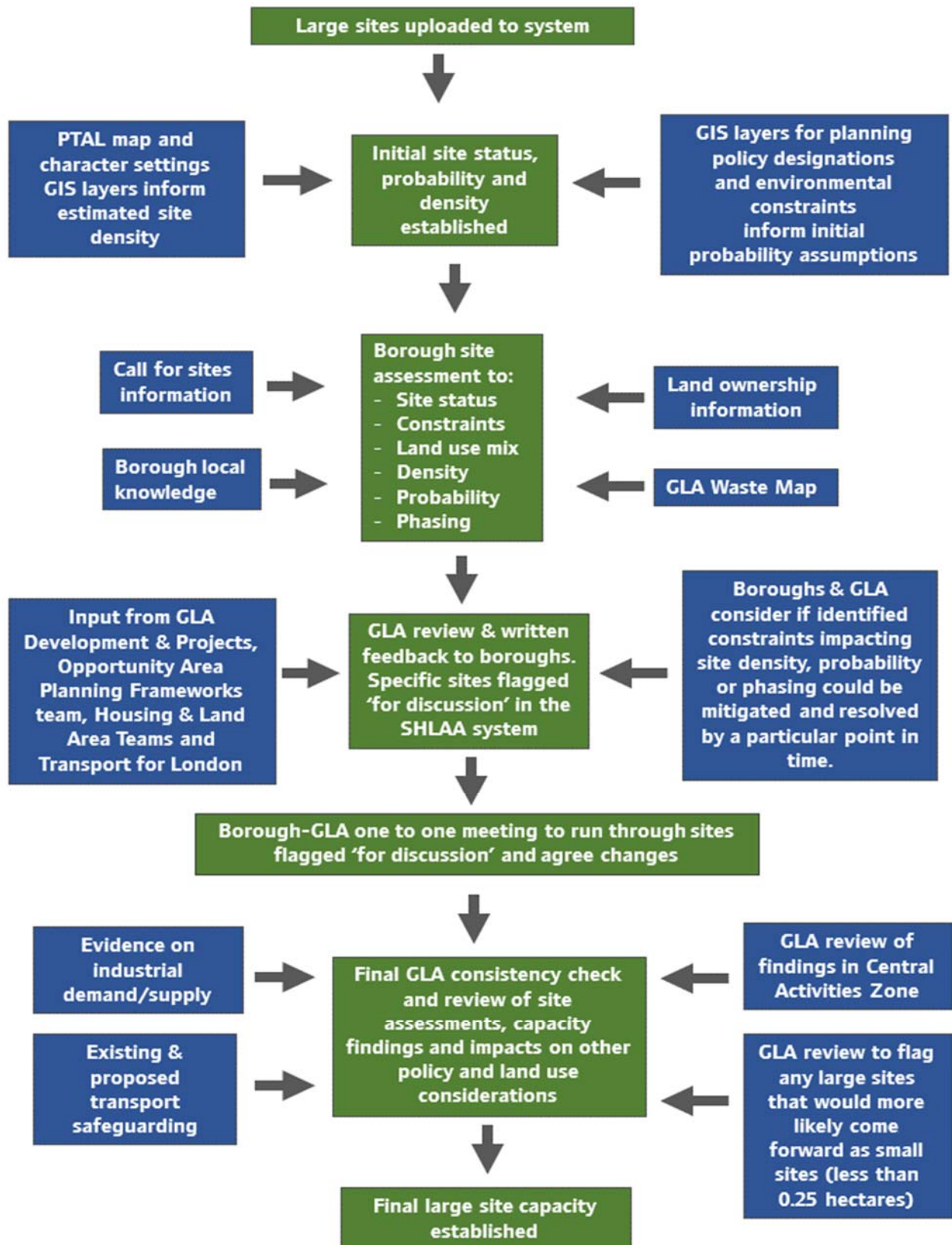
### Site status

3.17 On completion of the site assessment process each large site in the SHLAA system is assigned to one of the following site status categories:

**Table 3.1 – SHLAA large site status categories**

Site status categories	
	<b>Approvals</b> – large sites with planning approval for housing.
	<b>Allocations</b> – sites that are publicly identified in published or emerging development plans for residential use.
	<b>Potential development</b> – sites which are considered to have some potential for housing or mixed use development during the timescale of the London Plan (to 2041), with housing capacity based on percentage probability estimates based on the range of planning policy, environmental and delivery constraints.
	<b>Low probability</b> – sites which are considered to have a low probability of coming forward for development before 2041 and also meet one of the specified low probability reasons.
	<b>Unsuitable</b> – sites that are considered to be unsuitable for housing development during the plan period due to planning policy and environmental constraints and are given a 0% probability of coming forwards for housing.
	<b>Excluded</b> – sites which are considered to have a zero chance of coming forward for housing development before 2041 and also meet one of the specified reasons for exclusion.
	<b>Deleted</b> – sites could only be deleted if they fell into the following categories: <ol style="list-style-type: none"> <li>1. the site is less than 0.25 hectares in size</li> <li>2. the site boundary was loaded in error</li> <li>3. the site is double counted as is part of another larger site for which the capacity has already been accounted for</li> </ol>

Figure 3.1 – Large site assessment process



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# **4 Results: Large sites Phases one to five 2017 to 2041**

## 4 Results - large sites: phases one to five (2017 to 2041)

- 4.1 This section presents housing capacity findings on large sites (0.25 hectares and more in size) for phases one to five of the SHLAA, covering the entire period of the study from 2017 to 2041. Housing capacity results are provided at a London wide, sub regional and where appropriate borough level. The commentary seeks to highlight the patterns in distribution across the capital.
- 4.2 A detailed breakdown of the housing capacity on large sites during phases two and three (2019 to 2028) which covers the 10 year London Plan housing targets is provided in chapter five.
- 4.3 It is important to re-iterate that the calculations of capacity for potential development sites are based on borough aggregates, using the identified constrained capacities from individual sites. They are not intended to imply that a site will achieve a specific housing output, but when aggregated to borough level are considered to provide robust estimates of potential capacity from this source.
- 4.4 Site level information is only provided on sites identified as allocations and approvals, with housing capacity and phasing figures provided for approvals and site names and phasing assumptions provided for allocations - see Appendix D and E. The reason that capacity information is not provided for allocations is to ensure that this information does not prejudice the formal planning application process. As potential and low probability housing sites are identified purely for the purposes of this study, site level information on sites which fall into these categories is not identified in this report.

### Site source

- 4.5 11,389 large sites were initially identified and loaded into the SHLAA system by the GLA, and derived from the sources set out in Table 4.1. In addition to this, a further 282 sites were added by local planning authorities during the site assessment process. In total, 11,671 individual large sites were assessed. In comparison, 9,210 large sites were assessed during the 2013 SHLAA.

**Table 4.1 – sites assessed by source**

Site source	Sites
LDD residential pipeline	817
Call for sites	917
Development capacity study sites	1,405
2013 SHLAA	6,075
UK Map – Land Use data	2,175
Added by local planning authorities	282
<b>Total</b>	<b>11,671</b>



### Initial site status derived from system default assumptions

4.6 Once sites were uploaded the SHLAA system established an initial site status, probability and notional and constrained housing capacity estimate for each site using the parameters and GIS layers as explained in the methodology (Chapter 2). Following the site upload, 22% of sites were classified by the SHLAA system as unsuitable, 62% as potential development sites, 10% as allocations, with the remaining 7% of sites being approvals. In total, 2,510 sites were classified as unsuitable by the system, with 7,181 classified as potential development sites.

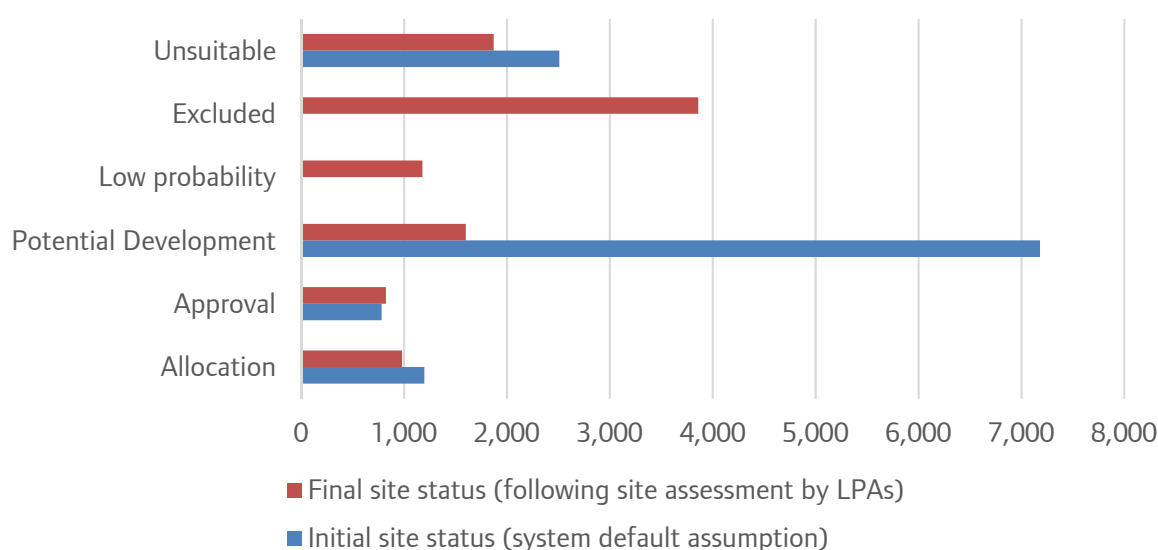
4.7 Table 4.2 shows the number of sites uploaded into the SHLAA system by initial status (triggered by system defaults assumptions and GIS layers).

**Table 4.2 – initial site status of large sites based on SHLAA system defaults and GIS layers**

Initial system status	sites	percentage
approvals	782	7%
allocations	1,198	10%
potential development	7,181	62%
unsuitable	2,510	22%
<b>Total</b>	<b>11,671</b>	<b>100%</b>

4.8 Following the initial classification by the system local planning authorities were able to log into the system and make amendments to the assumptions using local knowledge as set out in the methodology. Through this process, the status, probability, density and constraints for each site could be edited where appropriate. Figure 4.1 compares the initial site status derived from GIS layers and system default assumptions with the final site status following the site assessment by local planning authorities.

**Figure 4.1 – SHLAA site status following the site assessment process compared to the initial site status based on system default assumptions**



4.9 Figure 4.1 shows that the overall number of potential development sites reduced following the initial site upload and initial system classification, due to sites being classified as excluded, low probability or unsuitable during the site assessment process. Similarly, the number of unsuitable sites changed, as a result of boroughs reconsidering site constraints and the suitability of sites for housing.

#### Final site status

4.10 Figure 4.2 shows the number of sites assigned to different status categories in the 2017 SHLAA, following the site assessment process (shown in the blue bars). This is compared to the number of sites given these statuses on completion of the 2013 SHLAA study (shown in red bars). The exact figures and percentages are shown in Table 4.3.

**Figure 4.2 – final site status comparing the 2013 and 2017 SHLAA studies**



4.11 The 2017 SHLAA assessed 2,074 more sites than the 2013 study. This reflects the fact that significantly more sites were submitted via the call for sites process and more sites were included in the assessment by the GLA. These were derived from various development capacity studies undertaken by the GLA family in opportunity areas and transport growth corridors and sites from the UK Map Land Use dataset. Further information on the call for sites submissions is provided at the end of this chapter.

4.12 Compared to the 2013 SHLAA study, the 2017 SHLAA contains more approvals and allocations sites (+266). This is due to the increased numbers of approvals granted since 2013 and the progress local planning authorities have made on their Local Plan site allocations since the previous study was undertaken.

- 4.13 Significantly more sites were excluded during the 2017 SHLAA (+2,564). This is due to the overall number of sites being increased and the reasons for exclusion being widened during the 2017 SHLAA, particularly because of the ability for boroughs to exclude school sites which was not available during the 2013 SHALA. This is also reflected comparatively fewer sites being classified as low probability sites identified in the 2017 study (-1,335). Further detail on the reasons for sites being excluded and low probability is provided below.

**Table 4.3 – final site status comparing the 2013 and 2017 SHLAA studies**

status	2017 SHLAA final site status		2013 SHLAA final site status		Difference
	sites	percentage	sites	percentage	sites
Approvals	982	8%	888	9%	+94
Allocations	825	7%	653	7%	+172
Potential development	1,601	14%	1,609	17%	-8
Low Probability	1,180	10%	2,515	27%	-1,335
Excluded	3,860	33%	1,296	14%	+2,564
Unsuitable	1,872	16%	2,389	26%	-517
Deleted	1,351	12%	247	3%	+1,104
<b>Total</b>	<b>11,671</b>	<b>100%</b>	<b>9,597</b>	<b>100%</b>	<b>2,074</b>

- 4.14 A moderate reduction in the number and proportion of unsuitable sites in the 2017 SHLAA reflects the way that constraints are assessed on allocations sites – for example, if an allocation site overlapped with an unsuitable constraint layer (such as designated SIL, open space or HSE<sup>1</sup> consultation zones for hazardous installations such as gas holders) – the 2017 SHLAA system does not set the site status as unsuitable, as the site is allocated for housing/mixed use development. Boroughs were then required to consider the constraints, density, land use mix and phasing on these sites. During the 2013 study, these allocations would have been automatically classified as unsuitable and boroughs would have been required to ‘turn-off’ the site constraints.

#### **Deleted sites**

- 4.15 In total, 1,351 sites were deleted by either local planning authorities during the assessment or by the GLA during this final review process. Local planning authorities deleted 535 sites, although it should be recognised that a number of sites were deleted during the site assessments to enable a site to be redrawn or amalgamated with another site. For example, to reflect a new site allocation or planning application submitted. Therefore, a reduction in site numbers may not necessarily mean a reduction in the overall site area being assessed.
- 4.16 The GLA also undertook a review of a number of large sites in multiple ownership following the site assessment process and deleted a number of large sites from the system which showed housing capacity, where it was considered that these sites were

<sup>1</sup> Health & Safety Executive Consultation Zones (hazardous installations)

more likely to come forward incrementally as small sites and to avoid the potential for double counting between the assumptions on large sites and small sites. In total, 816 sites were deleted by the GLA due to this reason. The deletion of these sites by the GLA does not mean that they are not considered to have housing potential, but that the capacity would more likely to come forward as small housing developments.

### Excluded sites

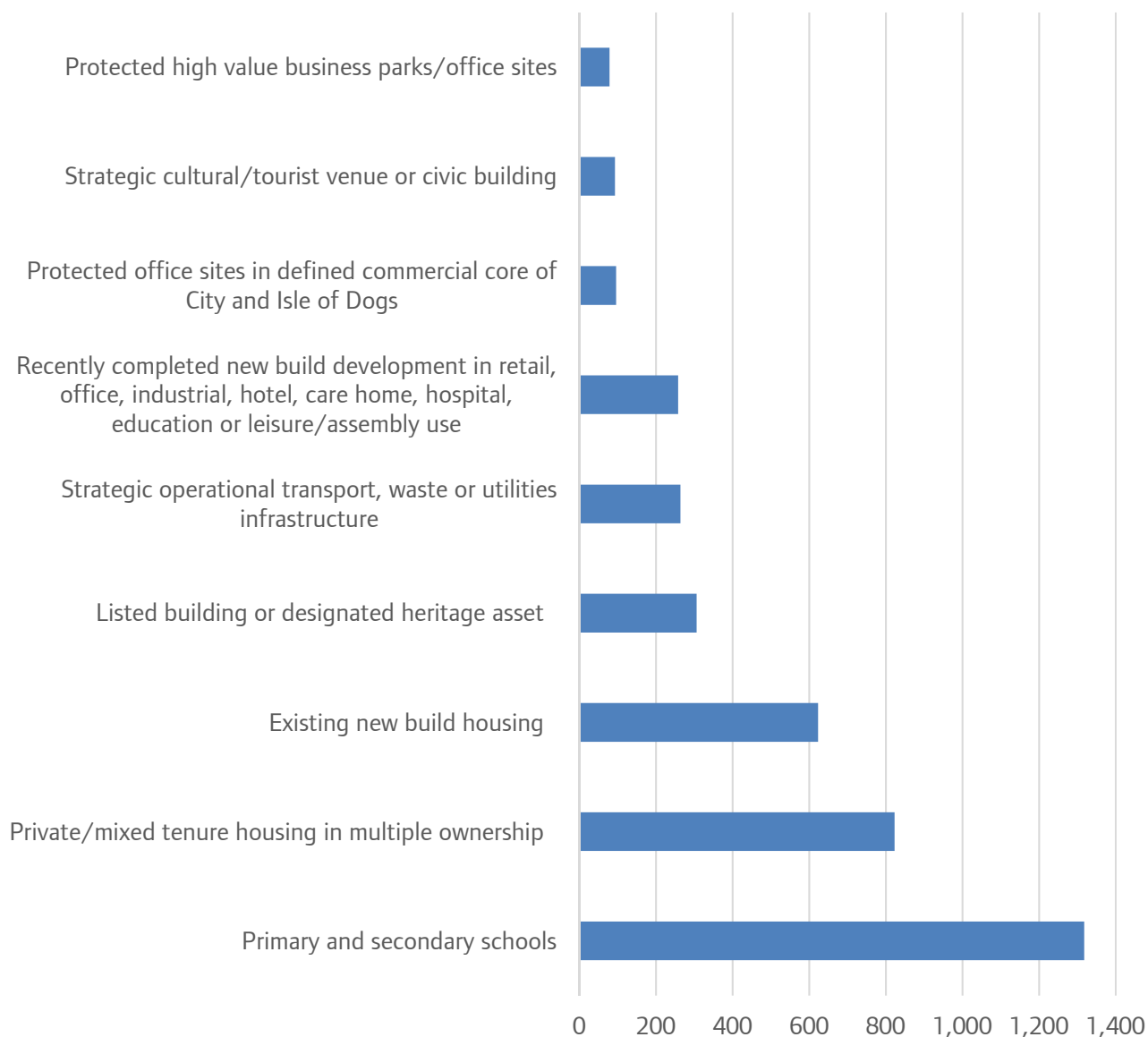
- 4.17 3,860 large sites were excluded from the study – around one third of all large sites assessed in the SHLAA. Table 4.4 sets out the number of sites excluded for different reasons.

**Table 4.4 – reasons for sites being excluded**

Exclude Reason	Sites excluded for this reason
Primary and secondary schools	1,318
Existing new build housing where additional housing development is improbable	623
Recently completed new build development in retail, office, industrial, warehouse, hotel, care homes, hospital, education or leisure/assembly use	258
Protected office sites in defined commercial core of City and Isle of Dogs	96
Protected high value business parks/office sites	79
Private/mixed tenure housing in multiple ownership with no known plans for redevelopment	823
Listed building or designated heritage asset where development or intensification is unlikely due to harm/loss of heritage asset	306
Strategic operational transport, waste or utilities infrastructure	264
Strategic cultural/tourist venue or civic building	93
<b>Total</b>	<b>3,860</b>

- 4.18 The most frequently used reason for sites being excluded was for being primary and secondary schools (34%), followed by sites in residential use in multiple/mixed tenure ownership (21%). 881 sites were excluded due to being recently completed new build development in residential, commercial, industrial, leisure or residential uses (23%).
- 4.19 306 sites were excluded due to being listed buildings or designated heritage asset where local planning authorities considered housing or change of use would be improbable due to harm/loss (8% of excluded sites). 264 sites excluded due to being in strategic operational infrastructure use. A further 175 sites were excluded due to being protected office sites/ business parks and 93 sites excluded for being strategic cultural, tourist or civic uses.

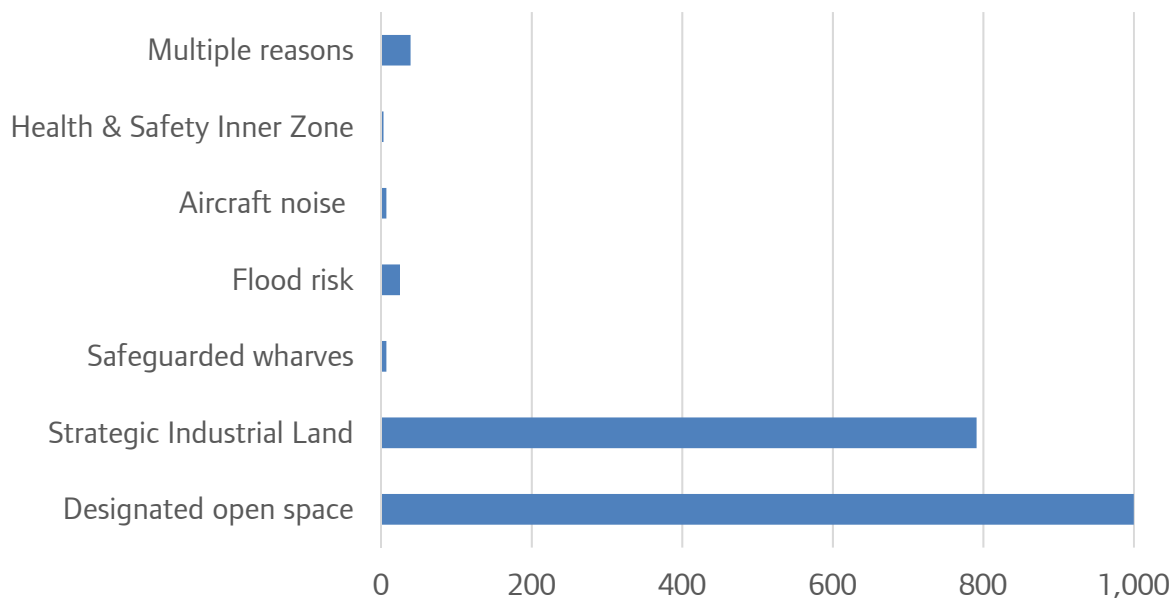
**Figure 4.3 – Number of sites classified as excluded, for specific reasons**



**Unsuitable sites**

- 4.20 Following the site assessment process, 1,872 sites were classified as unsuitable in the SHLAA – 18% of the sites considered during the large site assessment. Of these sites, 1,000 sites were classified unsuitable due to being designated open space and a further 800 sites classified unsuitable due to being Strategic Industrial Land (SIL) or safeguarded wharves.
- 4.21 Other reasons for sites being classified unsuitable were due to sites being impacted by flood zone 3b, aircraft noise levels and proximity to hazardous installations (Health & Safety Executive Consultation Zones). It should also be recognised that a number of sites are affected by multiple unsuitable constraints, eg flood risk and open space; or SIL and HSE zones.

**Figure 4.4 – Number of sites classified unsuitable**



### Housing capacity findings (2017 to 2041)

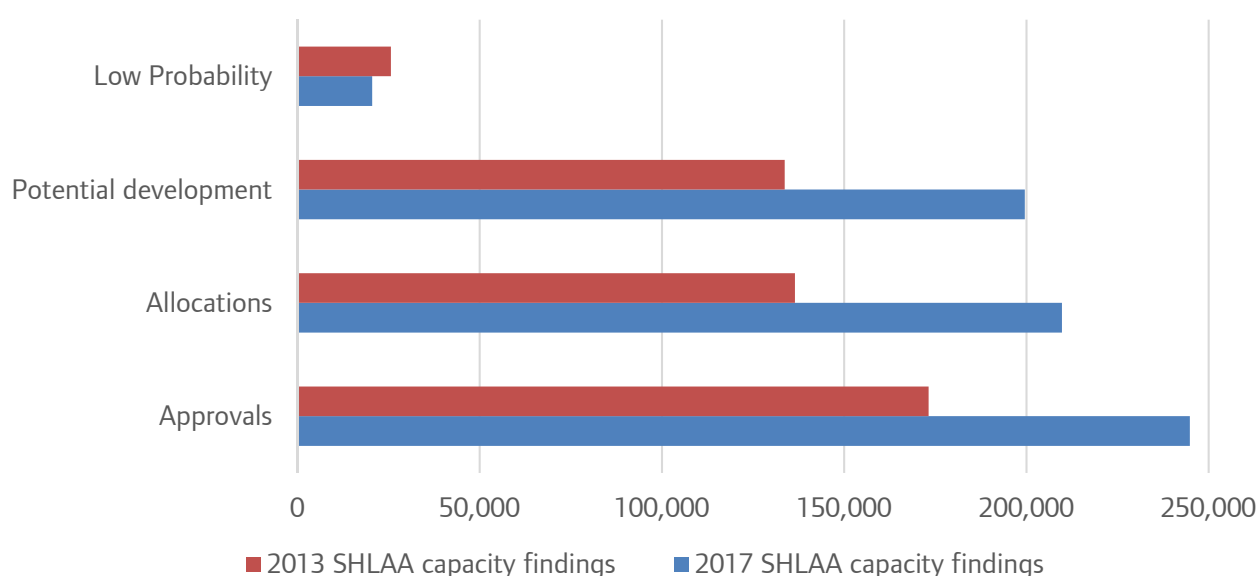
4.22 London's pipeline of approved homes on large sites accounts for over a third of the capital's large site capacity to 2041 (244,800 homes). Allocations provide capacity for up nearly 210,000 homes (31%) and potential development sites approximately 200,000 potential homes (30%). Capacity on large sites across all phases by site status is shown in Table 4.5. This is compared to capacity findings in the 2013 SHLAA across all phases of that study (2013 to 2036).

**Table 4.5 – capacity by site status in the 2017 SHLAA (all phases) compared to the 2013 SHLAA (all phases)**

status	2017 SHLAA capacity findings		2013 SHLAA capacity findings		Comparison
	capacity	percentage	capacity	percentage	change
Approvals	244,853	36%	173,177	37%	+71,676
Allocations	209,751	31%	136,487	29%	+73,264
Potential development	199,583	30%	133,695	29%	+65,888
Low Probability	20,500	3%	25,632	5%	-5,132
Excluded	0	0%	0	0%	0
Unsuitable	0	0%	0	0%	0
<b>Total</b>	<b>674,687</b>	<b>100%</b>	<b>468,991</b>	<b>100%</b>	<b>205,696</b>

4.23 Figure 4.5 compares the capacity findings in the 2017 and 2013 SHLAA studies. This shows significant increases in housing capacity identified on approvals, allocations and potential development sites, with a reduction in capacity assumptions on low probability sites.

**Figure 4.5 – capacity by site status following borough site assessment (2017 to 2041) compared to the 2013 SHLAA**

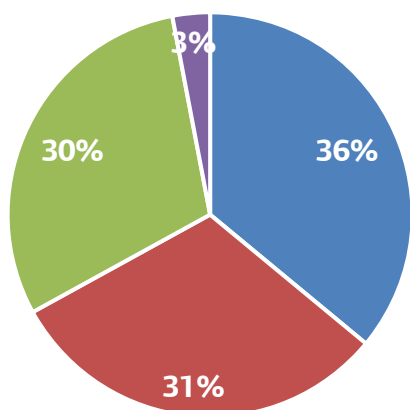


**Sites with capacity in phases one to five**

4.24 Figure 4.6 illustrates housing capacity by site status across all phases of the 2017 SHLAA. Figure 4.7 shows the percentage of sites by status category which have capacity between 2017 and 2041. This shows that:

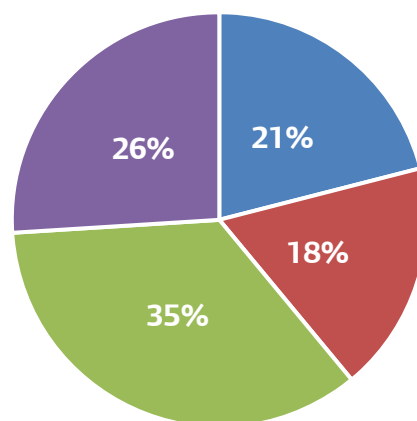
- a third of London’s large site capacity is on sites that are not currently approved or allocated for housing.
- whilst low probability sites make up 21% of the sites with housing capacity, they only account for 3% of the overall capacity identified in the SHLAA on large sites

**Figure 4.6 - Percentage of housing capacity by site status (2017 to 2041)**



- Approval
- Allocation
- Potential Development
- Low Probability

**Figure 4.7 - Percentage of sites with capacity by status category (2017 to 2041)**



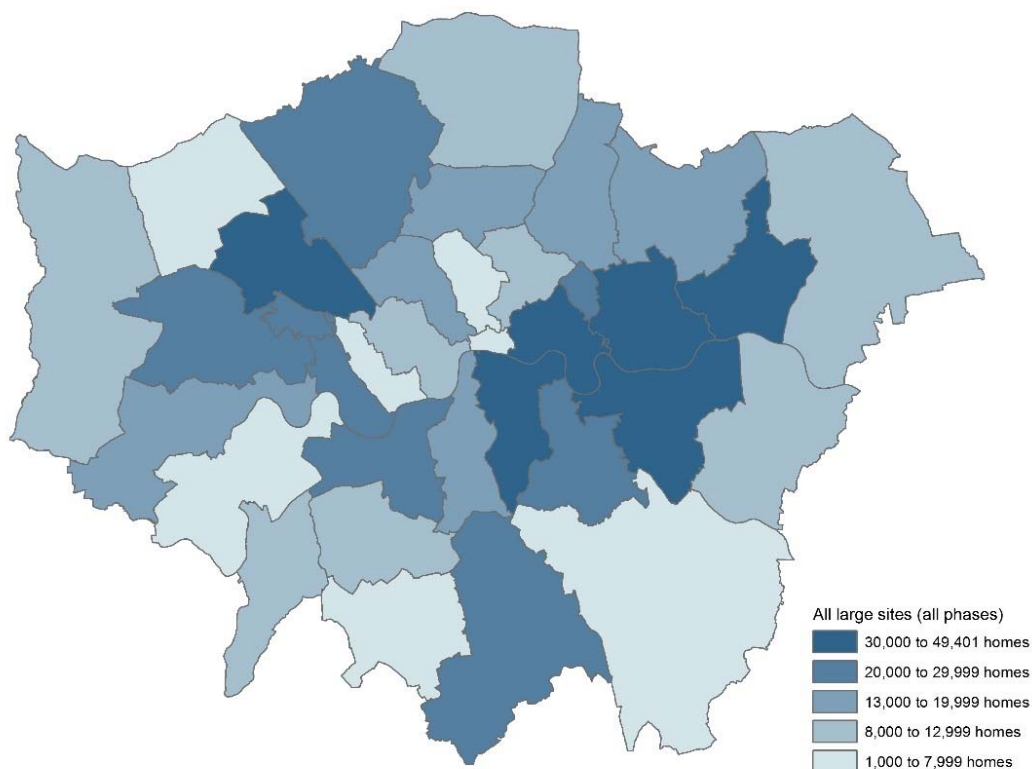
- Approval
- Allocation
- Potential Development
- Low Probability



### Spatial distribution

4.25 Figure 4.8 shows the geographical distribution on all large sites between 2017 and 2041. Capacity figures at local planning authority level and by site status are shown in Figure 4.11.

**Figure 4.8 - Housing capacity on large sites (all phases – 2017 to 2041)**



4.26 Capacity on all large sites is split more or less evenly between Inner and Outer London as shown on Table 4.6.

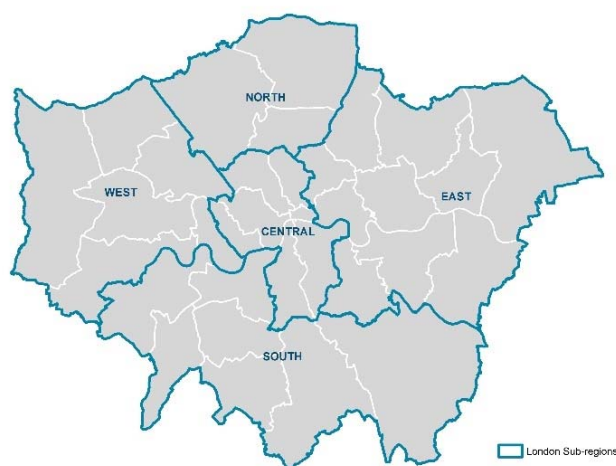
**Table 4.6 - capacity on large sites in Inner and Outer London (2017 to 2041)**

	Inner	Outer	Total
Housing capacity on large sites	354,446	320,241	674,687
Percentage	53%	47%	100%

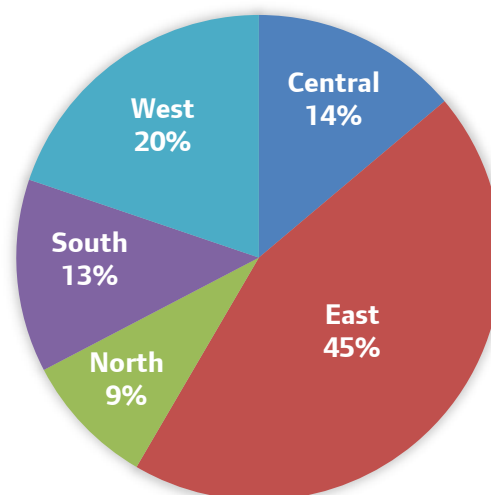
### Housing capacity by sub-region

4.27 Distribution of housing capacity on all large sites by sub-region is set out in Table 4.7. This analysis relies on the sub-regions set out in the 2016 London Plan, albeit these defined areas have not been carried forward in the new Draft London Plan.

**Figure 4.9 – London sub-regions**



**Figure 4.10 – large site capacity by sub-region (all phases)**



4.28 45% of London's large site capacity to 2041 is identified in the eastern sub-region, accounting for a potential 300,574 homes. This demonstrates the significant contribution to London's growth that this area provides, due to the quantum of potential housing capacity on large brownfield sites and the coverage of a number of large opportunity areas. The next biggest contributor is west London (20%), followed by Central London (14%), South London (13%) and North London (9%).

**Table 4.7 - capacity on large sites by sub-region (2017 to 2041)**

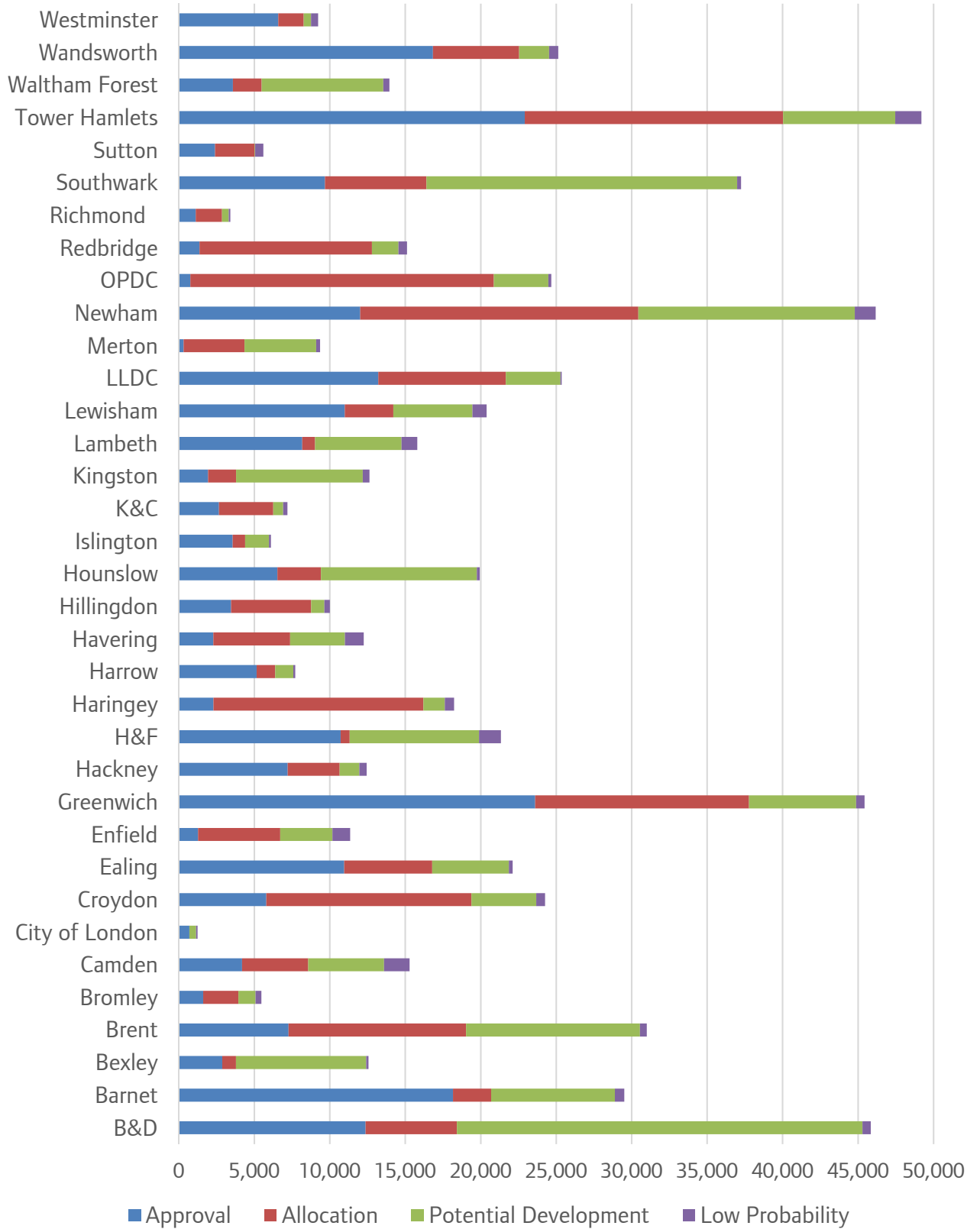
	Central	East	North	South	West	Total
Housing capacity on large sites	92,112	300,574	59,106	85,891	137,004	674,687
Percentage	14%	45%	9%	13%	20%	100%

4.29 This is a broadly similar pattern in distribution to the capacity identified on large sites across all phases of the 2013 SHLAA (2013 to 2036), which showed 46% of the large site capacity was in East London, 16% Central London, 15% West London, 12% North London and 12% South London<sup>2</sup>. The overall shared of housing capacity in large sites has increased in West and South London in the 2017 SHLAA.

<sup>2</sup> Mayor of London, London Strategic Housing Land Availability Assessment 2013, Appendix 3

4.30 Large site capacity between 2017 to 2041 by local planning authority and site status is shown on Figure 4.11.

**Figure 4.11 - Capacity on approvals, allocations, potential development and low probability sites (2017 to 2041)**



**Phasing**

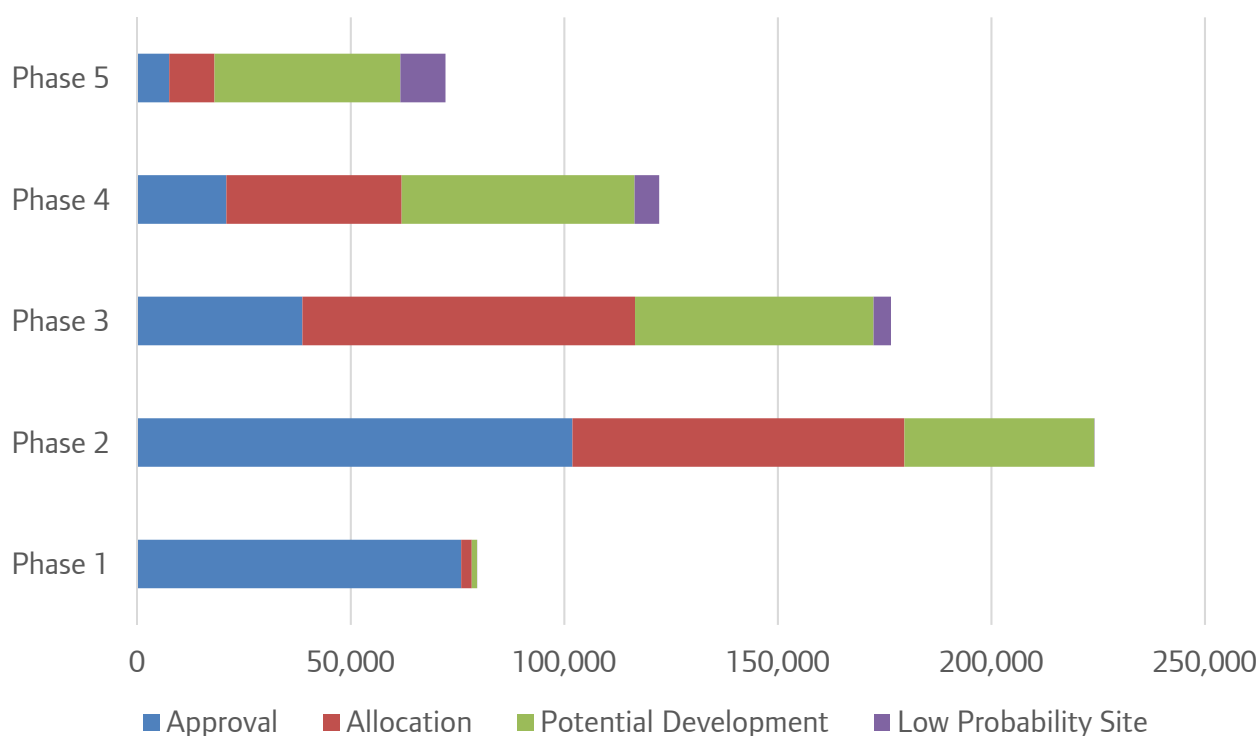
4.31 Phasing is a critical component of the site assessment process undertaken by local planning authorities and is key to understanding the SHLAA findings as a whole. Phase one is only a two year phase covering the period from the SHLAA study (2017) to the expected publication of the new London Plan in 2019. Phase two, three and four are five year phases, with phased two and three covering the 10 year housing targets used in the Plan. Phase five is a seven year phase to take the study to 2041 (the end of the Plan period).

**Table 4.8 – SHLAA phasing periods**

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
2017/18 to 2018/19	2019/20 to 2023/24	2024/5 to 2028/29	2029/30 to 2033/34	2034/5 to 2040/41

4.32 Figure 4.12 provides a breakdown of large site capacity by phase and site status. Approvals make up 95% of the capacity in phase one, much of this has already commenced on site. Alongside this are potential and allocation sites that are pending approval and considered by local planning authorities to be likely to be completed before 2019.

**Figure 4.12 - Large site capacity by phasing period (2017 to 2041)**



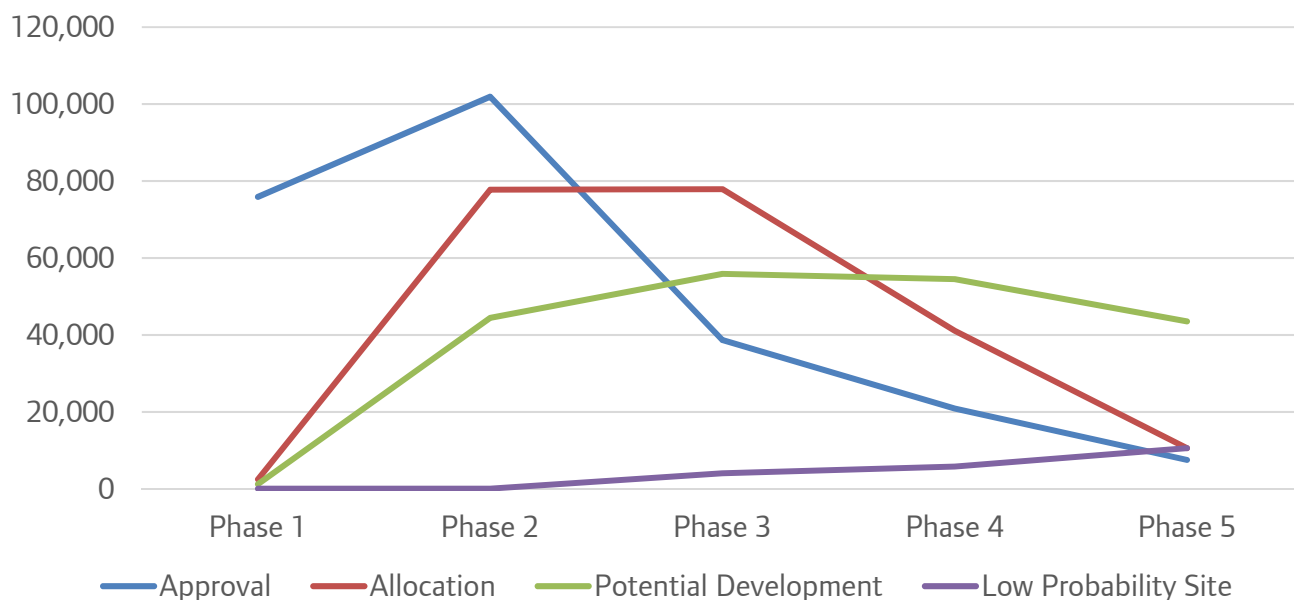
4.33 Housing capacity on each approval site is phased to reflect the expected build out rate and lead-in timescale. Hence, Figure 4.12 shows the overall pipeline of approved large sites (244,800 homes) spread across each of the five phases from 2017 to 2041, reflecting the delivery timescale assumed on these sites:

- 31% of the approvals pipeline is assigned to phase one – 75,800 homes
- 42% of the approvals pipeline is assigned to phase two - 102,000 homes
- 16% is assigned to phase three – 35,000 homes
- the remaining 12% of the pipeline is spread over phases four and five, accounting for 28,000 new homes
- On some very large approval sites, substantial numbers of new homes are assigned to phase four and five and not included in the housing target period, eg Greenwich Peninsula, Southall Gasworks, Barking Riverside, Brent Cross – see Appendix D

4.34 It should be noted that some of the approvals capacity in phase one may have been recently completed, which explains why the figures are high in some boroughs for this period (2017 to 2019). This is caused by a short time lag between the monitoring of completions on site and borough LDD returns which are typically carried out the end of the financial year.

4.35 Figure 4.13 below illustrates this time-based aspect of the SHLAA study, showing how approvals capacity reduces as sites are build out over time, and is compensated for by increased capacity on allocations and potential development sites, which are identified as having housing potential from phase two, three or four onwards. In many instances the site-specific phasing assumptions applied by local planning authorities for approvals and allocations reflect their own annually updated housing trajectories.

**Figure 4.13 - Large site capacity by phase 2017 to 2041**



4.36 During phases one, two and three (2017 to 2029), the SHLAA shows capacity for 40,000 homes a year on large site. Beyond this period, the identified level of housing capacity on large sites reduces to an annualised rate of 23,000 a year during phase four and 9,000 a year during phase five.

- 4.37 Given London’s dynamic land market, capacity findings for phase four and particularly phase five does not in all boroughs provide a true picture of the housing that could potentially come forward during that period as over this much longer-term period it becomes very challenging to predict what sites will become suitable or available for housing. However, the later phases can still provide an understanding of some of the capacity that may be available in the future and can help boroughs identify their land supply for years 10-15.
- 4.38 For a number of local planning authorities the majority of identified capacity is within phases one to three - see Figure 4.14. However, there are significant variations to this trend across London, with a number of authorities having the majority of the housing capacity phased from phase three onwards. This is particularly the case in locations where significant levels of housing development is dependent on the delivery of new infrastructure – for example: Old Oak & Park Royal Development Corporation (High Speed 2, Crossrail 1), Southwark (Old Kent Road), Camden (Euston AAP and High Speed 2). Similarly, high levels of capacity in authorities like Greenwich, Barking & Dagenham and Newham are identified in phase four and five and this reflects the time needed to either build out large approvals and effectively plan large-scale mixed use development.

#### **Designated industrial sites**

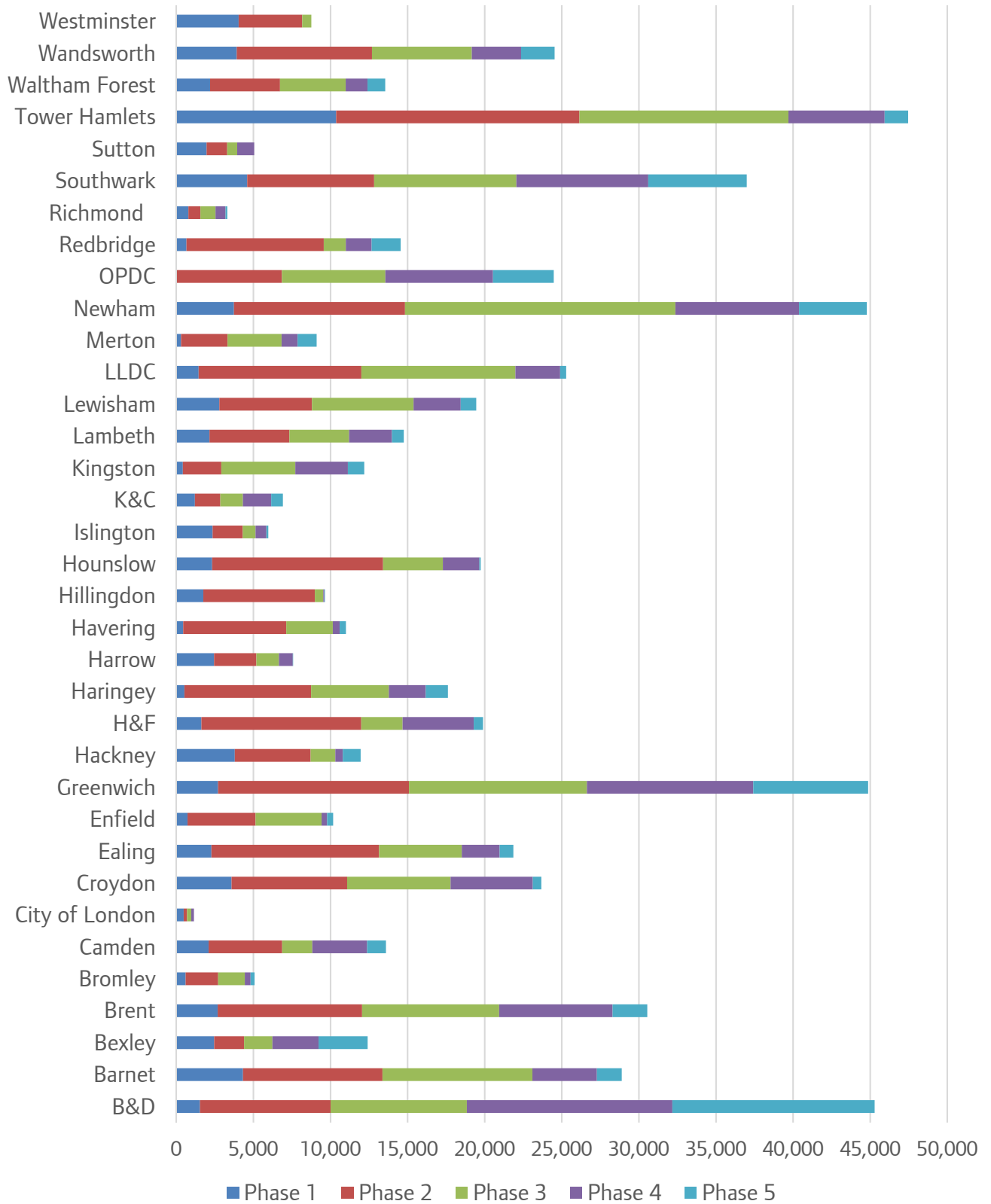
- 4.39 It is important to recognise that for some local authorities phases four and five of the SHLAA (2029 to 2041) may contain housing capacity that is assumed on a number of designated industrial sites. This was either moved into this phase by local planning authorities (as they did not consider them to be suitable for housing); or was moved into this phase by the GLA following the site assessment by local planning authorities, in order to reflect the findings of the industrial land research<sup>3</sup>. This process is explained in more detail in Chapter 5.
- 4.40 Table 4.9 shows the number of sites and quantum of designated industrial land in hectares that was either placed in four and five by local planning authorities during the site assessment process or moved into this phase from the 10 year housing target by the GLA, with the overall housing capacity for these sites also shown. Boroughs are expected to explore the potential for intensification on some of these sites in the future to open up opportunities for housing capacity in the longer-term as part of the plan-led process, as set out in the industrial policies in the Plan.

**Table 4.9 – designated industrial sites with capacity in phase four and five (2029 to 2041)**

	SIL	LSIS	Total
Sites	18	280	298
Housing capacity (phases 4 & 5)	22,746	8,166	30,912
Hectares	156	412	568

<sup>3</sup> AECOM, London Industrial Land Supply and Economy Study, 2015; and CAG consultants, London Industrial Demand Study, 2017

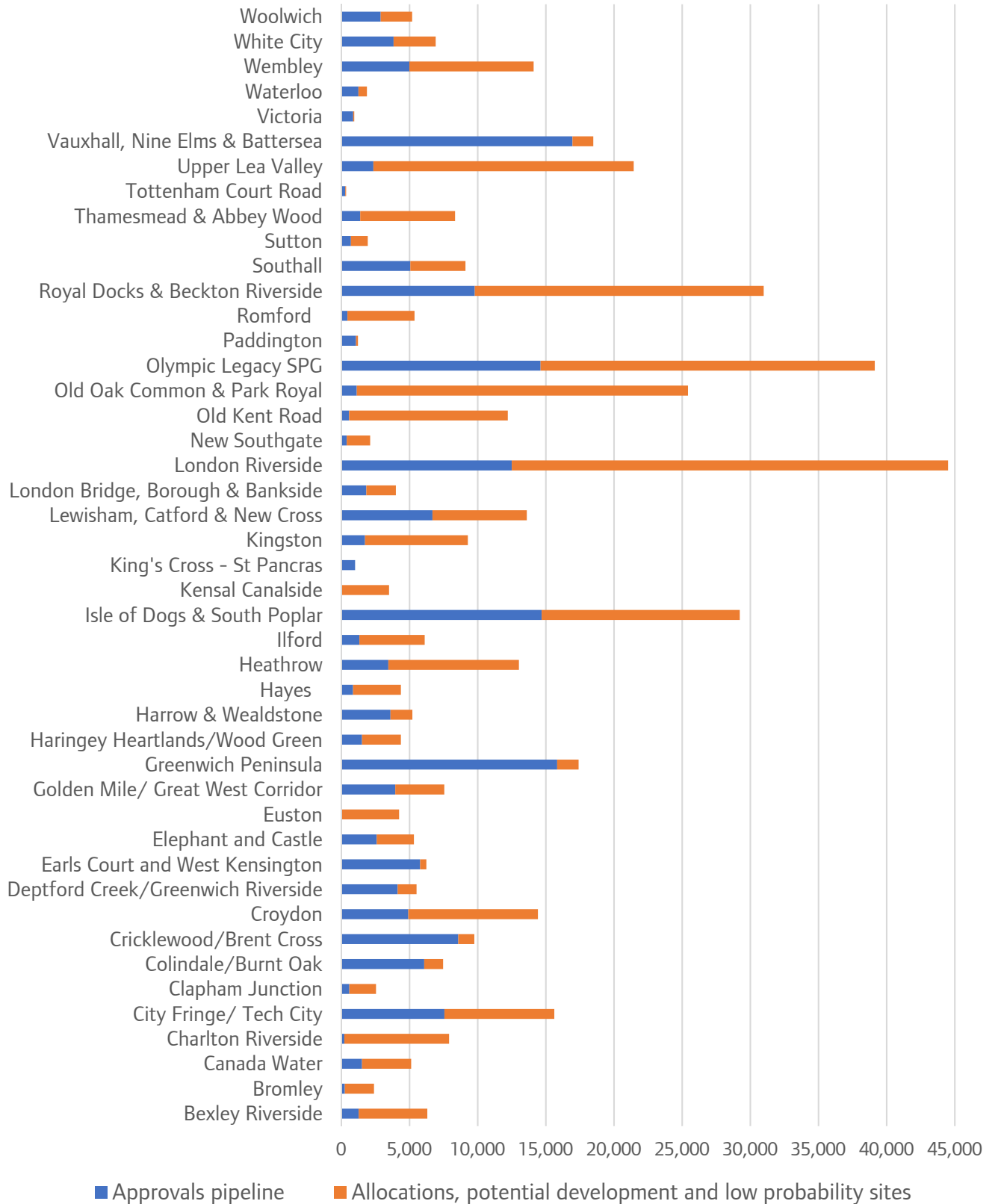
**Figure 4.14 – Large site capacity by phasing period - approvals, allocations and potential development sites by phasing period (2017 to 2041)**



**Opportunity areas**

4.41 Sites in opportunity areas account for 68% of London’s overall capacity on large sites between 2017 and 2041 – providing potential for 461,253 homes.

**Figure 4.15 - Large site capacity in opportunity areas (2017 to 2041)**





4.42 Figure 4.15 shows that:

- 6 opportunity areas have capacity for more than 20,000 additional homes – Stratford, London Riverside, Royal Docks, Isle of Dogs & South Poplar, Old Oak Common & Park Royal and the Upper Lea Valley
- 14 opportunity areas having capacity for more than 10,000 additional homes
- 22 opportunity areas have capacity over the longer-term for more than 7,000 additional homes.

4.43 These figures are reflected in the new indicative guidelines for new housing in opportunity areas in the draft new London Plan, with the exception of Sutton Town centre which are based on the Sutton Town Centre Masterplan<sup>4</sup> and is considered to be more reflective of the long-term housing capacity that could come forward to 2041. The SHLAA does not include Poplar Riverside OA and Wimbledon, Colliers Wood and South Wimbledon OA as these have emerged following the SHLAA system going live and the site assessment being undertaken.

4.44 The proportion of the large site capacity in each opportunity area that is already approved is also shown in Figure 4.15, which in some cases accounts for the majority of the capacity identified in certain opportunity areas, for example in Vauxhall Nine Elms Battersea, Greenwich Peninsula and Brent Cross. Of the overall capacity identified in opportunity areas across all phases of the SHLAA, 49,000 homes are expected to be completed in phase one of the study (2017 to 2019), which is approximately 10% of the total capacity identified.

4.45 Other opportunity areas are longer-term (with significant amounts of potential capacity, yet to be approved) and which are still to some extent at the plan-making stage. This includes Old Kent Road, London Riverside, Royal Docks and Old Oak Common & Park Royal. Clearly, more detailed and ongoing discussions will be required to understand the exact quantum of housing capacity in some opportunity areas in phase four and five of the SHLAA (beyond 2029) where this housing capacity has been identified in designated industrial land (SIL or LSIS). This process would need to be undertaken in line with the plan-led approach outlined in the Draft new London Plan.

4.46 Similarly, the overall capacity figures to 2041 for many opportunity areas will need to be reviewed and phased to account for the delivery of essential transport infrastructure. For example, in Old Kent Road, the Bakerloo Line would need to be delivered to enable the level of housing growth expected in the SHLAA beyond 2029 (during phase four and five), with the exact phasing to be determined through further detailed discussion between Southwark, TfL and the GLA.

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<sup>4</sup> Sutton Town Centre – Draft Masterplan 2016 - <https://moderngov.sutton.gov.uk/documents/s44234/Appendix%20C%20-%20Draft%20Sutton%20Town%20Centre%20Masterplan.pdf>

4.47 Substantial numbers of new jobs are also expected in these opportunity areas, which are set out in the London Plan. Where relatively low levels of housing capacity are shown in Figure 4.15 this is either due to these areas being more employment focused or having been mostly developed already (eg. King’s Cross, Paddington, Victoria, Tottenham Court Road).

#### Town centres

4.48 29% of London’s housing capacity on large sites is located on sites which overlap with<sup>5</sup> town centre boundaries – providing capacity for 197,000 homes. Over half of the capacity on allocated and potential development sites is in PTALs 4 to 6, with 36% within PTALs 2 to 3.

#### Low probability sites

4.49 1,180 sites were classified as low probability by local planning authorities during the assessment for the reasons specified in Table 4.10. Low probability sites were assigned an 8% probability for housing – meaning only 8% of the notional capacity on each site was assumed in the SHLAA and spread across phases three, four and five (2024 to 2041)<sup>6</sup>.

4.50 Following the site assessment process only 20% of the capacity on low probability sites was assigned to phase three and therefore contributed towards London Plan housing targets - 4,121 homes across London. This accounts for only 3% of the total large site capacity identified across London between 2017 and 2041. Housing capacity on low probability by phase and category is shown below.

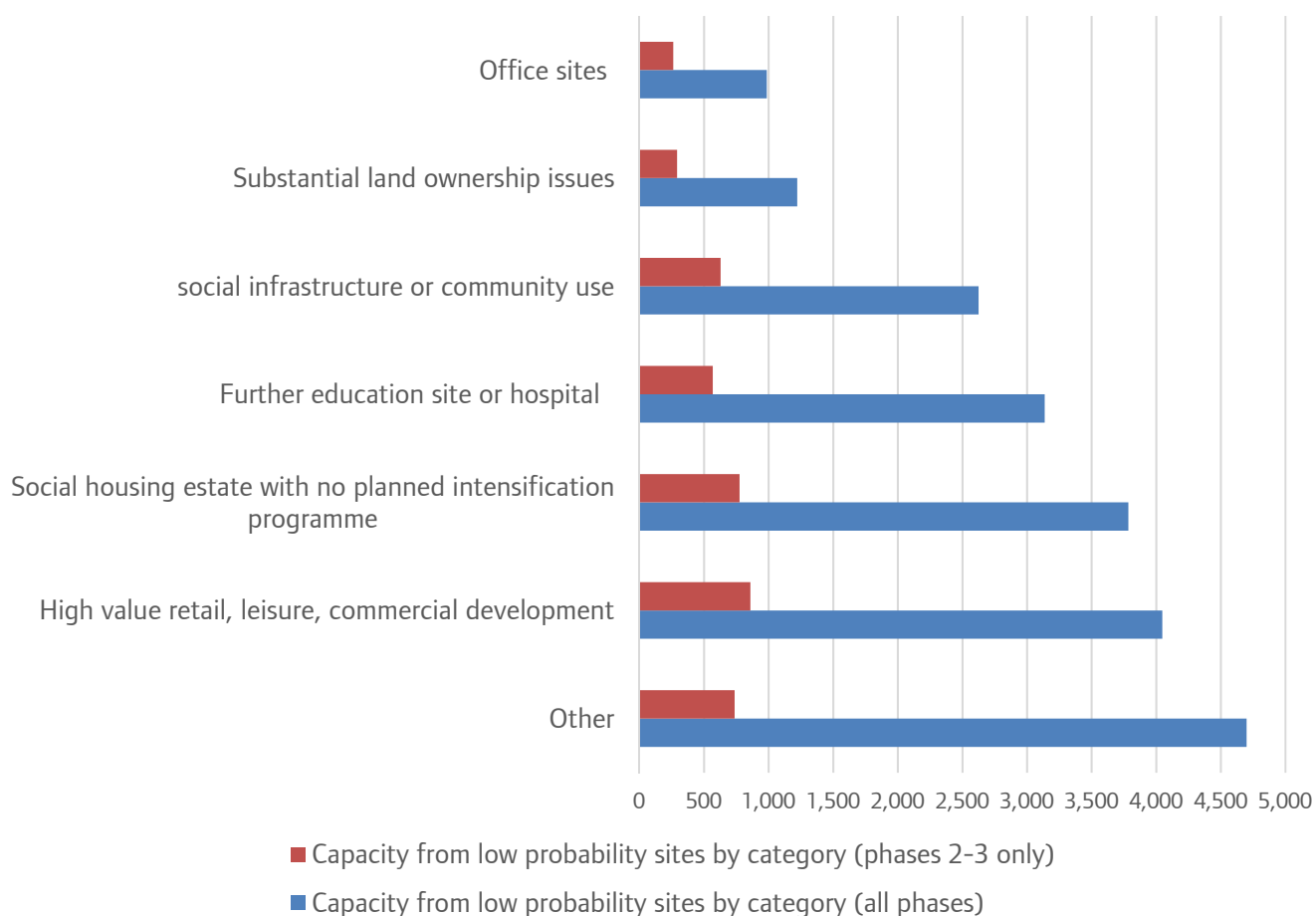
**Table 4.10 – Reasons for sites being categorised as low probability and housing capacity assumed**

Low Probability Reason	Number of sites	Percentage of all low probability sites	Housing capacity (all phases)	Housing capacity (phase 2 to 3 only)
High value retail, leisure, commercial development	219	19%	4,047	859
Office sites	110	9%	986	262
Further education site or hospital	96	8%	3,137	568
Social housing estate with no planned intensification programme	187	16%	3,784	775
social infrastructure or community use	219	19%	2,625	628
Substantial land ownership issues	79	7%	1,222	292
Other	270	23%	4,699	737
<b>Total</b>	<b>1,180</b>	<b>100%</b>	<b>20,500</b>	<b>4,121</b>

<sup>5</sup> So are either within or straddling a town centre boundary

<sup>6</sup> Note that office sites classified as low probability yield a probability of either 5% or 10% depending on their location – see chapter 2, Section 6.

**Figure 4.16 – capacity from low probability sites**



4.51 High value retail, leisure or commercial sites make up around a fifth of the capacity on low probability sites, followed by social housing estates (16%).

**Social housing estates**

4.52 The SHLAA assumes 3,784 net additional sites are assumed across all phases of the SHLAA on social housing estates that are classified as low probability, only 775 homes assumed during the 10 year target period on these sites (phase two and three) – 77 net additional homes a year across London. As a comparison, 2,600 net additional completions have been provided from estate regeneration schemes between 2008/9 and 2015/16<sup>7</sup>.

<sup>7</sup> London Development Database

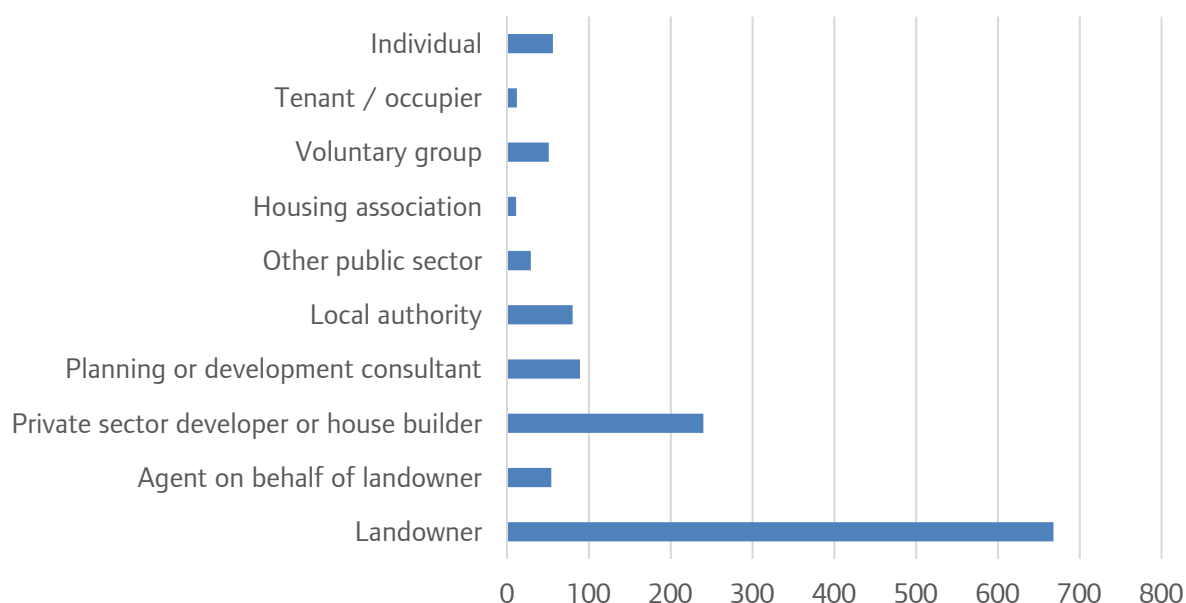
### Call for sites

4.53 1,290 sites were submitted by stakeholders through the call for sites process, more than half of which were submitted by landowners, or by agents acting on their behalf. Private sector developers/housebuilders and housing associations submitted 250 sites. In total, 560 sites were submitted by a range of public sector bodies, including infrastructure providers and local authorities. In addition, 9% of the sites were submitted by individuals and voluntary sector organisations. A breakdown of the sites submitted by stakeholder categories is shown in Table 4.11 and Figure 4.17 below.

**Table 4.11 – call for site submissions by stakeholder category**

Stakeholder category	Sites submitted	% total
Landowner	668	52%
Agent on behalf of landowner	54	4%
Private sector developer or house builder	240	19%
Planning or development consultant	89	7%
Local authority	80	6%
Other public sector	29	2%
Housing association	11	1%
Voluntary group	51	4%
Tenant / occupier	12	1%
Individual	56	4%
<b>Total</b>	<b>1,290</b>	<b>100%</b>

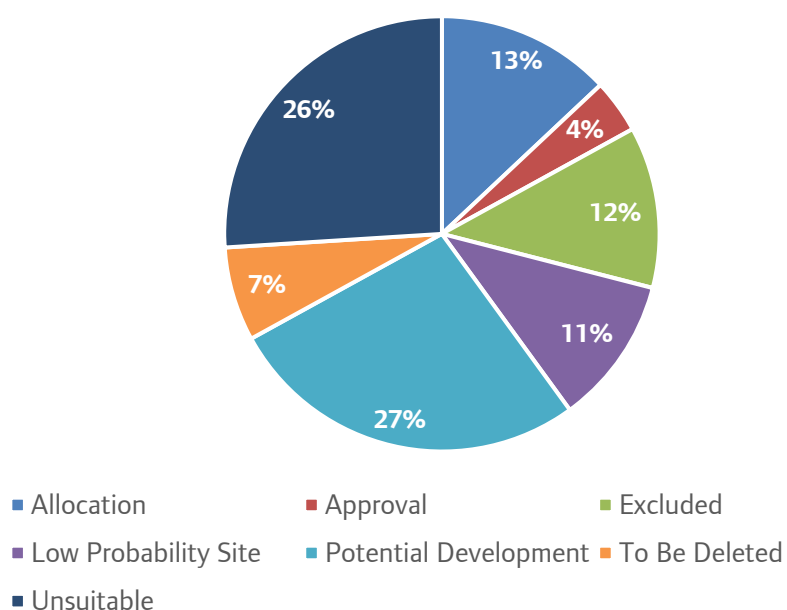
**Figure 4.17 – call for site submissions by stakeholder category**



4.54 Stakeholders were advised that all sites submitted as part of the call for sites would remain confidential to avoid affecting existing occupants or land values. Submissions were shared with local planning authorities to inform the SHLAA site assessments and local plan preparation, which was made clear to stakeholders during the process.

4.55 Whilst nearly half of all sites submitted through the call for sites were considered to be either unsuitable (26%), excluded (12%), or having low probability (11%) for housing, 27% were considered to have housing potential and a further 13% were already existing or emerging allocations. 70 sites were deleted as they were either considered to be below the size threshold or not genuine sites by local planning authorities, for example, where a significant proportion of a proposed site boundary included areas of highways, railway lines and/or station platforms, which when removed from the site boundary rendered sites below the large site threshold (0.25 ha). Figure 4.18 shows the site status of call for site submissions following the site assessment undertaken by local planning authorities.

**Figure 4.18 – Site status of call for site submissions following borough site assessment**

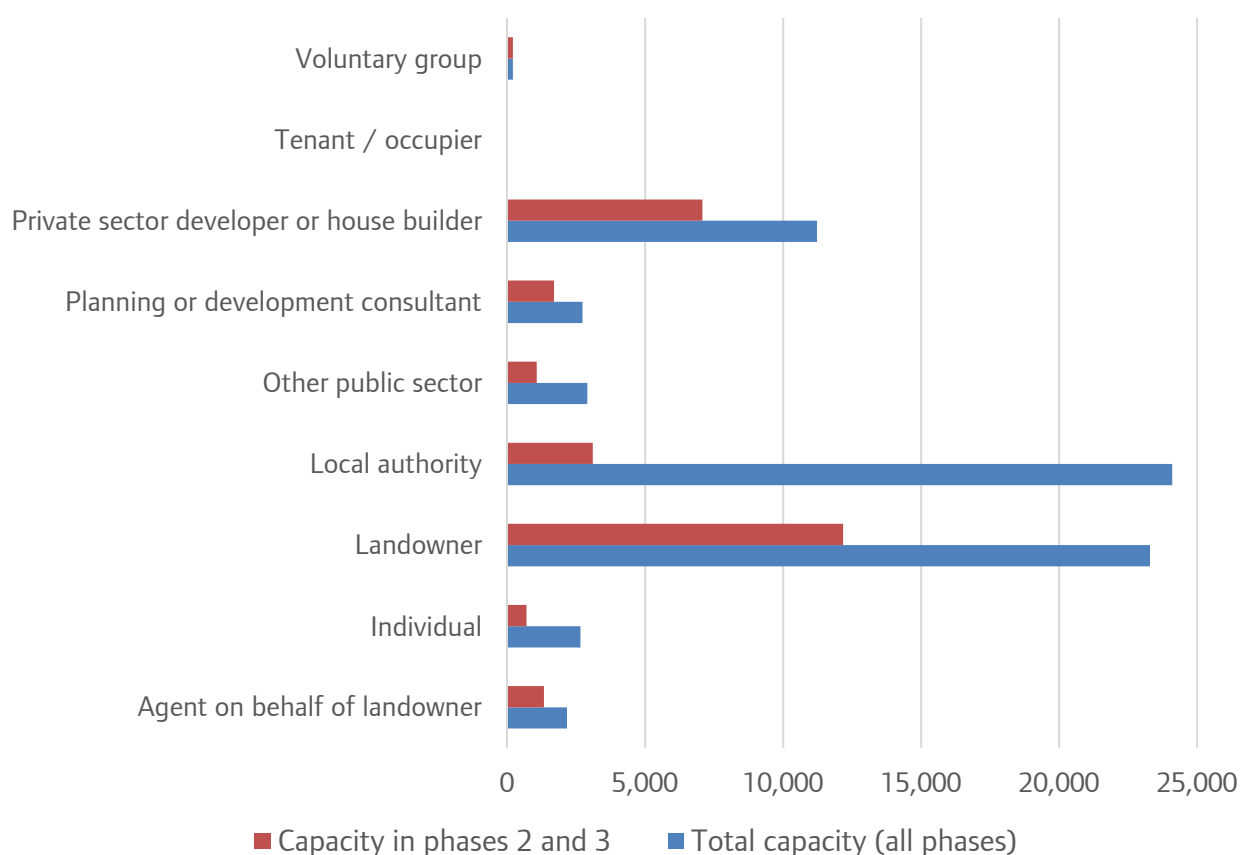


4.56 Not including sites that are already approved or allocated for housing, capacity for 69,000 homes was identified on potential development sites that were submitted through the call for sites. These sites contributed 27,000 homes towards the 10 year large site capacity figure for phases two and three of the SHLAA. These sites account for 35% of the total capacity identified on potential development sites across all phases of the SHLAA and 27% of the total large site capacity identified on potential development sites during phases two and three (2019/20 to 2028/29).

4.57 Figure 4.15 shows the housing capacity identified on potential development sites submitted through the call for sites by stakeholder category. This shows that sites submitted by landowners and private sector developers/housebuilders yielded the greatest proportion of this capacity (34,500 potential homes to 2041, of which 19,000 is identified within phase two and three). This amounts to 19% of the overall capacity identified on potential development sites within the 10 year target.

4.58 A significant amount of housing capacity is also identified on sites put forward through the call for sites by local authorities and other public sector bodies. These sites yielded capacity for 27,000 homes between 2019 and 2041 on potential development sites, albeit 85% of this capacity is phased after 2030 and is not expected to contribute towards housing targets due to phasing and lead-in times. It should also be recognised that all of the land submitted by local authorities is in local authority ownership. In addition, the number of sites submitted by local authorities varied significantly across London.

**Figure 4.19 – Housing capacity identified on call for sites submissions by stakeholder category**



4.59 Sites submitted by infrastructure providers (for example, transport, utilities and social infrastructure) yielded capacity for 13,600 homes on potential development sites between 2019 and 2041 – of which capacity for 7,000 homes was identified during phase two and three of the SHLAA. Where allocations are also included alongside potential development sites, over 20,000 homes were identified on sites submitted by infrastructure providers in all phases of the SHLAA.

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# **5 Results:**

## **Large sites**

### **Phases two and three**

#### **2019 to 2028**

## 5 Results: Large sites – phases two and three, 2019 to 2028

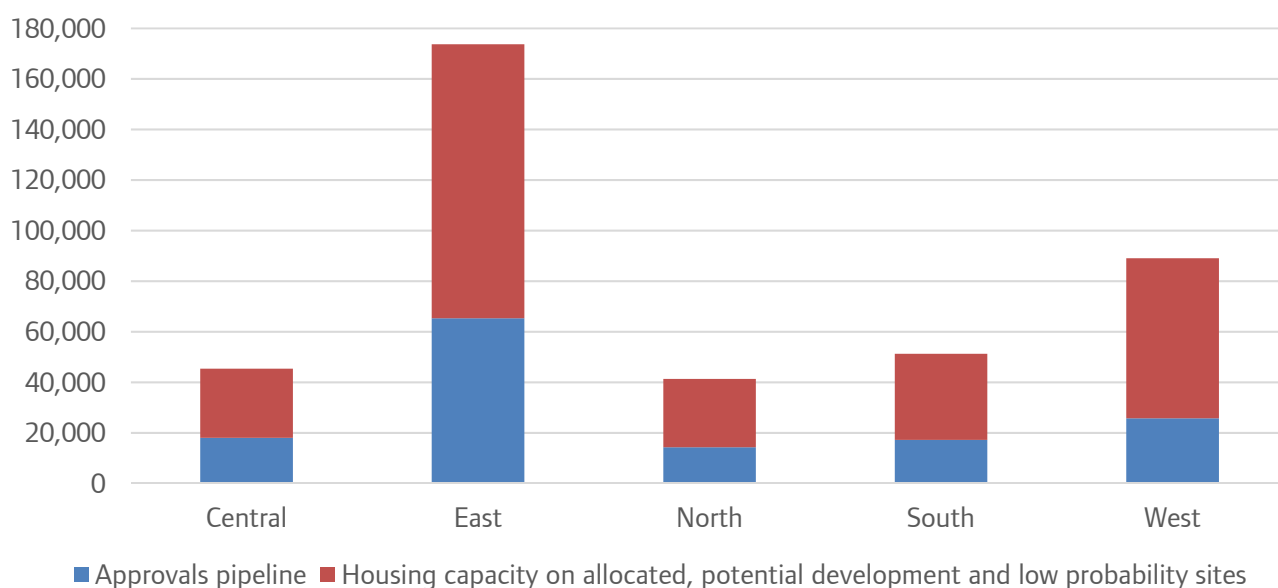
5.1 This chapter summarises the housing capacity findings in the SHLAA for large sites during phase two and three of the study. This covers the 10 year London Plan housing target during financial years 2019 to 2028<sup>1</sup>. In total, the SHLAA identifies capacity for 400,643 homes during this period on large sites (0.25 ha a more in size), approximately 40,000 a year. 51% of this capacity is within Inner London; 49% in Outer London, as shown in Table 5.1.

**Table 5.1 - Capacity on all large sites by Inner and Outer London (2019 to 2028)**

	Inner	Outer	Total
Total large sites capacity	203,962	196,681	400,643
Percentage	51%	49%	100%

5.2 43% of the large site capacity in East London sub-region, with 22% in West London and 13% in South London and 13% in South London, with the remaining 21% split between North and Central London. This is shown in Figure 5.1 and Table 5.2.

**Figure 5.1 – large site capacity by sub region (2019 to 2028)**



**Table 5.2 – Large site capacity by sub-region (2019 to 2028)**

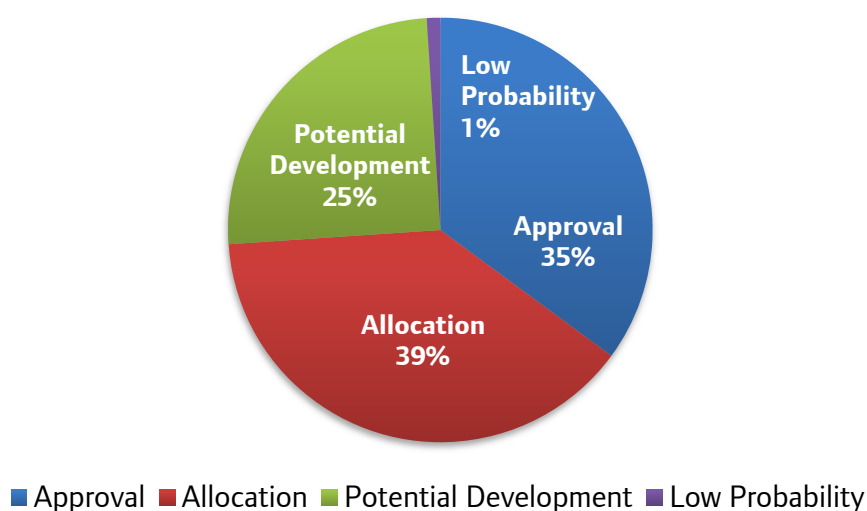
	Central	East	North	South	West	Total
Total large sites capacity	45,344	173,668	41,314	51,275	89,042	400,643
Percentage of total capacity	11%	43%	10%	13%	22%	100%
allocated, potential development and low probability sites	27,295	108,321	27,020	34,098	63,320	260,054
Approvals pipeline	18,049	65,347	14,294	17,177	25,722	140,589

<sup>1</sup> 2019/20 to 2028/29



- 5.3 This is a broadly similar pattern in distribution to the capacity identified on large sites in the 2013 SHLAA during the previous 2013 SHLAA and 10 year housing targets (2015 – 2025) on large sites. This showed 47% of the large site capacity between phase two and three of that assessment was in East London, 15% Central London, 14% West London, 12% North London and 11% South London<sup>2</sup>. Of the large sites identified with housing potential between 2019 and 2028:
- 69% of the large site capacity is within opportunity areas (275,000 homes)
  - 32% of the large site capacity is either within or overlapping with a town centre boundary (127,000 homes).
- 5.4 Of the large site capacity during this period identified on allocated and potential development sites:
- 56% of the capacity is in PTAL Zones 4 to 6, providing capacity for 143,000 homes;
  - 36% is identified in PTAL Zones 2 to 3 (93,000 homes);
  - 8% in PTALs 0 to 1 (20,000 homes).
  - 48% of these sites are located in central setting areas, 40% are in urban setting areas and 13% in suburban settings.
  - 65% are mixed use
- 5.5 A breakdown of these aspects is provided in Appendix A.
- 5.6 Allocations account for 39% of London’s large site capacity during this period (155,600 homes), with 35% of homes identified on approvals (140,500 homes) and 25%, 100,000 homes on potential development sites. Low probability sites only account for 1% of London’s large site capacity during the 10 year target (4,00 homes).

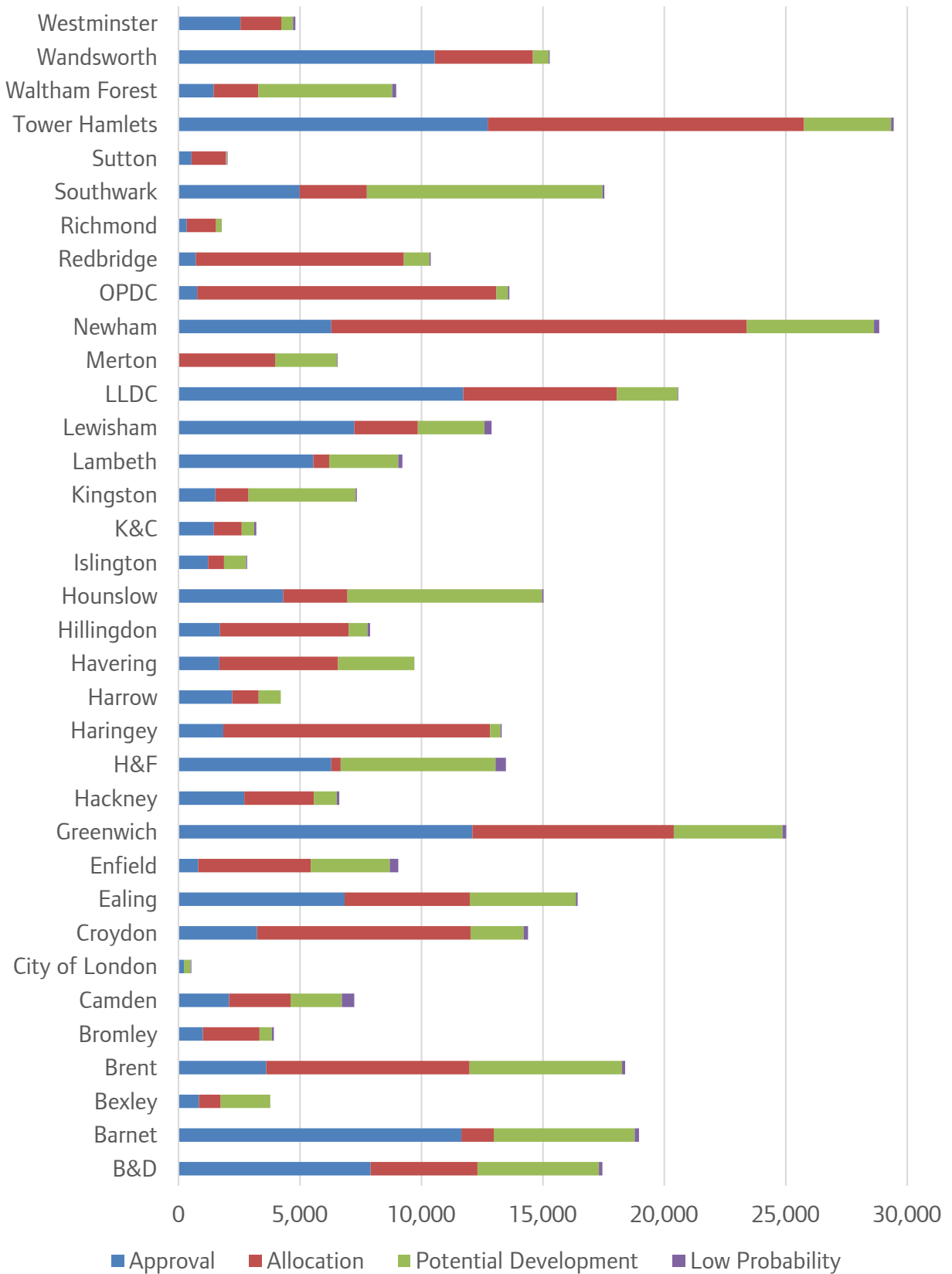
**Figure 5.2 – capacity by site status (2019 to 2028)**



<sup>2</sup> Mayor of London, London Strategic Housing Land Availability Assessment, 2013, page 55, Table 3.2

5.8 Capacity by individual local planning authority during phase two and three is shown in Figure 5.3 and Table 5.5, with the capacity split by site status.

**Figure 5.3 – large site capacity by site status (2019-2028)**



**Table 5.5 – large site capacity by site status (2019-2028)**

	Approval	Allocation	Potential Development	Low Probability	Local planning authority Total	% of London total
B&D	7,905	4,404	4,997	145	17,451	4%
Barnet	11,646	1,334	5,798	183	18,961	5%
Bexley	835	900	2,042	0	3,777	1%
Brent	3,607	8,372	6,282	129	18,390	5%
Bromley	1,002	2,329	513	78	3,922	1%
Camden	2,082	2,528	2,115	511	7,236	2%
City of London	219	0	274	34	527	0%
Croydon	3,229	8,795	2,184	180	14,388	4%
Ealing	6,836	5,154	4,368	72	16,430	4%
Enfield	806	4,637	3,252	352	9,047	2%
Greenwich	12,099	8,289	4,480	151	25,019	6%
Hackney	2,704	2,867	943	103	6,617	2%
H&F	6,288	385	6,376	428	13,477	3%
Haringey	1,842	10,984	430	50	13,306	3%
Harrow	2,212	1,084	915	0	4,211	1%
Havering	1,675	4,894	3,134	7	9,710	2%
Hillingdon	1,704	5,308	765	109	7,886	2%
Hounslow	4,311	2,645	8,011	62	15,029	4%
Islington	1,214	659	911	40	2,824	1%
K&C	1,454	1,147	512	86	3,199	1%
Kingston	1,515	1,362	4,413	50	7,340	2%
Lambeth	5,546	653	2,847	171	9,217	2%
Lewisham	7,236	2,617	2,742	293	12,888	3%
LLDC	11,722	6,325	2,499	25	20,571	5%
Merton	13	3,962	2,547	26	6,548	2%
Newham	6,289	17,109	5,237	215	28,850	7%
OPDC	764	12,324	472	59	13,619	3%
Redbridge	708	8,571	1,055	48	10,382	3%
Richmond	336	1,211	228	3	1,778	0%
Southwark	4,986	2,767	9,705	74	17,532	4%
Sutton	531	1,426	30	31	2,018	1%
Tower Hamlets	12,730	13,024	3,583	107	29,444	7%
Waltham Forest	1,444	1,838	5,514	163	8,959	2%
Wandsworth	10,551	4,037	654	39	15,281	4%
Westminster	2,548	1,683	481	97	4,809	1%
<b>Total</b>	<b>140,589</b>	<b>155,624</b>	<b>100,309</b>	<b>4,121</b>	<b>400,643</b>	<b>100%</b>
<b>Percentage</b>	<b>35%</b>	<b>39%</b>	<b>25%</b>	<b>1%</b>	<b>100%</b>	

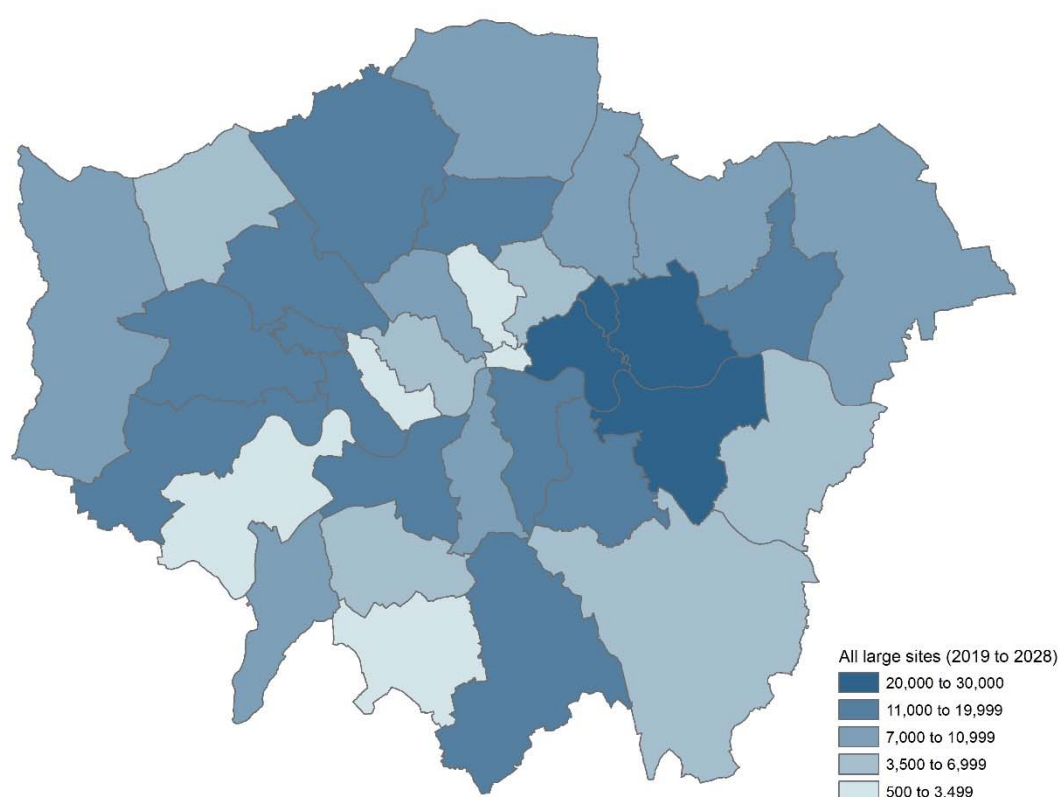
### Spatial distribution

5.9 The spatial distribution of large site capacity during this period is shown in Figure 5.4. A quarter of London's housing capacity on large sites during phases two and three of the SHLAA is located in four planning authorities:

- Tower Hamlets – 29,444 homes
- Newham – 28,850 homes
- Greenwich – 25,019 homes
- London Legacy Development Corporation – 20,571 homes

5.10 These four authorities provide capacity for over 104,000 homes during this period.

**Figure 5.4 – capacity on large sites (2019-2028)**



5.11 There are also substantial contributions from a range of other local authorities. The following 12 local planning authorities account for 47% of London's large site capacity during the 10 year target period – 186,752 homes. These are:

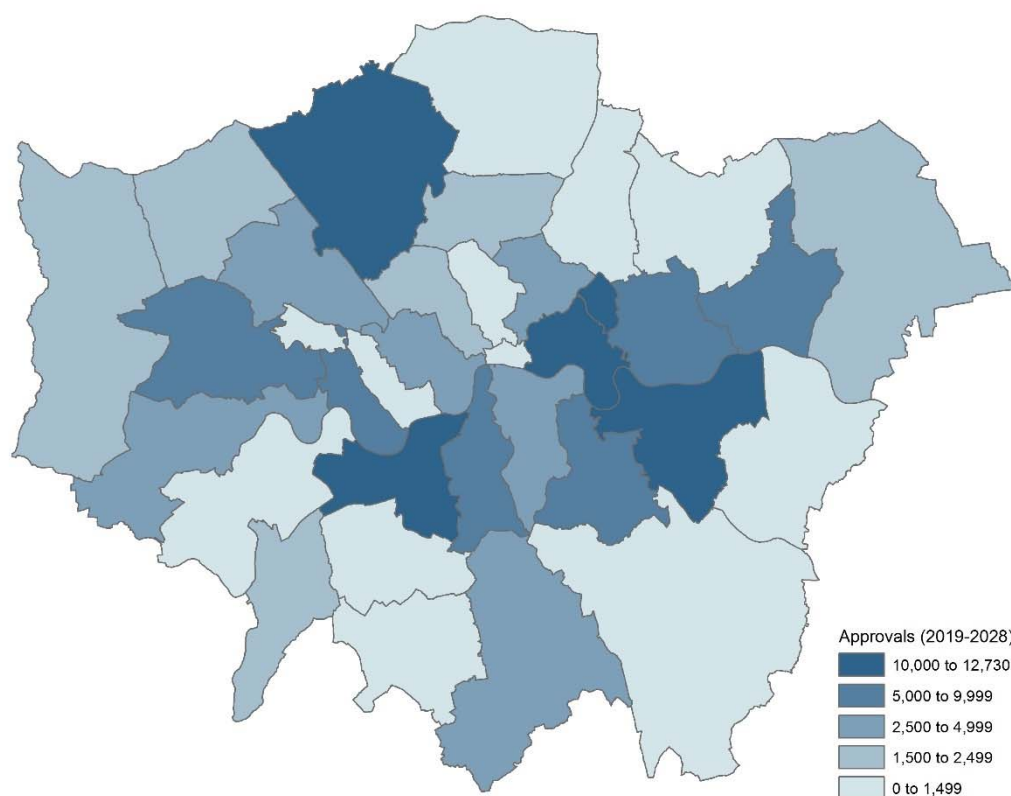
- Barnet – 18,961 homes
- Brent - 18,950
- Southwark – 17,532 homes
- Barking & Dagenham – 17,451 homes
- Ealing – 16,430 homes
- Wandsworth – 15,281 homes

- Hounslow – 15,029 homes
  - Croydon – 14,388 homes
  - OPDC – 13,619 homes
  - Hammersmith & Fulham – 13,477 homes
  - Haringey – 13,306 homes
  - Lewisham – 12,888 homes
- 5.12 A quarter of London’s large site capacity during the target period is found in 14 local planning authorities which have capacity for between 3,700 and 10,500 homes on large sites during the 10 year target period – Redbridge, Havering, Lambeth, Enfield, Waltham Forest, Hillingdon, Kingston, Camden, Hackney, Merton, Westminster, Harrow, Bromley and Bexley.
- 5.13 Only 3% of London’s large site capacity in phase two and three is found in the remaining five boroughs – K&C, Islington, City of London, Sutton and Richmond.
- 5.14 Variations in capacity on large sites during this period are influenced by a range of factors including:
- the pipeline of approvals in each borough and when this is expected to come forwards
  - the availability of large brownfield sites
  - public transport and infrastructure provision
  - the scope for higher residential densities in particular locations, for example, around town centres and stations
  - planning designations for industrial land, Green Belt and other open spaces
  - other competing land use requirements, for example, employment, retail and industrial floorspace
  - environmental and heritage constraints – eg. listed buildings and flood risk

### Large site approvals pipeline

- 5.15 Figure 5.5 shows the distribution of housing capacity on approvals during phase two and three. 42% of the total pipeline of approved homes on large sites that is expected to come forward between 2019 and 2028 (59,000 homes) is found in five local planning authorities – Tower Hamlets, Greenwich, LLDC, Barnet and Wandsworth. There is also a substantial pipeline of large sites with planning permission in Barking & Dagenham, Ealing, Lewisham, Newham, Hammersmith & Fulham and Lambeth.
- 5.16 As explained in chapter 2 and 4, capacity on large approvals is phased to reflect expected build out rates. Hence, not all of the capacity on particularly large approvals will be assumed to be delivered within the 10 year target. However, it is still worth recognising the role of very large approval sites in contributing to the spatial distribution of approvals capacity across local planning authorities in the 10 year target, for example, sites at Vauxhall Nine Elms Battersea, Greenwich Peninsula, South Quay, Barking Riverside, Southall Gasworks, Brent Cross and the LLDC.
- 5.17 The approvals capacity that is assumed to be brought forwards in phase two and three of the SHLAA will need to be delivered on these sites in order to achieve the 10 year targets in these local planning authorities, as replacement sites of this size are unlikely to come forward during this timescale to compensate for any unanticipated delays in their delivery. This should be recognised in the monitoring of 10 year targets, particularly when reviewing annualised rates of delivery, which can fluctuate from year to year.

**Figure 5.5 – approvals capacity (2019-2028)**

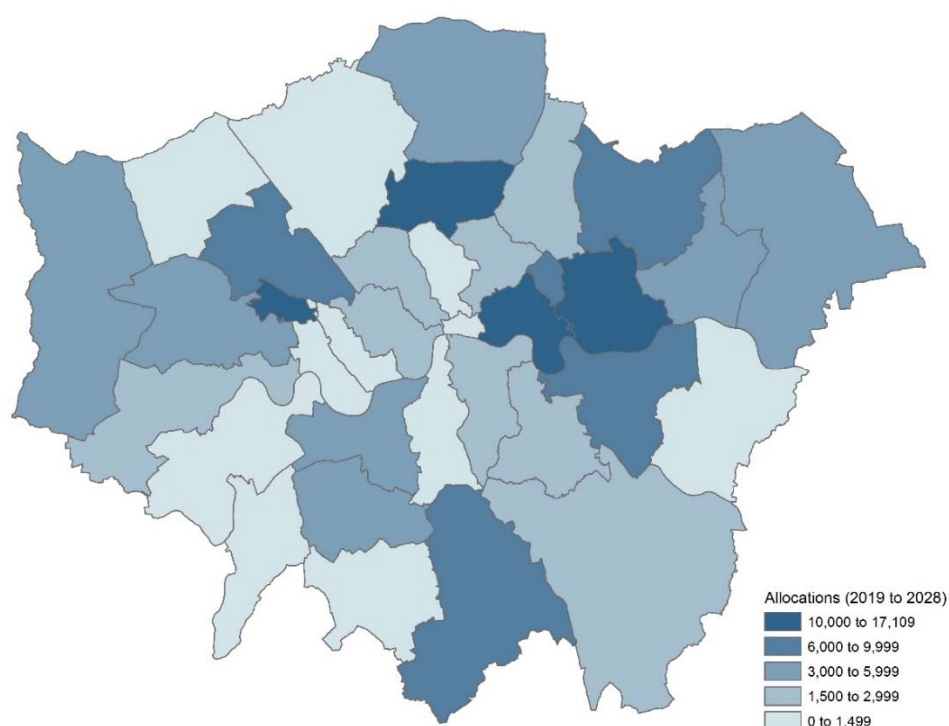


- 5.18 Whilst the 10 year London Plan target will be monitored on an annual basis, in reality, there will inevitably be borough level variations in housing delivery from one year to the next due to the inherent uncertainty in delivery on large sites, hence the need to take a longer-term view of overall housing delivery against the 10 year target and taking into account the overall pipeline of approvals.
- 5.19 Whilst some approval sites may lapse, change ownership or be amended, the sites will not disappear. Changes in permission or ownership may in fact mean that sites come forward at a higher housing capacity or are passed on to an organisation that is more intent on delivering the homes.

### Allocations capacity

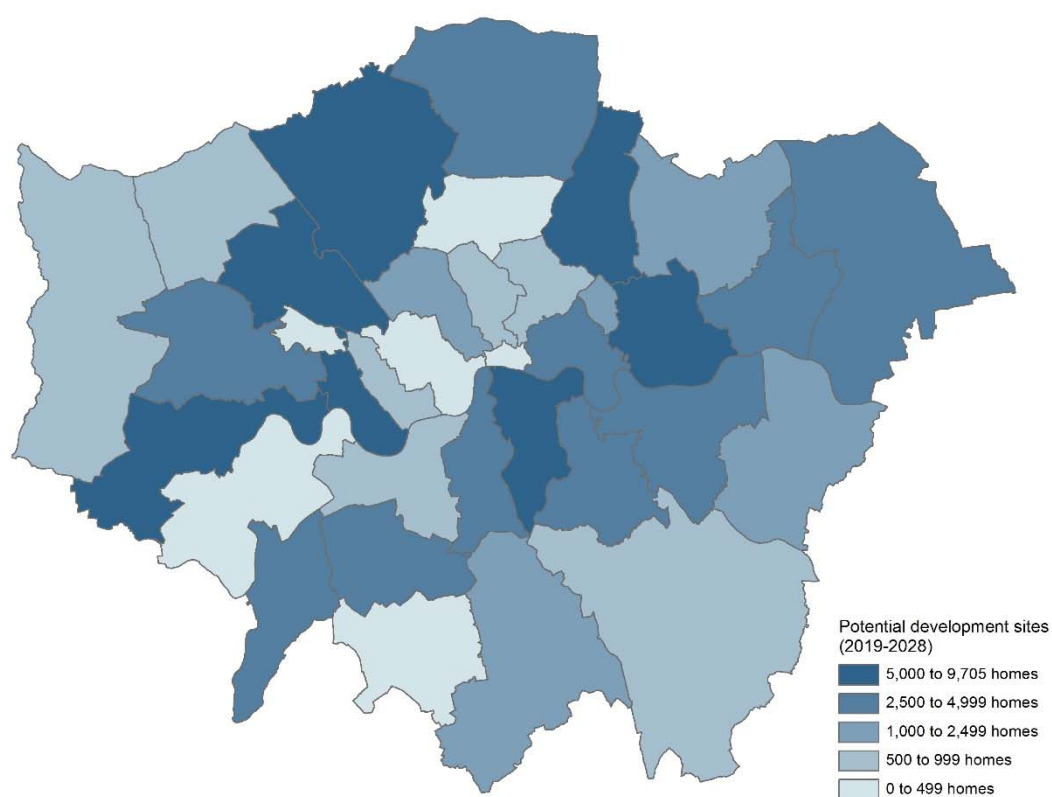
- 5.20 As confirmed in chapter 2, allocations were sites that are allocated for housing/mixed use development in an adopted or emerging development plan document. Capacity on allocations during this period is shown in Figure 5.6 and shows that housing capacity from this site source makes a substantial contribution towards London's housing targets. This is particularly the case in Newham, Tower Hamlets, OPDC, Brent, Haringey. Substantial housing potential is also identified in allocations in Croydon, Redbridge, Greenwich, LLDC, Hillingdon and Ealing Havering, Enfield, Barking & Dagenham, Wandsworth and Merton. This is influenced by the stage each planning authority is at in preparing their Local Plans and site allocations documents but also the size and potential density of the site allocations identified. Flexibility was provided in the SHLAA for 'emerging allocations' to be included as allocations which explains why capacity figures for OPDC and other authorities are high ahead of the adoption of the plan.

**Figure 5.6 - Capacity on allocations (2019 to 2028)**



**Capacity on potential development sites**

- 5.21 Capacity on potential development sites which contributes towards the 10 year target shows the most substantial level of capacity is identified in Southwark (9,700 homes), followed by Hounslow (8,000 homes); Hammersmith & Fulham and Brent (6,300 homes); Barnet, Waltham Forest and Newham (5,200 to 5,800 homes). Significant contributions also come from Barking & Dagenham, Greenwich, Kingston, Ealing, Tower Hamlets, Enfield and Havering (between 5,000 and 3,000 homes).

**Figure 5.7 – capacity on potential development sites (2019 to 2028)**



**Densities on allocated and potential development sites**

- 5.22 Initial notional capacities for all large sites (not including approvals) were calculated by SHLAA system using default density estimates. Through the site assessment process, local planning authorities reviewed the density for each allocated and potential development site and could make amendments where necessary drawing on their local knowledge. These changes were scrutinised by the GLA.
- 5.23 The default density estimates are broadly based on the 2016 London Plan density matrix and chosen to reflect the type of development envisaged to come forward, taking into account PTAL, setting and location. Higher density estimates were used in areas with better PTALs and more urban and central locations. Increased densities were assumed in town centres and opportunity areas to reflect recent trends and their strategic importance in terms of housing supply. This is summarised in chapter 2.
- 5.24 In total, 1,673 allocated and potential development sites show housing capacity in phases 2 and 3 of the SHLAA. Half of these sites had their densities changed (828 sites). Of these sites, 27% had their density increased; 73% had their density decreased.
- 5.25 The analysis below shows the original default density assumptions used in the SHLAA system in different locations and compares these with the average densities assumed on allocated and potential development sites which have capacity during phase 2 and 3 (following the site assessment process). Average densities therefore reflect the changes made by local planning authorities during the site assessment process and are provided for each potential setting/PTAL area. Average SHLAA densities are compared to trends in approvals (new build large sites) between 2004 and 2015, based on London Development Database information.

- 5.26 Standard density assumptions shown in **bold** in Table 5.6 were used as a starting point on large sites (outside town centres and opportunity areas), which could be amended by boroughs on a case by case basis through the site assessment. The average density applied on allocated and potential development sites with capacity in phases two or three in these locations (following the site assessment) is shown in **(brackets)** in the same table below. This suggests that, at a general London-wide level, the initial density estimates used were broadly considered appropriate. However, the average densities were moderately increased in suburban settings areas and reduced in urban and central settings and locations with higher PTALs through the borough site assessment.

**Table 5.6 – Initial standard density assumptions applied outside opportunity areas and town centres (compared to average densities applied in the SHLAA in these locations following the site assessment) -dph**

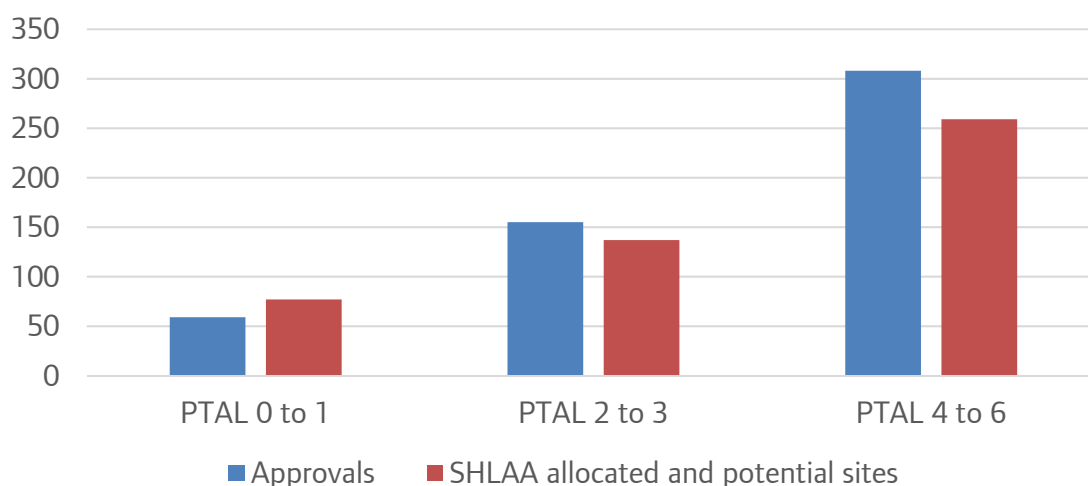
	PTAL 0 to 1	PTAL 2 to 3	PTAL 4 to 6
Suburban	<b>65</b> (64)	<b>80</b> (98)	<b>115</b> (131)
Urban	<b>80</b> (82)	<b>145</b> (141)	<b>225</b> (198)
Central	<b>100</b> (117)	<b>210</b> (177)	<b>355</b> (290)

- 5.27 As shown in Table 5.7 and Figure 5.8, densities on SHLAA sites are lower than trends in approvals in central setting areas; in urban setting areas with PTAL 2 to 6; and in suburban PTAL 4 to 6 areas. SHLAA densities are higher than trends in approvals in suburban setting areas below PTAL 3 and low PTAL urban setting areas.

**Table 5.7 – Average densities in approvals on new build large sites outside opportunity areas and town centres (2004 to 2015)**

	PTAL 0 to 1	PTAL 2 to 3	PTAL 4 to 6
Suburban	25	78	178
Urban	75	135	233
Central	230	246	332
<b>Average by PTAL</b>	<b>59</b>	<b>155</b>	<b>308</b>

**Figure 5.8 – SHLAA densities compared to average densities in approvals outside opportunity areas and town centres**



- 5.28 The average density used in the SHLAA in opportunity areas following the site assessment by local planning authorities is shown in Table 5.8 in brackets and can be compared to the initial system default densities which are in bold in the same table. This shows that, on average, densities in opportunity areas were reduced in suburban and central setting areas and PTALs 4 to 6 locations but increased in urban locations with PTALs 0 to 3.

**Table 5.8 – Initial opportunity area density assumptions (compared to average densities applied in the SHLAA in these locations following the site assessment)**

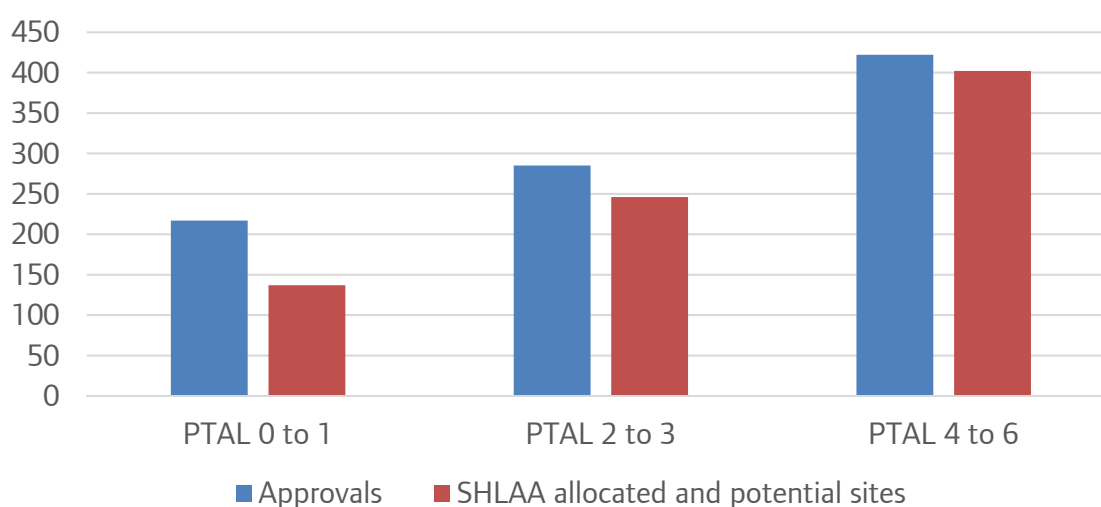
PTAL	0 - 1	2 - 3	4 - 6
Suburban	<b>80</b> (71)	<b>145</b> (127)	<b>225</b> (161)
Urban	<b>100</b> (139)	<b>210</b> (221)	<b>355</b> (321)
Central	<b>250</b> (205)	<b>350</b> (330)	<b>450</b> (431)

- 5.29 Average densities relied on in the SHLAA on allocated and potential development sites in opportunity areas are lower than average trends in approvals in these locations, as shown in Table 5.9 and Figure 5.9. This supports the rationale for using increased default densities as a starting point in these locations.

**Table 5.9 - Average densities in opportunity areas (approved new build large sites 2004 to 2015)**

	PTAL 0 to 1	PTAL 2 to 3	PTAL 4 to 6
Suburban	83	204	337
Urban	150	227	330
Central	407	363	453
<b>Average by PTAL</b>	<b>217</b>	<b>285</b>	<b>422</b>

**Figure 5.9 – SHLAA densities compared to average densities in approvals in opportunity areas**



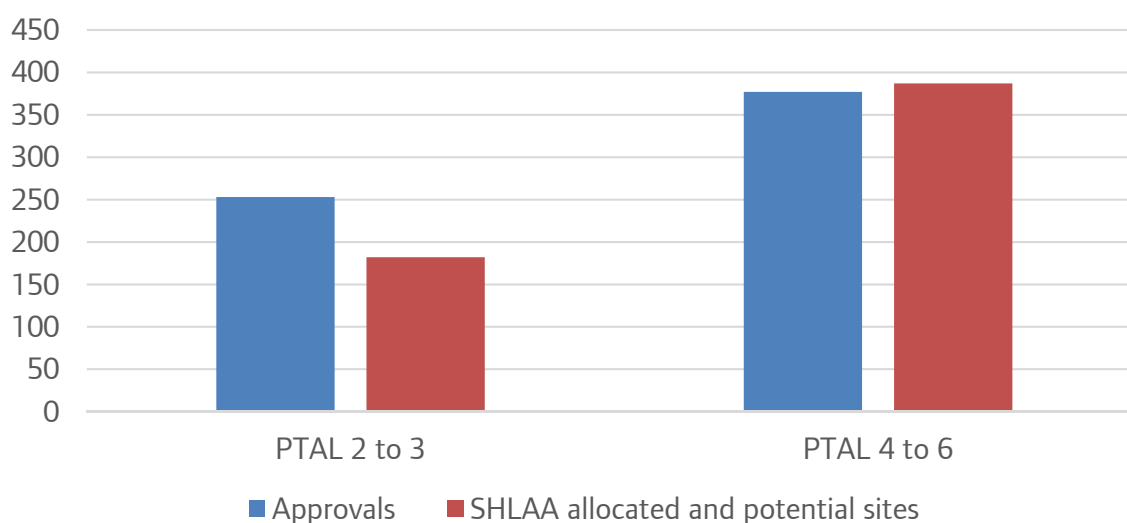
- 5.30 On average, the default density assumptions were increased in town centres by local planning authorities (as shown in Table 5.10).

**Table 5.10 – Initial town centre density assumptions (compared to average densities applied in the SHLAA in these locations following the site assessment)**

PTAL	0 - 1	2 - 3	4 - 6
Urban	95 (NA <sup>3</sup> )	170 (172)	260 (278)
Central	110 (NA)	240 (256)	405 (423)

- 5.31 These average densities applied in the SHLAA are comparable to average densities in approvals in PTALs 4 to 6. Trends in densities on approvals sites in town centre sites with PTALs 2 to 3 are significantly higher than those assumed in the SHLAA. This comparison is shown in Figure 5.10 and Table 5.11.

**Figure 5.10 – SHLAA densities compared to average densities in approvals in town centres**



**Table 5.11 - Average densities in approvals on all new build large sites in town centres (2004 to 2015)**

	PTAL 0 to 1 <sup>4</sup>	PTAL 2 to 3	PTAL 4 to 6
Urban	-	162	256
Central	-	642	406
<b>Average by PTAL</b>	-	<b>253</b>	<b>377</b>

<sup>3</sup> There are no sites in the SHLAA which are in town centres and within PTALs 0 to 1, as most centres have higher PTALs.

<sup>4</sup> No approvals have come forward in town centres within PTALs 0 to 1, as most centres have higher PTALs.

**Site size**

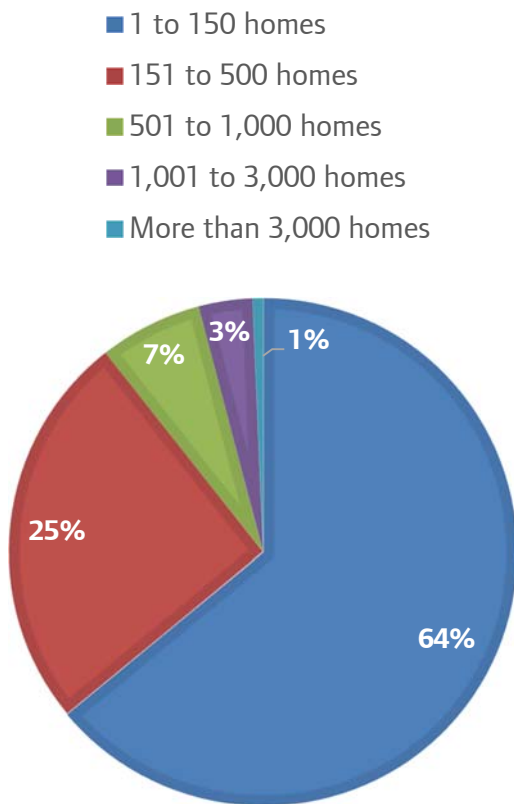
5.32 In terms of the approval, allocated and potential development sites with capacity during 2019 to 2028:

- 64% of these sites have capacity for between 1 and 150 homes
- 25% have capacity of between 151 and 500 homes
- 7% have capacity for 501 to 1,000 homes
- 4% of have capacity of more than 1,000 homes

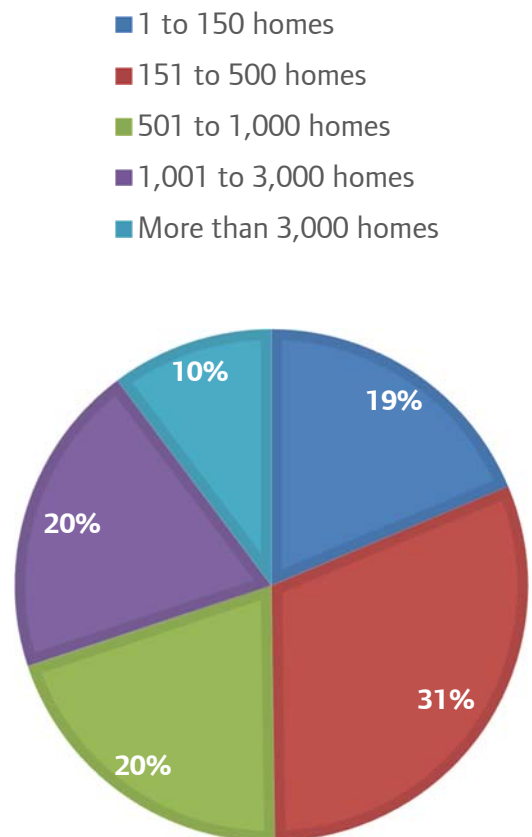
5.33 Of the capacity identified on these sites between 2019 and 2028:

- 19% is on sites with capacity for between 1 and 150 homes
- 31% is on sites with capacity for 151 to 500 homes
- 20% is on sites with capacity for 500 to 1,000 homes
- 20% is on sites with capacity for 1,000 to 3,000 homes
- 10% is on sites which have capacity for 3,000 homes and more

**Figure 5.11 - Number of approved, allocated and potential development sites with capacity during phase 2 and 3 by site size**



**Figure 5.12 - Capacity on allocated and potential development sites with capacity by site size**



5.34 Whilst London is to an extent dependent on sites over 1,000 homes in size to achieve targets (which account for 30% of large site capacity), this doesn't necessarily mean that each individual site of this size needs to be build out in their entirety during the 10 year timescale. These schemes are phased in the SHLAA based on the assumed build out rate and lead-in time, so only the proportion of homes assumed on these sites needs to come forward between 2019 and 2028.

5.35 A breakdown of capacity by site size category and borough is provided in Appendix A.

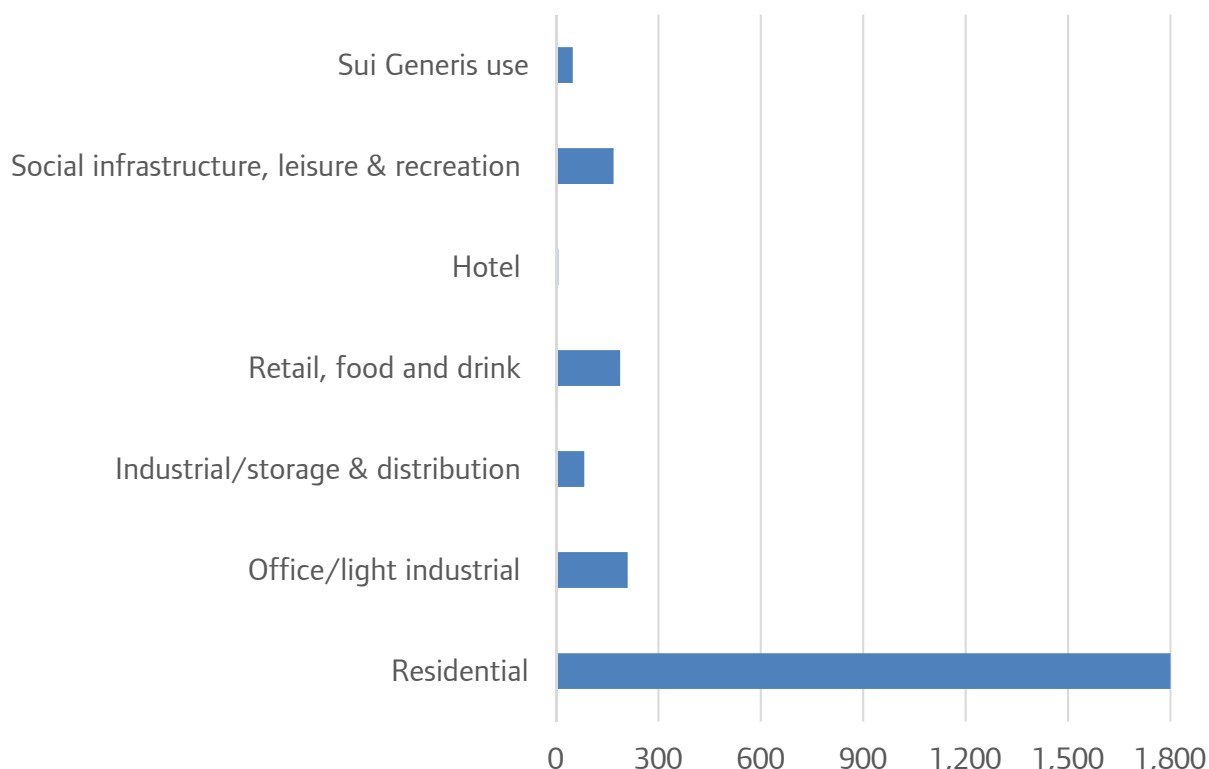
**Mixed use**

5.36 Of the 1,673 allocated and potential development sites in the SHLAA which show capacity during phases two or three, 64% are mixed use (1,076 sites); 36% are not mixed use (597 sites). Table 5.12 and Figure 5.12 show the proportion of total site area assigned to different land uses in the SHLAA on allocated and potential development sites with capacity during phase two and three.

5.37 Whilst residential use accounts for 72% (1,800 hectares) of the total site area on these sites, 705 hectares is assigned to other land uses, including:

- 12% of the potential development capacity to B1 office/light industrial and B2/B8 industry/storage and distribution land use - 293 hectares
- 16% to other retail, commercial and social infrastructure uses – 413 hectares

**Figure 5.13 – Hectares of site area assigned to different land uses on mixed use allocations and potential development sites with housing capacity between 2019 and 2028**



**Table 5.12 – Quantum of expected land uses on mixed use allocations and potential development sites with capacity between 2019 and 2028**

	Residential	Office/light industrial (B1 use)	Industrial/storage & distribution (B2/B8 use)	Retail, food and drink (A1-A5 use)	Hotel (C1 use)	Social infrastructure, leisure & recreation (D1 & D2 uses)	Sui Generis use	Total site area
Hectares	1,800	210	83	188	7	169	49	2,506
% of total site area	72%	8%	3%	8%	0%	7%	2%	100%

- 5.38 A breakdown in the floorspace assumed by land use on allocated and potential development sites by local planning authority is shown in Appendix A.
- 5.39 Where the housing capacity for a particular site was already known, eg allocations or submitted applications, the SHLAA system allowed authorities to more expeditiously edit the density and site capacity to reflect this figure and complete the site assessment without having to flag the site as mixed use and add the exact percentage of different land uses. Consequently, the proportion of sites flagged as mixed use in SHLAA will underestimate the actual number of sites expected to include non-residential land uses.

#### **The Central Activities Zone**

- 5.40 Capacity for 27,500 homes is identified in phases two and three of the SHLAA within the Central Activities Zone (CAZ) - 7% of the overall housing capacity in London on large sites during this period. Of this capacity 20,600 is already approved – 75% of the large site capacity in the CAZ – with a further 6,500 homes on allocated and potential development sites. This breakdown is shown in Table 5.13.

**Table 5.13 – large site capacity within the CAZ by site status**

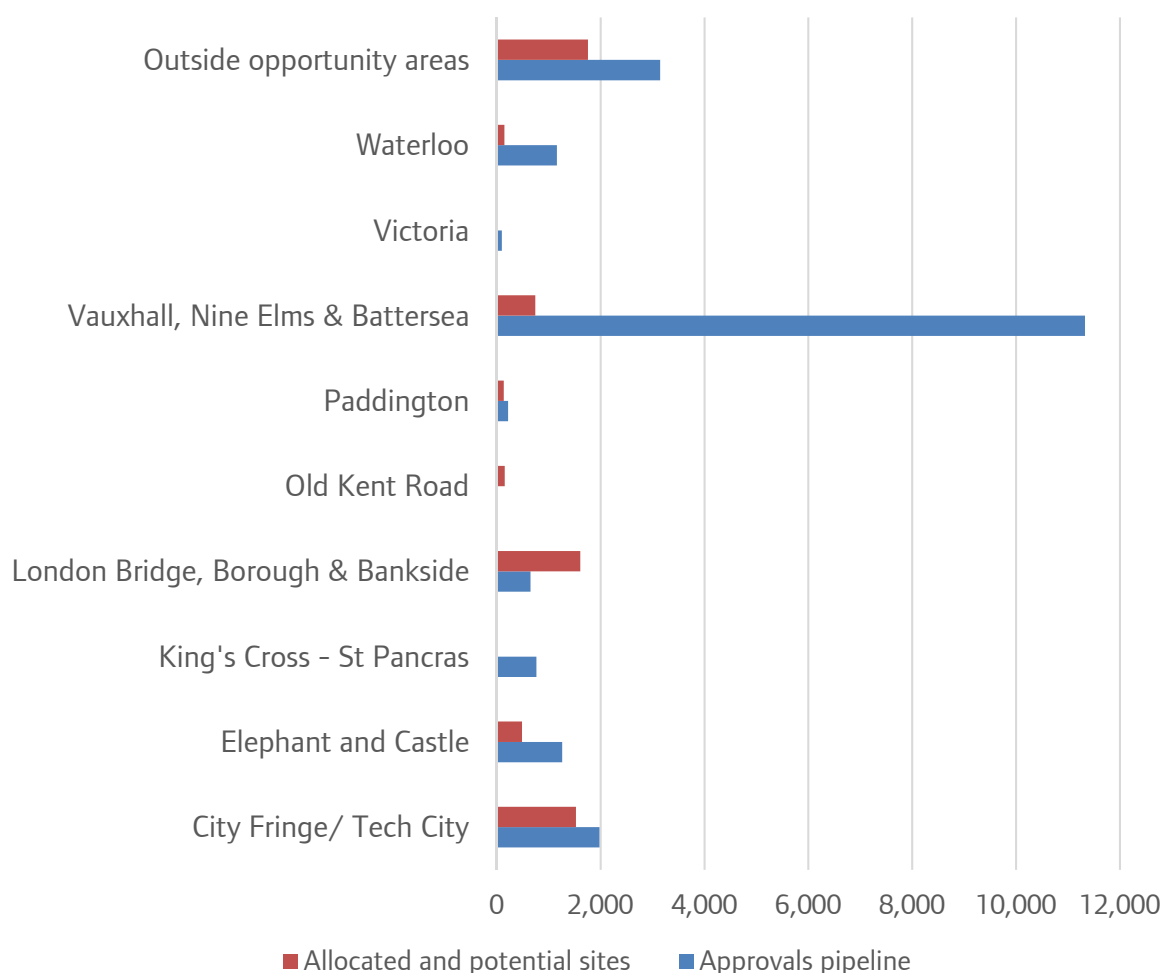
Status	Capacity	
Allocation	3,148	11%
Approval	20,611	75%
Potential Development	3,415	12%
Low Probability Site	388	1%
<b>Total</b>	<b>27,562</b>	<b>100%</b>

- 5.41 85% of the approvals pipeline in the CAZ is in opportunity areas, more than half of which is in Vauxhall, Nine Elms & Battersea (VNEB) - 11,000 homes - with the remainder spread between City Fringe, Elephant and Castle, Waterloo and King's Cross. Only 15% of the pipeline of approvals within the CAZ is outside of opportunity areas.
- 5.42 There are 60 allocated and potential development sites within the CAZ which show housing capacity during phase two and three, of which 90% are identified as being

mixed use, with 50% of the gross site area on these sites being allocated to residential uses and 50% commercial floorspace, including 10 hectares of B1 office floorspace.

5.43 Of the capacity identified within the CAZ on allocated and potential development sites, 73% is located within opportunity areas, with the majority of this capacity located within VNEB, London Bridge, Borough & Bankside and City Fringe/Tech City.

**Figure 5.14 – large site capacity within the CAZ by site status and location**



5.44 These capacity findings have been reviewed by the GLA and are considered to be in line with the balance of uses anticipated in the London Plan which states that offices and other CAZ strategic functions should be given greater weight relative to housing in core commercial areas of the CAZ, apart from in VNEB and Elephant a Castle opportunity areas – where equal weight should apply between CAZ functions and residential development.



**Industrial land**

- 5.45 The SHLAA methodology, finalised February 2017, set out a cautious but flexible approach to industrial land through the large site assessment. This reflected the approach in the 2016 London Plan which sets out the need to rigorously manage industrial land release through a plan, monitor and manage approach to ensure sufficient stock is maintained to meet demand. Accordingly, the SHLAA system automatically identified SILs as unsuitable for housing, giving them a zero percent probability of delivering housing. Locally Significant Industrial Sites and other non-designated industrial sites boroughs sought to protect through policy, were automatically assigned a probability based on the borough classifications for industrial land release in the 2016 London Plan (restricted, limited and managed) – see chapter 2.
- 5.46 However, local planning authorities were able to amend assumptions on any SIL, LSIS or non-designated industrial site. This included identifying sites which they considered to have housing potential, and also amending the assumptions for LSIS or non-designated sites to ensure that those sites which they considered should be protected were not showing any housing potential during the 10 year target. These sites were either set to 100% B2/B8/B1 land uses by boroughs or were moved into phase five (from 2034 to 2041).
- 5.47 Following the SHLAA large site assessment process the GLA has undertaken a detailed review of the overall quantum of industrial land categorised as having housing potential in the SHLAA during phases two and three of the study (and would therefore inform the target in the London Plan). This has taken into account GLA evidence on industrial land<sup>5</sup>; the existing land use and planning status of the sites; and scope for housing capacity to come forward on some of these locations either through mixed use/co-location, intensification or relocation.
- 5.48 This process sought to align the SHLAA with the policy approach proposed in the draft new London Plan which requires further release of designated industrial land to be plan-led and seek to ensure that in overall terms across London there is no net loss of industrial capacity within designated SIL and LSIS in terms of floorspace and operational yard space.
- 5.49 It also aimed to ensure that the assessment of housing capacity was integrated with capacity/demand studies for other land uses, as is recommended by the NPPF<sup>6</sup>, and to ensure that proposed housing targets were deliverable by boroughs and would not give rise to strategic policy conflicts which could not be appropriately managed where particular sites came forward in local plans or planning applications.
- 5.50 Following this GLA review, 111 designated SIL and LSIS sites which were categorised as potential development sites by local planning authorities (and showed capacity during phase two and three) were edited to ensure that no housing capacity was assumed

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<sup>5</sup> AECOM, London Industrial Land Supply and Economy Study, 2016; and CAG consultants, London Industrial Demand Study, 2017

<sup>6</sup> DCLG, NPPF, paragraph 161, second bullet point

during this period and therefore no longer contribute towards 10 year housing targets. This removed approximately 9,000 homes from the capacity findings for phase two and three of the SHLAA, which was moved into phases four and five of the study. In total, 150 hectares of designated industrial land was removed from phase two and three of the SHLAA – 53 hectares SIL; 98 hectares LSIS. This is shown in Table 5.14.

**Table 5.14 – GLA amendments to housing capacity assumptions on potential development sites that were classified as potential development sites**

	Strategic Industrial Land (SIL)	Locally Significant Industrial Sites (LSIS)	Total
Sites where capacity was removed from phase two and three	20	91	111
Hectares of designated industrial land on these sites	53	98	150
Housing capacity removed from phase two and three	4,717	4,297	9,014

- 5.51 These changes do not necessarily mean there is no prospect of housing coming forwards on these sites over the longer-term, providing policy requirements were met. However, for housing to be considered acceptable in strategic planning terms on these sites there would need to be more detailed discussion between local planning authorities and the GLA to more fully assess the potential implications in terms of net provision and potential loss of industrial capacity within designated SIL and LSIS sites and to ensure an appropriate plan-led approach being taken.
- 5.52 Not all designated industrial sites classified as potential development sites were removed from phase two and three of the SHLAA following the GLA review. Certain designated industrial sites that boroughs classified as potential development were left in the 10 year target period where:
- planning permission has recently been granted
  - the sites are currently in non-industrial/ non-SIL/LSIS compliant uses – eg retail
  - the sites are in surplus utilities or rail use and were promoted for redevelopment through the GLA’s call for sites, eg Gasholders and TfL and Network Rail land
  - the sites are allocated for housing and mixed-use development, with industrial land uses assumed in the SHLAA site assessment
  - the GLA reviewed the site and considered that there is scope within the site and capacity assumptions for intensification and co-location of housing alongside industrial floorspace through mixed use development

### Potential loss of industrial capacity by source - phase two and three (2019 – 2028)

- 5.53 This section summarises the SHLAA sites with housing capacity which are designated industrial land (SIL and LSIS) and non-designated industrial sites. For consistency, this analysis is based on the GIS layers used to inform the industrial land supply and demand studies<sup>7</sup>. Where appropriate, these have been updated by the GLA to reflect any SIL and LSIS sites de-designated since the industrial supply study was undertaken.

### Industrial land overlapping with the approvals pipeline

- 5.54 There are 118 approval sites in the SHLAA (with planning permission) which have housing capacity during phases two and three and overlap with the stock of industrial land mapped in the GLA's industrial supply study. These approvals sites provide capacity for 67,000 homes across all phases of the SHLAA, of which 54,600 homes are expected to come forward during the 10 year target period (phases two and three). Overall, these approvals sites account for 233 hectares of industrial land.
- 5.55 The majority of the housing capacity identified and the potential reduction in industrial stock is on non-designated industrial sites - 212 hectares/53,200 homes. In addition, these approval sites also account for 21 hectares of designated SIL and LSIS industrial land accounted for in the approvals pipeline, which provide capacity for 1,400 homes during phase two and three.

**Table 5.15 – approvals pipeline with capacity during phase two and three on designated industrial land**

	Strategic Industrial Land	Locally Significant Industrial Sites	Total
Potential hectares of release	14	8	21
Sites	4	7	11
Housing capacity identified during phase two and three on these sites	471	928	1,399

- 5.56 The reason for these approvals sites still being counted as designated SIL or LSIS industrial land is either where changes to planning designation in Local Plan proposals maps have not yet been formally adopted (for example where an industrial site is an emerging site allocation and not yet formally de-designated as SIL/LSIS); or where sites have been the subject of planning applications and the decision has been made to allow housing development on a particular SIL/LSIS site, based on the evidence available and other material considerations.

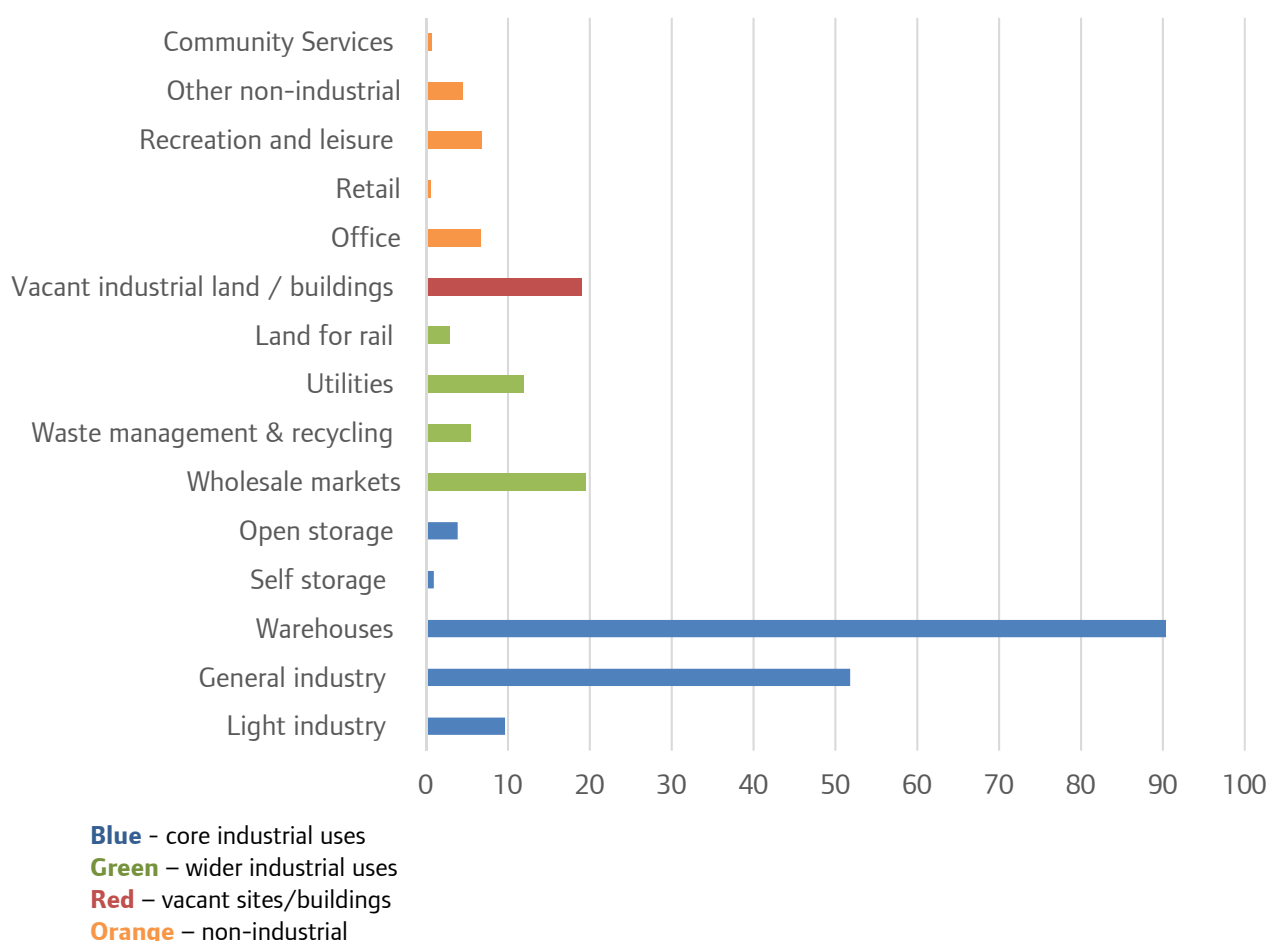
<sup>7</sup> AECOM, London Industrial Land Supply and Economy Study, 2015; and CAG consultants, London Industrial Demand Study, 2017

**Table 5.16 – approvals pipeline with capacity during phase two and three on non-designated industrial land**

	Non-designated industrial Sites
Potential hectares of release	212
Sites	107
Housing capacity identified during phase two and three on these sites	53,244

5.57 Of the industrial sites which are the subject of housing approvals in phase two and three of the SHLAA 84% of this land is in industrial use (of which 80% is in core industrial uses<sup>8</sup> and 20% wider industrial uses<sup>9</sup>), 8% vacant sites and 8% non-industrial.

5.58 The land use category of the industrial sites covered by these approvals are set out in Figure 5.15 by colour code (see Table 5.17 below for land use categories).

**Figure 5.15 – industrial land covered by the approvals pipeline in the SHLAA by existing use**

<sup>8</sup> Core industrial uses include light industry, general industry, warehouses, self-storage, open storage uses

<sup>9</sup> Wider industrial uses include: Wholesale markets, waste management and recycling, utilities, land for rail and buses, airport and freight related, docks and other industrial

- 5.59 The stock of industrial land included in the GLA industrial supply study can include sites in non-industrial uses for a number of reasons: some industrial sites may be large and comprise a range of different land uses and occupants, for example where sites include a fragmented pattern of small and medium-sized industrial buildings. These units may house a wide variety of land uses including some non-industrial land uses in office, community and leisure uses (eg gyms and churches). Sites may also include offices or retail uses, eg car show rooms.

**Table 5.17 – land use categories used in the industrial land supply study**

Core industrial uses	Wider industrial uses	Non-industrial uses
Light industry	Wholesale markets	Office
General industry	Waste management and recycling	Retail
Warehouses	Utilities	Residential
Self-storage	Land for rail	Recreation and leisure
Open storage	Land for buses	Community services
	Airport related land and freight	Defence
	Docks	Agriculture and fisheries
	Other industrial	Mixed-use (non industrial)
		Other non-industrial

Source: AECOM, London Industrial Land Supply and Economy Study, 2015

**Allocations sites on industrial land**

5.60 128 hectares of designated industrial land (SIL or LSIS) overlap with allocations sites in the SHLAA which have housing capacity during phase two and three. These sites are either existing or emerging site allocations<sup>10</sup> for housing and mixed-use development and provide capacity for:

- 19,893 homes during the 10 year housing target period - 13% of the total capacity on site allocations during this timescale
- 26,200 homes are assumed on these sites across all phases of the SHLAA to 2041 (reflecting the long-term phasing assumed on many sites)

**Table 5.18 – allocated sites that have capacity during phases two and three that are on designated industrial land**

	Strategic Industrial Land	Locally Significant Industrial Land	Total
Potential hectares of release	91	37	128
Sites	26	22	48
Housing capacity identified during phase two and three on these sites	14,668	5,225	19,893
Potential housing capacity on these sites across all phases to 2041	20,560	5,640	26,200

5.61 The reason for these allocations sites still being counted as designated SIL or LSIS industrial land is where changes to planning designation in Local Plan proposals maps have not yet been formally adopted (for example, where an industrial site is an emerging site allocation for housing/mixed use development and not yet formally de-designated as SIL/LSIS); or where GIS layers have not yet been updated.

**Table 5.19 – allocated sites that have capacity during phases two and three and overlap with non-designated industrial land**

	Non-designated industrial land
Potential hectares of release	250
Sites	204
Housing capacity identified during phase two and three on these sites	49,080
Potential housing capacity on these sites across all phases to 2041	55,435

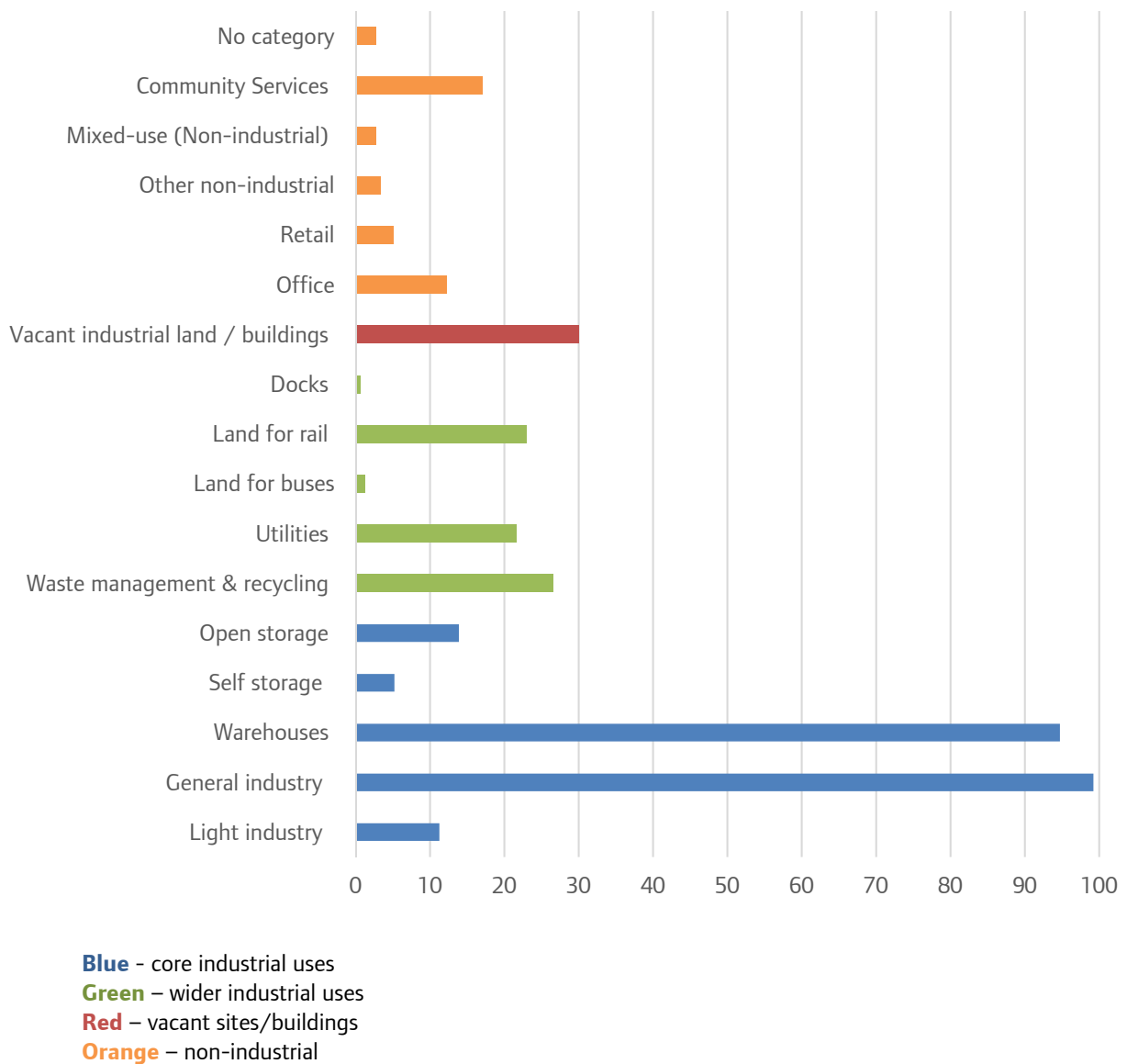
5.62 250 hectares of non-designated industrial land overlap with allocated sites which have housing capacity during phase two and three. These sites provide capacity for 55,435

<sup>10</sup> Emerging allocations are site allocations for housing/mixed use development which are set out in a published but not yet adopted development plan document

homes, of which 49,080 homes are identified during the 10 year target. These sites account for 32% of the overall housing capacity on allocation sites during phase two and three and 26% of the capacity on allocations during all phases of the SHLAA.

5.63 The land use category of the industrial sites covered by these allocations is set out in Figure 5.16. 80% of the industrial land covered by allocations sites in the SHLAA are in industrial use – 296 hectares. This is split 75% core industrial land uses/ 25% wider industrial uses. 8% of the land is vacant and 12% is in non-industrial use. In total, 20% of this land is vacant or in non-industrial uses – 75 hectares.

**Figure 5.16 – allocated sites in the SHLAA which have capacity during phases two or three are overlap with the stock of industrial land, by existing use**



**Potential development sites**

5.64 138 hectares of designated industrial land overlap with potential development sites which have housing capacity during phase two and three. These sites provide capacity for:

- 10,000 homes during the 10 year housing target – 10% of the capacity on potential development sites in the SHLAA during this period
- approximately 20,000 homes on these sites across all phases of the SHLAA to 2041

**Table 5.20 – potential development sites that have capacity during phases two and three and overlap with designated industrial land**

	Strategic Industrial Land	Locally Significant Industrial Land	Total
Potential hectares of release	48	90	138
Potential housing capacity in phases two and three	6,485	3,837	10,322
Potential housing capacity on these sites across all phases to 2041	11,819	8,159	19,978
Sites	9	52	61

5.65 191 hectares of non-designated industrial land overlap with allocated and potential development sites which have housing capacity during phase two and three, providing capacity for 37,425 homes, of which 27,204 homes are identified during the 10 year target period (2019 to 2028). These sites account for 27% of the capacity on potential development sites during phase two and three and 19% of capacity on potential development sites during all phases of the SHLAA to 2041.

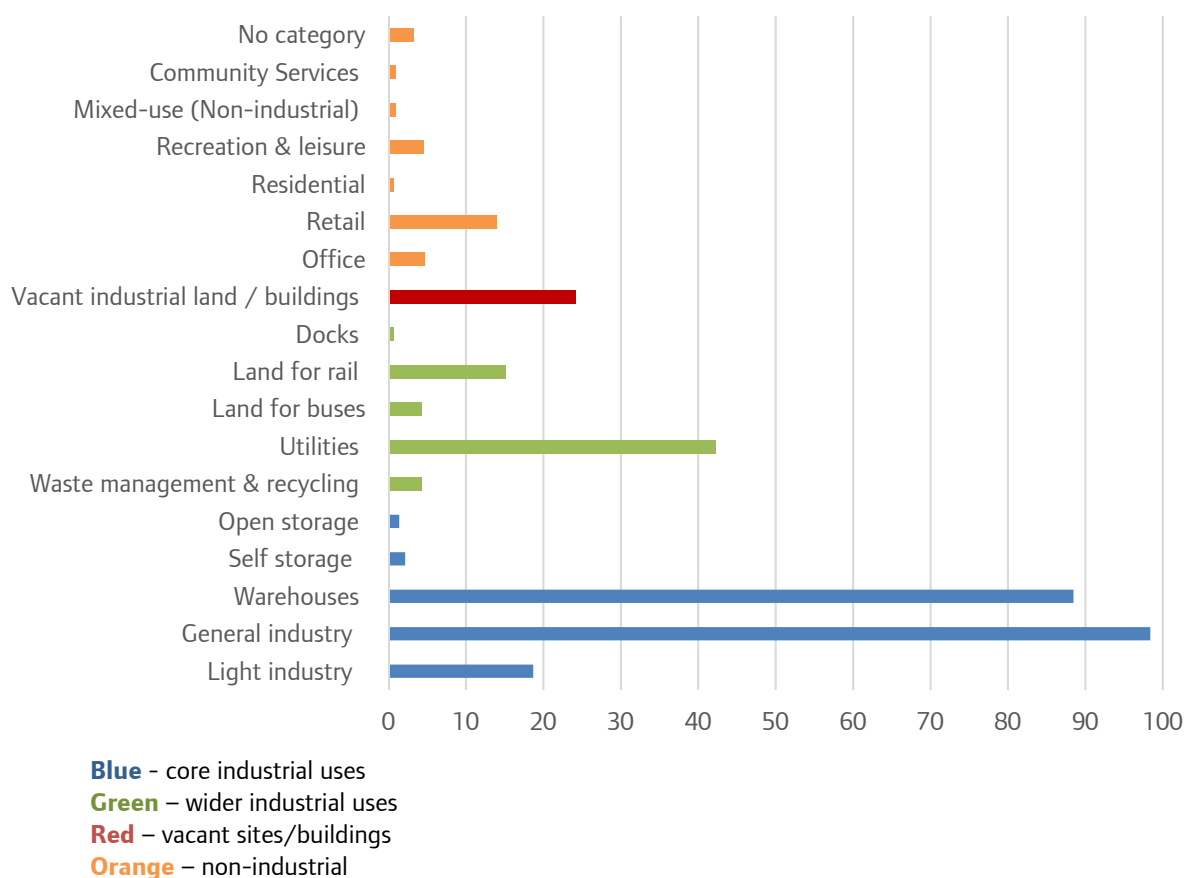
**Table 5.21 – potential development sites that have capacity during phases two and three and overlap with non-designated industrial land**

	Non-designated industrial land
Potential hectares of release	191
Potential housing capacity in phases two and three	27,204
Potential housing capacity on these sites across all phases to 2041	37,425
Sites	270

5.66 The land use category of the industrial sites covered by these potential development sites is set out in Figure 5.17. This follows a similar pattern to the industrial land covered by allocations – 84% is in industrial use (two thirds of which is in core industrial uses); the remaining 16% of the land is vacant sites/buildings (25 hectares) and non-industrial uses (29 hectares).



**Figure 5.17 – potential development sites in the SHLAA which have capacity during phases two or three are overlap with the stock of industrial land, by existing use**



- 5.67 Overall, a third of the industrial land covered by allocated and potential development sites which show capacity during the 10 year target period is in either vacant, non-industrial use or in use as for rail, bus and utilities infrastructure (233 hectares). Of the 108 hectares in transport and utilities infrastructure uses, it is important to note that a substantial amount of this land was put forward by landowners/ infrastructure providers during the call for sites process, eg Transport for London, Network Rail, National Grid and Thames Water. In many instances the land is not currently being used for utilities infrastructure (eg. decommissioned gas holders). In other instances, the infrastructure provider anticipates housing intensification alongside transport infrastructure operations, for example by accommodating housing above a bus garage, train station or rail depot. This type of land would also be included in key growth locations such as Old Oak Common Park Royal, which over the long-term envisage significant numbers of new homes alongside rail infrastructure.
- 5.68 These figures do not account for the number of these SHLAA sites which are expected to come forward as mixed use – this accounts for 35% of the allocated and potential development sites flagged as overlapping industrial sites (over 200 sites). On these mixed use sites, a total of 178 hectares of industrial, warehousing, light industrial and office uses are expected in the SHLAA.

**Overall potential loss on designated industrial land (2019 – 2028)**

- 5.69 The potential industrial land release on designated industrial land through approvals, allocations and potential development sites which have capacity in the SHLAA during phases two and three is shown on Table 5.22. This includes land that is not in industrial land use or is vacant (see above).

**Table 5.22 – potential industrial land release on designated industrial land during the target period**

Site status	Strategic Industrial Land	Locally Significant Industrial Land	Total
Approval	14	8	21
Allocation	91	37	128
Potential Development	48	90	138
<b>Total</b>	<b>153</b>	<b>135</b>	<b>288</b>

**Overall potential loss on non-designated industrial land (2019 – 2028)**

- 5.70 Potential industrial land release on non-designated industrial land through approvals, allocations and potential development sites which have capacity in the SHLAA during phases two and three is shown on Table 5.23. As above, this includes industrial land that is not in industrial land use or is vacant (see above).

**Table 5.23 – potential industrial land release on non-designated industrial land during the target period**

Site status	Non-designated industrial land
Approval	212
Allocation	250
Potential Development	191
<b>Total</b>	<b>653</b>

- 5.71 The overall quantum of housing assumed in the SHLAA on these sites during the 10 year target period is shown in Table 5.24 below.

**Table 5.24 – housing capacity assumed on designated and non-designated industrial land during the target period**

Site status	Housing capacity on designated industrial sites	Housing capacity on not designated industrial sites
Approval	1,399	53,244
Allocation	19,893	49,080
Potential Development	10,322	27,204
<b>Total</b>	<b>31,614</b>	<b>129,528</b>
<b>% total large site capacity</b>	<b>8%</b>	<b>32%</b>

### Projected changes to the overall stock of industrial land

- 5.72 The 2015 industrial land supply study showed that there is a total stock of 7,544 hectares of industrial land across London, of which:
- 6,429 hectares is in core and wider industrial uses – 85%
  - 547 hectares is vacant – 7%
  - 569 hectares is in non-industrial use – 8%
- 5.73 Table 5.25 examines the potential net change in the stock industrial land in core and wider industrial uses, taking into account the findings above in terms of the quantum of industrial land affected by approvals, allocations and potential development sites with housing capacity during phase two and three of the SHLAA.
- 5.74 The potential net change in the stock of industrial land in core/wider industrial land use associated with these sites could be -768 hectares (-76 hectares a year). However, when the mixed use assumptions made on allocated and potential development sites is taken into account, this reduces to a net change of -590 hectares (-59 hectares a year). This takes into account the amount of floorspace set aside in the SHLAA site assessments on these sites for light industrial, industrial, storage and distribution and sui generis uses on these sites (B1, B2/B8, SG Use Class). In overall terms these scenarios are broadly in line with the 'supply trend scenario' (-65 ha) and 'potential pipeline scenario' (-67 ha) that are included in the industrial demand study<sup>11</sup>.
- 5.75 These two scenarios are shown by sub-region in Figure 5.18. The potential level of net reduction in core/wider industrial stock is in East London, followed by West London. Both of these sub-regions have the greatest quantum of stock. Limited release of industrial floorspace capacity is anticipated in East London in the London Plan.

**Figure 5.18 – Projected changes to the stock of land in industrial land use in hectares**



<sup>11</sup> London Industrial Demand Study, 2017

- 5.76 No assumption is made about the potential for more intensive use of the existing stock of industrial land as a whole or the potential for net additional supply. This would provide the potential for additional floorspace for industrial uses and free-up land for housing through either intensification or co-location of industrial uses with housing.
- 5.77 The rate of loss could also look worse in numeric terms than in practice, for reasons set out above, which have to do with the quantum of land in wider infrastructure use that are gasholders, bus stations, rail land, on which operation functions have either ceased (in the case of gasholders) or are assumed to continue following housing intensification (transport infrastructure).

**Table 5.25 - Stock of land in industrial land use in hectares and projected potential change based on the SHLAA findings during phase two and three (hectares)**

	Central	North	South	East	West	Total
Overall stock of industrial land (including non-industrial and vacant uses)	360	778	1,202	2,977	2,227	7,544
Vacant stock	8	41	46	345	106	547
Industrial stock in non-industrial use	32	59	99	170	209	569
<b>Stock in core and wider industrial use</b>	<b>320</b>	<b>678</b>	<b>1,057</b>	<b>2,462</b>	<b>1,912</b>	<b>6,429</b>
Potential reduction in core/wider industrial stock due to approvals	-11	-22	-44	-76	-43	-196
Potential reduction in core/wider industrial stock due to allocations	-15	-40	-25	-94	-121	-295
Potential reduction in core/wider industrial stock due to potentials	-54	-14	-43	-97	-69	-277
Overall potential reduction in core/wider industrial stock	-80	-76	-112	-267	-233	-768
<b>Projected core/wider industrial stock (with no account made for mixed use sites in SHLAA)</b>	<b>240</b>	<b>602</b>	<b>945</b>	<b>2,195</b>	<b>1,679</b>	<b>5,661</b>
Net additional industrial use assumed on mixed use allocations & potential development sites in the SHLAA	+24	+10	+26	+67	+51	+178
<b>Projected industrial stock accounting for industrial floorspace on mixed use SHLAA sites</b>	<b>264</b>	<b>612</b>	<b>971</b>	<b>2,262</b>	<b>1,730</b>	<b>5,839</b>
Assumed net change in the SHLAA (taking into account net additional industrial floorspace)	-56	-66	-86	-200	-182	-590

**Overcoming constraints**

- 5.78 As previously mentioned, 1,872 large sites were identified as being unsuitable due to the planning policy and environmental constraint levels and assigned a 0% probability (with zero homes assumed). Where sites were classed as unsuitable, local planning authorities were required to review this status and consider whether specific measures could potentially overcome these constraints to allow for the possibility of housing taking place. Details of the available options and the methodology followed can be found in Chapter two.
- 5.79 Where local planning authorities judged this was likely they could amend the constraints to make the site suitable and effectively 'turn off' the constraint. Alternatively, boroughs could account for part of a site being suitable for housing by amend the constraint overlap (in hectares) and the net residential area being assumed.
- 5.80 241 sites originally classified as unsuitable were reclassified to have housing capacity during phase two and three by local planning authorities. 27% of these sites were approvals, 33% allocations, 28% potential development sites and 12% low probability sites. These are shown below in Table 5.26.

**Table 5.26 – overcoming unsuitable policy constraints**

Constraint	Approvals	Allocations	Potential development	Low probability	Total
Strategic Industrial Land	8	36	14	5	63
Safeguarded wharves	3	2	1	0	6
Designated open space	50	39	40	24	153
Health & Safety Executive Zones	2	1	10	0	13
Flood Zone constraints	1	1	3	1	6
Aircraft Noise Constraints	0	0	0	0	0
<b>Total</b>	<b>64</b>	<b>79</b>	<b>68</b>	<b>30</b>	<b>241</b>

- 5.81 When drawing conclusions from this information it should be recognised that sites could be flagged as unsuitable for certain reasons, eg open space or flood risk, without the whole SHLAA site boundary being covered by these designations (and in these instances where the site status is changed and housing potential is being assumed, this does not necessarily mean that development is anticipated on some or all of the unsuitable constraint area). The SHLAA is not a site allocations process, so amending site constraints in the SHLAA system does not constitute a de-designation - a site can only be de-designated in a Development Plan Document.

- 5.82 Not all the potential development sites put forward by local authorities were considered appropriate by the GLA and where this was the case the capacity findings were changed by GLA officer. This included certain sites in the Green Belt and sites that were designated Strategic Industrial Land (SIL) and Locally Significant Industrial Sites (LSIS) – see above.
- 5.83 37 sites were identified as unsuitable due to Health and Safety Consultation Zones (Hazardous installations). This included a number gas holders, many of which were submitted by National Grid through the call for sites process. Following the site assessment, 15 of these sites were considered to have housing potential during the SHLAA providing capacity for approximately 9,500 homes across all phases. Of which, 13 sites were considered to have capacity during phase two and three, contributing 5,300 homes towards the 10 year target. This reflects the scope for gas holders to be decommissioned and redeveloped and the National Grid’s development programme across London.

#### **Housing capacity on sites in out of town retail use**

- 5.84 Of the housing capacity identified during phase two and three on approvals, allocations and potential development sites (396,500 homes), sites in ‘out of town retail use’<sup>12</sup> account for 5% of this capacity - providing the potential for 21,000 homes during the target period<sup>13</sup>. Specifically, these are sites in retail use (where retail uses exceed one hectare) and are located outside of a town centre boundary. Excluding all approvals, allocations and potential development sites there are 136 sites in the SHLAA that are in retail use outside of town centres and the Central Activities Zone, providing around 340 hectares of land. These sites were classed excluded, low probability or unsuitable by local planning authorities in the SHLAA but may have longer-term capacity to accommodate housing intensification and mixed use development either above retail uses or on car parking areas.

#### **Ownership**

- 5.85 Sites with housing capacity during phase two and three of the SHLAA have been overlaid against land ownership boundaries using 2016 Land Registry information. This shows that the majority of sites with capacity for housing before 2028 is owned by private companies, 50% of the large site capacity (195,000 homes). 16% is in local authority, housing association or corporate body<sup>14</sup> ownership providing capacity for 65,000 homes. However, the figures in Table 5.27 may under-estimate the land owned by housing associations as many may be listed as private companies on this dataset. Sites in mixed ownership account for 33% of the sites and 140,000 homes.

<sup>12</sup> This analysis draws GIS land use data - UK Map – Land Use database to flag the sites in retail use outside town centres and the CAZ. Sites are flagged in this assessment where are in retail use and greater than 1 hectare in size, so as not to include small scale retail uses.

<sup>13</sup> This analysis does not include sites which were classified low probability in the SHLAA

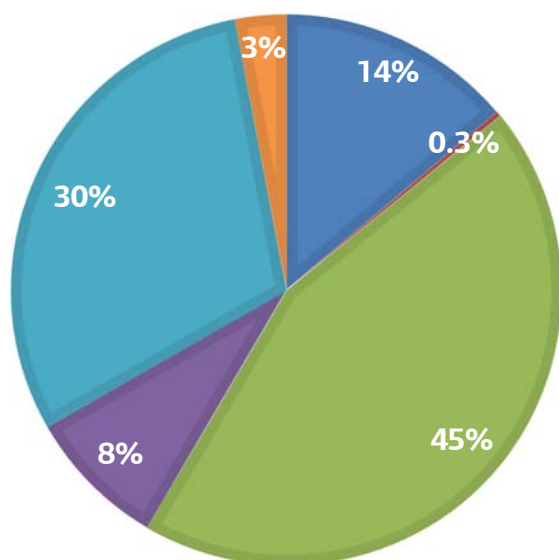
<sup>14</sup> Corporate bodies include – entities like the GLA, other Government departments, Government agencies and non-for profit organisations

**Table 5.27 - Sites with capacity during phase two and three of the SHLAA by ownership category**

	Sites	% Sites	Capacity (P2&P3)	% capacity
Local Authority	401	13.84%	40,985	10.22%
Housing Association	8	0.28%	607	0.15%
Private Company	1,285	44.34%	195,354	48.73%
Corporate Body	239	8.25%	24,009	5.99%
Mixed Ownership	878	30.30%	138,929	34.66%
No ownership info	87	3.00%	989	0.25%
<b>Total</b>	<b>2,898</b>		<b>400,873</b>	

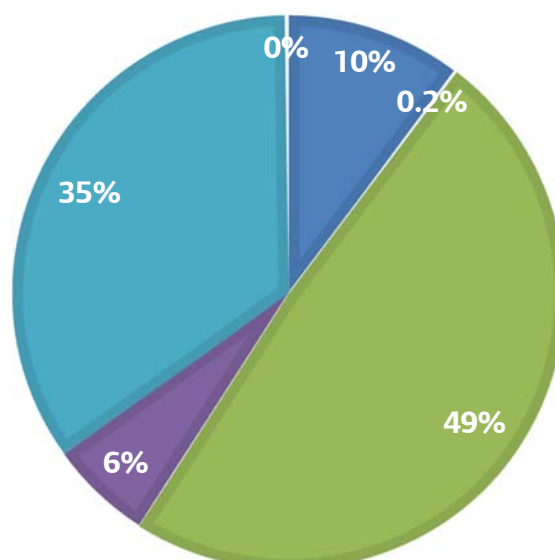
**Figure 5.20 – Percentage share of sites with capacity during phase 2 and 3 by ownership category**

- Local Authority
- Housing Association
- Private Company
- Corporate Body
- Mixed Ownership
- No ownership info



**Figure 5.21 – Percentage share of capacity during phase 2 and 3 by ownership category**

- Local Authority
- Housing Association
- Private Company
- Corporate Body
- Mixed Ownership
- No info



NB – Percentage figures from Table 5.27 are rounded in the above pie charts

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# 6 Small sites



## 6 Small sites

### Introduction

6.1 This chapter summarises the methodology and approach used to estimate projected housing capacity on small sites and sets out the findings of this assessment. For the purpose of the SHLAA study, small sites are those below 0.25 hectares in size and can include housing completions through:

- new build developments
- change of use
- residential conversions

### The NPPF

6.2 Paragraph 48 of the NPPF and Planning Practice Guidance<sup>1</sup> states that ‘windfall’ assumptions for the projected rate of housing delivery on unidentified sites can be included in assessments of potential housing supply, providing there is ‘compelling evidence’ that such sites have consistently become available in the area and will continue to provide a reliable source. Any allowance should be realistic and have regard to both historic windfall delivery rates and expected future trends.

6.3 The Planning Practice Guidance states that, where justified, assumed capacity from windfall sites may be included in 5 year housing supply assumptions and potentially the latter years 6-15 of an assessment, providing the NPPF criteria is met. Windfall sites are defined in the NPPF glossary as sites which have ‘not been specifically identified’ through the Local Plan process.

6.4 In estimating housing capacity on small sites the GLA has considered three distinct approaches. This aims to comprehensively assess both ‘historic’ and ‘expected future trends’, taking into account the potential impact of existing and proposed planning policy, market cycles and housing market trends. These three approaches are summarised below.

### Approach 1 - an 8 year windfall assessment based on post-recession trends

6.5 This is based on trends in net housing completions on small sites between 2008/9 to 2015/16 according to the London Development Database (LDD). This follows a broadly similar methodology to the 2013 SHLAA study and includes an adjustment to remove infill/new build development on undeveloped land within a residential curtilage in line with the NPPF<sup>2</sup>. Completions through change of use from office to residential via permitted development rights have also been removed from this assessment.

### Approach 2 - a longer term 12 year windfall assessment

6.6 This is based on trends in net housing completions between 2004/5 to 2015/16. This approach includes trends in completions through infill/new build development within a

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<sup>1</sup> DCLG, PPG, Paragraph: 24 Reference ID: 3-24-20140306

<sup>2</sup> DCLG, NPPF, Paragraph 48

residential curtilage and removes completions through office to residential permitted development rights.

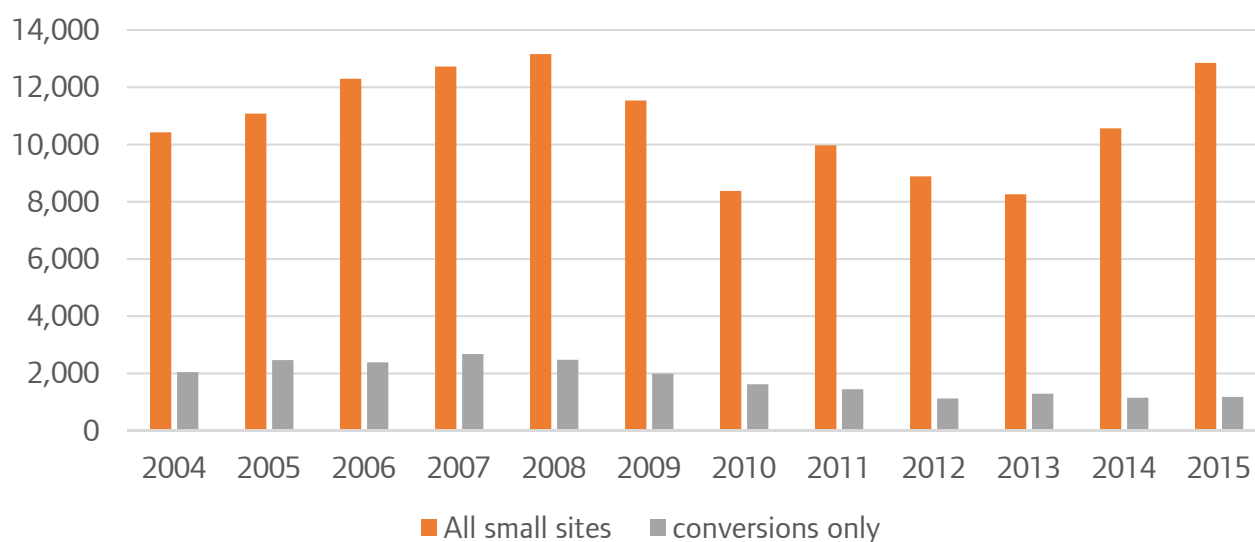
### Approach 3 - a 'modelled approach'

- 6.7 This estimates the potential for increased levels of housing delivery on small sites above recent trends to reflect the potential impact of policy changes in the draft new London Plan – including a presumption in favour of small housing developments – and measures outlined in the Mayor's draft Housing Strategy. The housing targets in the London Plan are based on Approach 3 as, in contrast with recent annual trends on small sites, these figures are considered to better reflect the step change that can be expected in housing delivery on small sites through the application of the London Plan small sites policy (Policy H2).

### The impact of timescales used and market cycles

- 6.8 It should be recognised that windfall capacity estimates on small sites are significantly influenced by market cycles and the timescale used for any windfall assessment period. This can be clearly seen in Figure 6.1 which shows net completions on small sites each year from 2004/5 to 2015/16, with annual completions increasing during a period of stronger economic growth from 2004 to a 2008. This reached a high of 13,000 homes a year just before the 2008 recession, but only two years after the recession housing output had declined by a third (-4,800 homes a year). However, in recent years delivery has returned to close to that experienced before the recession, with 12,800 homes delivered during 2015, reflecting the improved market conditions.

**Figure 6.1 - Annual net completions through on small sites (2004/5 to 2015/16)**



- 6.9 Delivery rates from conversions show a similar pattern but, unlike overall trends, have not yet returned to pre-recession peak of 2,600 net additional homes a year, with rates of housing output from this source having halved since 2010 and remained at that level, as shown in Figure 6.1. This may also be due to the impact of planning policy restrictions, for example conversion quotas or policies which generally resist infill development. These effectively apply a presumption against further small site development in certain areas through conversions or small-scale intensification.

**Approach 1 findings – 8 year post recession trends**

- 6.10 Approach 1 provides a windfall assessment is based on post-recession trends in housing completions on small sites between financial years 2008/9 and 2015/16. In total, 79,370 homes were delivered on small sites during this period, of which approximately:
- 56% was through new build development - 44,770 new homes
  - 15% through conversions – 12,100 new homes
  - 27% through change of use – 21,820 new homes
- 6.11 The NPPF states that any allowance for historic windfall should not include development on ‘residential gardens’<sup>3</sup>. To account for this the GLA identified housing completions which could potentially have taken place within a residential curtilage. Where the description of development includes the words ‘demolition’ it has been assumed that the completions have taken place on existing buildings – for example, garages and outbuildings - rather than on open space within a residential curtilage and these completions have been included in the windfall trend in Approach 1. This form of infill development constitutes 680, approximately 1% of the small site completions within this assessment timescale.
- 6.13 Of the housing completions via change of use approximately 4,430 new homes were delivered through office to residential permitted development rights, of which the majority were completed during 2014/14 and 2015/16. Trends from this source have been removed from the windfall assessments figures in the SHLAA. This is because a number of boroughs have or are in the process of preparing Article 4 Directions which remove these permitted development rights and this is encouraged in particular locations within the draft new London Plan (Policy E1 - Offices).
- 6.14 The total figures for each borough in Approach 1 are shown in Table 6.1 and Figure 6.2. These have been rounded down to the nearest 10 homes for the purpose of the assessment. Following the removal of housing completions through office to residential permitted development rights, the revised 8 year total is 74,940. This yields a London-wide 8 year annual average trend of 9,371 homes a year and a projected 10 year capacity figure of 93,710. These calculations are shown in Table 6.2.

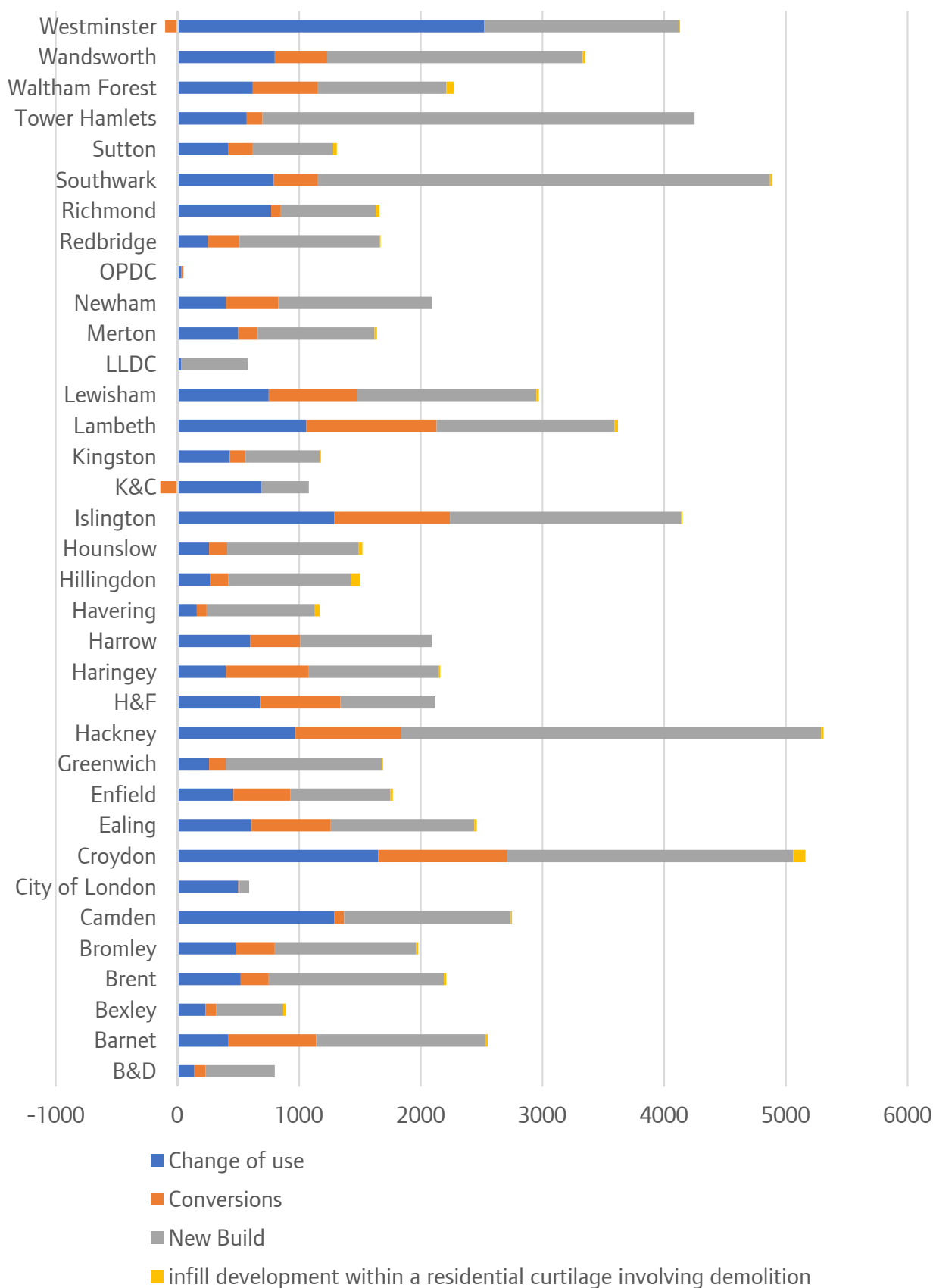
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<sup>3</sup> DCLG, NPPF, Paragraph 48

**Table 6.1 – Total housing completions on small sites (2008/9 to 2015/16)**

	Change of use	Conversions	New Build	infill development within a residential curtilage involving demolition	Total 2008/9 - 2015/16
B&D	140	90	570	0	800
Barnet	420	720	1,390	20	2,550
Bexley	230	90	550	20	890
Brent	520	230	1,440	20	2,210
Bromley	480	320	1,160	20	1,980
Camden	1,290	80	1,370	10	2,750
City of London	500	10	80	0	590
Croydon	1,650	1,060	2,350	100	5,160
Ealing	610	650	1,180	20	2,460
Enfield	460	470	820	20	1,770
Greenwich	260	140	1,280	10	1,690
Hackney	970	870	3,450	20	5,310
H&F	680	660	780	0	2,120
Haringey	400	680	1,070	10	2,160
Harrow	600	410	1,080	0	2,090
Havering	160	80	890	40	1,170
Hillingdon	270	150	1,010	70	1,500
Hounslow	260	150	1,080	30	1,520
Islington	1,290	950	1,900	10	4,150
K&C	690	-140	390	0	940
Kingston	430	130	610	10	1,180
Lambeth	1,060	1,070	1,460	30	3,620
Lewisham	750	730	1,470	20	2,970
LLDC	30	0	550	0	580
Merton	500	160	960	20	1,640
Newham	400	430	1,260	0	2,090
OPDC	30	20	0	0	50
Redbridge	250	260	1,150	10	1,670
Richmond	770	80	780	30	1,660
Southwark	790	360	3,720	20	4,890
Sutton	420	200	660	30	1,310
Tower Hamlets	570	130	3,550	0	4,250
Waltham Forest	620	530	1,060	60	2,270
Wandsworth	800	430	2,100	20	3,350
Westminster	2,520	-100	1,600	10	4,030
<b>Total</b>	<b>21,820</b>	<b>12,100</b>	<b>44,770</b>	<b>680</b>	<b>79,370</b>

**Figure 6.2 – Total housing completions on small sites (2008/9 to 2015/16)**



**Table 6.2 – Annual average trends in net housing completions between 2008/9 to 2015/16 and projected 10 year capacity figures**

	Total net completions 2008/9 - 2015/16	Office to residential permitted development	Revised total 2008/9 - 2015/16	8 year annual average trend	Projected 10 year capacity
B&D	800	10	790	99	990
Barnet	2,550	110	2,440	305	3,050
Bexley	890	10	880	110	1,100
Brent	2,210	150	2,060	258	2,580
Bromley	1,980	100	1,880	235	2,350
Camden	2,750	130	2,620	328	3,280
City of London	590	0	590	74	740
Croydon	5,160	790	4,370	546	5,460
Ealing	2,460	40	2,420	303	3,030
Enfield	1,770	140	1,630	204	2,040
Greenwich	1,690	0	1,690	211	2,110
Hackney	5,310	50	5,260	658	6,580
H&F	2,120	50	2,070	259	2,590
Haringey	2,160	80	2,080	260	2,600
Harrow	2,090	320	1,770	221	2,210
Havering	1,170	10	1,160	145	1,450
Hillingdon	1,500	90	1,410	176	1,760
Hounslow	1,520	70	1,450	181	1,810
Islington	4,150	280	3,870	484	4,840
K&C	940	0	940	118	1,180
Kingston	1,180	170	1,010	126	1,260
Lambeth	3,620	420	3,200	400	4,000
Lewisham	2,970	90	2,880	360	3,600
LLDC	580	0	580	73	730
Merton	1,640	290	1,350	169	1,690
Newham	2,090	90	2,000	250	2,500
OPDC	50	0	50	6	60
Redbridge	1,670	20	1,650	206	2,060
Richmond	1,660	410	1,250	156	1,560
Southwark	4,890	80	4,810	601	6,010
Sutton	1,310	230	1,080	135	1,350
Tower Hamlets	4,250	30	4,220	528	5,280
Waltham Forest	2,270	90	2,180	273	2,730
Wandsworth	3,350	80	3,270	409	4,090
Westminster	4,030	0	4,030	504	5,040
<b>Total</b>	<b>79,370</b>	<b>4,430</b>	<b>74,940</b>	<b>9,371</b>	<b>93,710</b>

**Approach 2 findings – longer term 12 year trends**

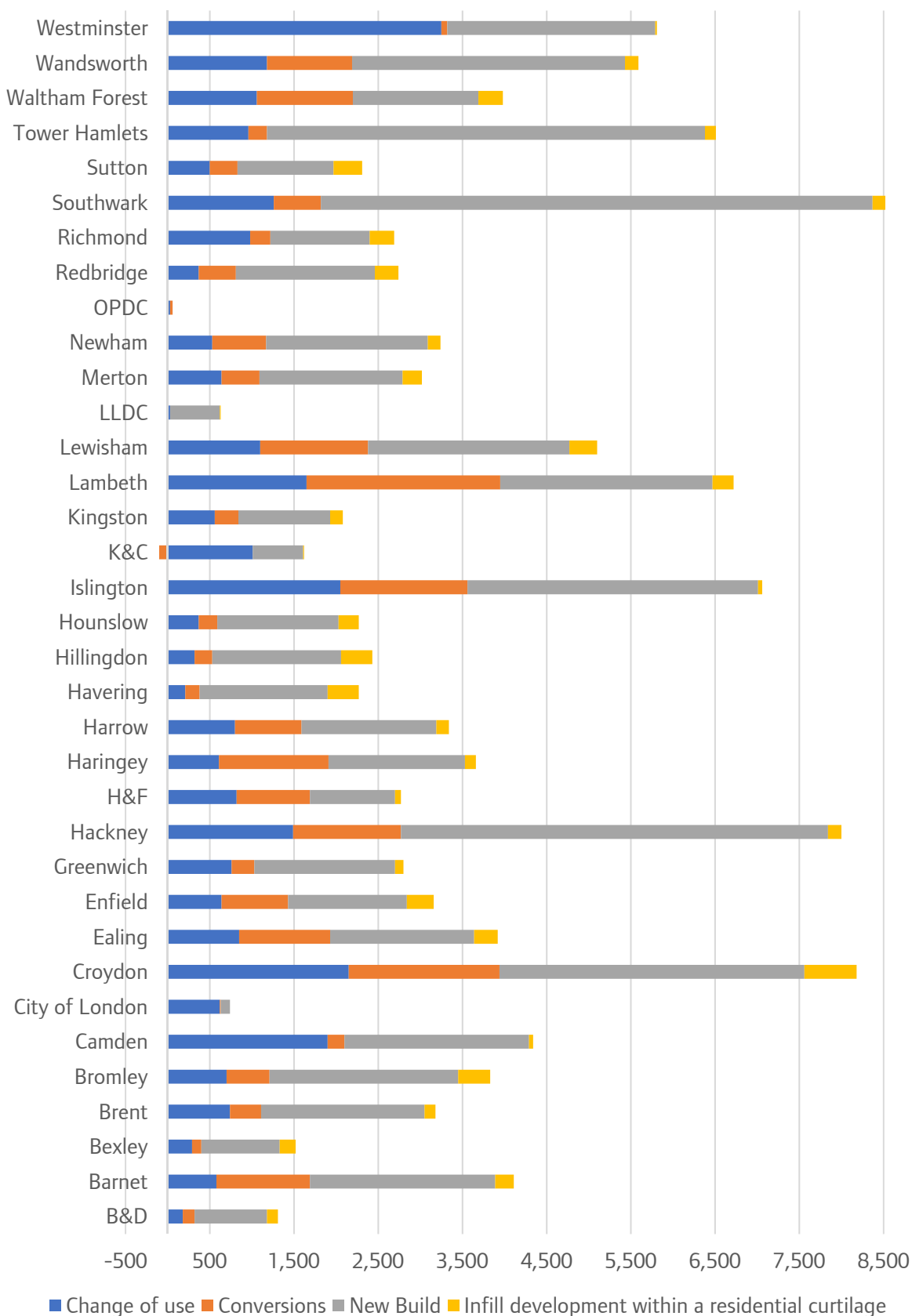
- 6.15 The Approach 2 windfall assessment is based on a longer 12 year period between financial years 2004/5 and 2015/16 and is shown in Table 6.3 and Figure 6.3. In total, 129,940 homes were delivered on small sites during this period, of which approximately:
- 54% was through new build development – 69,850 new homes
  - 17% through conversions – 21,620 new homes
  - 24% through change of use – 31,190 new homes
  - 5% through infill development within a residential curtilage – 6,770 new homes
- 6.16 In Approach 2 no adjustment has been made to remove infill development within a residential curtilage development. This is in order to provide a comprehensive and evidenced based picture of the housing that has been delivered in London during this period and considered appropriate following planning applications. As set out above, it should be recognised that the monitoring data available to identify infill development within a residential curtilage is not perfect and relies on a proxy measure, so this dataset can include other forms of infill development within a residential curtilage that does not involve any development on undeveloped areas of land, for example the redevelopment of garages.
- 6.17 Once housing completions via office to residential permitted development rights have been removed, the revised 12 year total is 125,510 – see Table 4.4. This then yields an average annual delivery rate of 10,459 a year and a projected 10 year capacity of 104,592 homes.
- 6.18 The longer term 12 year annual average (Approach 2) is higher for all local authorities apart from Westminster, Brent, Hammersmith & Fulham and City of London than the post-recession trend (Approach 1). This comparison is shown in Figure 6.4.

**Table 6.3 – Total housing completions on small sites (2004/5 to 2015/16)**

	Change of use	Conversions	New Build	Infill development within a residential curtilage	Total 2004/5 - 2015/16
B&D	180	140	860	130	1,320
Barnet	580	1,110	2,200	220	4,130
Bexley	290	110	930	190	1,540
Brent	740	370	1,940	130	3,190
Bromley	700	510	2,240	380	3,850
Camden	1,900	200	2,190	50	4,360
City of London	620	10	110	0	760
Croydon	2,150	1,790	3,620	620	8,200
Ealing	850	1,080	1,710	280	3,940
Enfield	640	790	1,410	320	3,170
Greenwich	760	270	1,670	100	2,810
Hackney	1,490	1,280	5,070	160	8,020
H&F	820	870	1,010	70	2,780
Haringey	610	1,300	1,620	130	3,680
Harrow	800	790	1,600	150	3,360
Havering	210	170	1,520	370	2,290
Hillingdon	320	210	1,530	370	2,440
Hounslow	370	220	1,440	240	2,280
Islington	2,050	1,510	3,450	50	7,080
K&C	1,010	-100	600	10	1,530
Kingston	560	280	1,090	150	2,100
Lambeth	1,650	2,300	2,520	250	6,740
Lewisham	1,100	1,280	2,390	330	5,110
LLDC	30	0	590	10	650
Merton	640	450	1,700	230	3,020
Newham	530	640	1,920	150	3,260
OPDC	30	30	0	0	70
Redbridge	370	440	1,650	280	2,740
Richmond	980	240	1,180	290	2,700
Southwark	1,260	560	6,550	170	8,550
Sutton	500	330	1,140	340	2,320
Tower Hamlets	960	220	5,200	130	6,530
Waltham Forest	1,060	1,140	1,490	290	3,990
Wandsworth	1,180	1,010	3,240	160	5,600
Westminster	3,250	70	2,470	20	5,830
<b>Total</b>	<b>31,190</b>	<b>21,620</b>	<b>69,850</b>	<b>6,770</b>	<b>129,940</b>



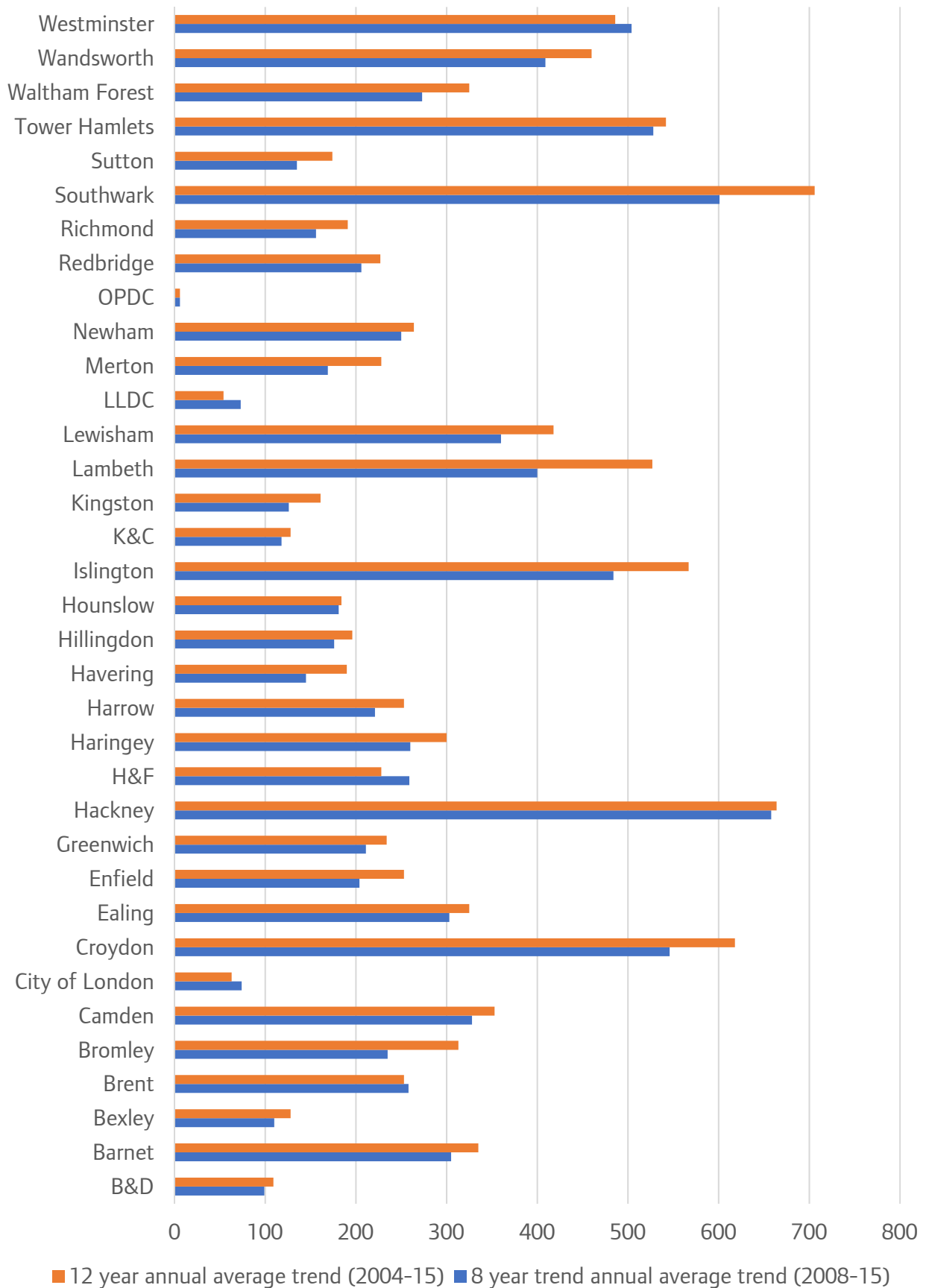
**Figure 6.3 – Total housing completions on small sites (2004/5 to 2015/16)**



**Table 6.4 – Annual average trends in net housing completions between 2004/5 to 2015/16 and projected 10 year capacity figures**

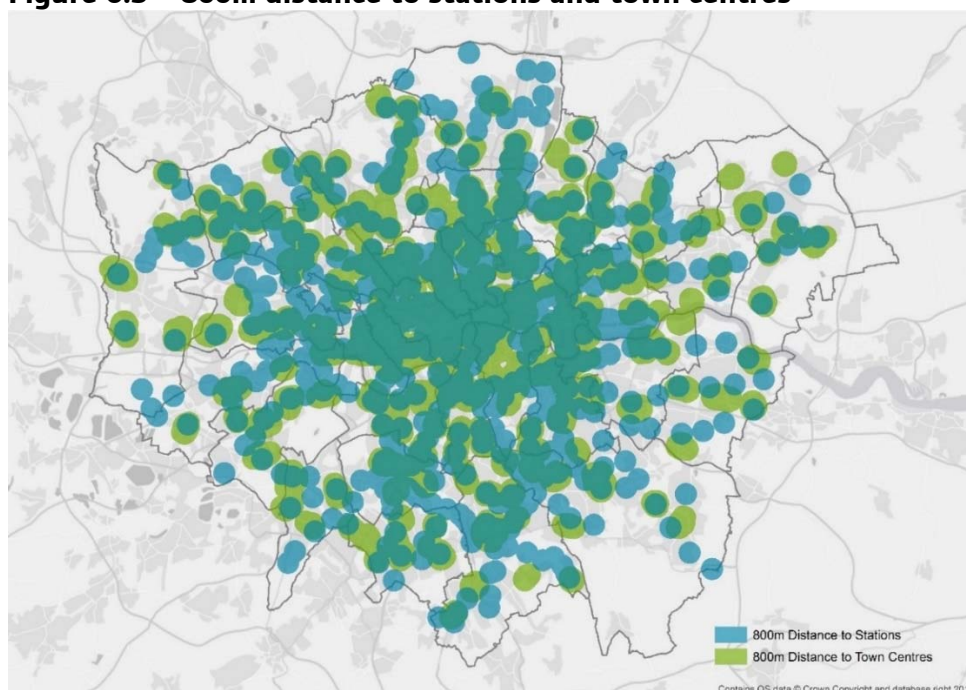
	Total net completions 2004/5 - 2015/16	Office to residential permitted development	Revised total 2004/5 - 2015/16	12 year annual average trend	Projected 10 year capacity
B&D	1,320	10	1,310	109	1,092
Barnet	4,130	110	4,020	335	3,350
Bexley	1,540	10	1,530	128	1,275
Brent	3,190	150	3,040	253	2,533
Bromley	3,850	100	3,750	313	3,125
Camden	4,360	130	4,230	353	3,525
City of London	760	0	760	63	633
Croydon	8,200	790	7,410	618	6,175
Ealing	3,940	40	3,900	325	3,250
Enfield	3,170	140	3,030	253	2,525
Greenwich	2,810	0	2,810	234	2,342
Hackney	8,020	50	7,970	664	6,642
H&F	2,780	50	2,730	228	2,275
Haringey	3,680	80	3,600	300	3,000
Harrow	3,360	320	3,040	253	2,533
Havering	2,290	10	2,280	190	1,900
Hillingdon	2,440	90	2,350	196	1,958
Hounslow	2,280	70	2,210	184	1,842
Islington	7,080	280	6,800	567	5,667
K&C	1,530	0	1,530	128	1,275
Kingston	2,100	170	1,930	161	1,608
Lambeth	6,740	420	6,320	527	5,267
Lewisham	5,110	90	5,020	418	4,183
LLDC	650	0	650	54	542
Merton	3,020	290	2,730	228	2,275
Newham	3,260	90	3,170	264	2,642
OPDC	70	0	70	6	58
Redbridge	2,740	20	2,720	227	2,267
Richmond	2,700	410	2,290	191	1,908
Southwark	8,550	80	8,470	706	7,058
Sutton	2,320	230	2,090	174	1,742
Tower Hamlets	6,530	30	6,500	542	5,417
Waltham Forest	3,990	90	3,900	325	3,250
Wandsworth	5,600	80	5,520	460	4,600
Westminster	5,830	0	5,830	486	4,858
<b>Total</b>	<b>129,940</b>	<b>4,430</b>	<b>125,510</b>	<b>10,459</b>	<b>104,592</b>

**Figure 6.4 – 12 year and 8 year annual average small site trends compared**



**Approach 3 findings – ‘modelled approach’**

- 6.19 In line with the SHLAA methodology, the GLA has examined the scope to increase current trends in housing completions on small sites as a result of policy changes proposed in the draft new London Plan, in particular Policy H2 – small housing developments. This new policy aims to significantly increase the contribution small housing developments make towards overall housing supply, and support gradual increases in the overall density of existing residential areas in suitable locations through a range of small scale housing developments. This could include residential conversions, extensions, new build/infill development and redevelopment.
- 6.20 To assess the potential for an uplift to current trends, GLA modelling examines the scope in each borough to increase small site developments and net additional housing supply within existing residential areas. This could be through either:
- conversions (subdivision) of houses to flats
  - new build infill development of 10 homes and fewer
- 6.21 The modelling follows a consistent pan-London methodology based on publicly available data and reflects the spatial emphasis of the draft new London Plan policy on small housing developments (Policy H2). This promotes the above forms of development in areas which benefit from public transport access levels (PTAL) 3 to 6 or are within 800m of a tube station, rail station or town centre boundary through a presumption in favour of small housing developments.

**Figure 6.5 – 800m distance to stations and town centres**

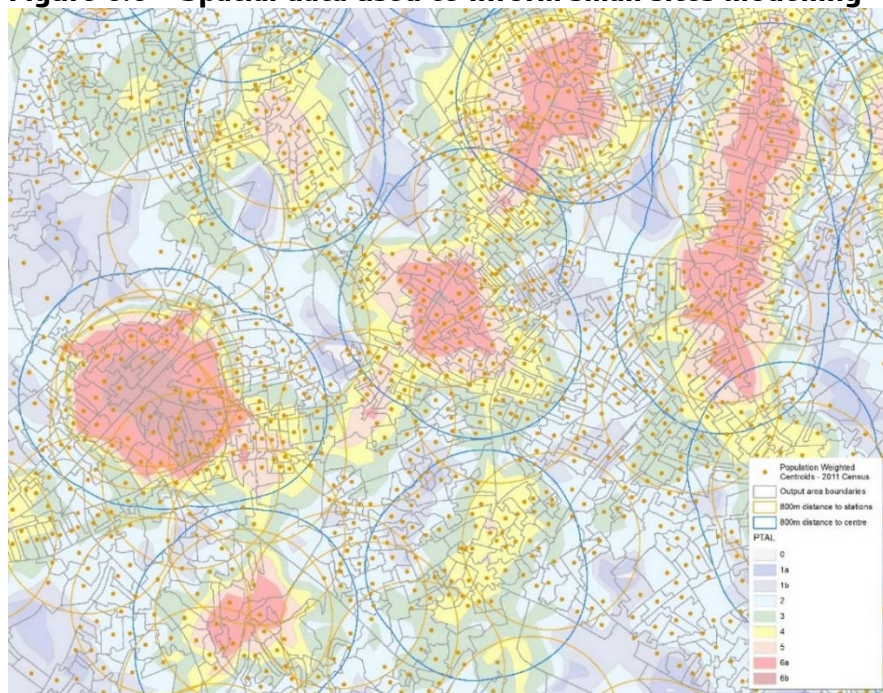
- 6.22 It is important to note that the application of Policy H2 is broader in scope than the modelling (which focuses on the existing stock of houses in particular spatial areas). The presumption in favour of development set out in Policy H2 would apply to small sites of

25 homes and less (but are less than 0.25 hectares in size) and covers infill development on vacant/under-utilised sites and the redevelopment/upward extension of flats and non-residential buildings. It would not apply to schemes over 25 homes, listed buildings, mixed use proposals within the CAZ or estate regeneration schemes.

### How does the modelling work?

- 6.23 Modelling assumes that 1% of the existing stock of houses will increase in density in areas which benefit from PTALs 3 to 6 or are within 800m of a tube station, rail station or town centre boundary. Growth assumptions in the model are applied to semi, detached and terraced houses as recorded in the 2011 census<sup>4</sup>, irrespective of tenure. The model does not include an assumption for increases in density on existing flats, maisonettes or apartments. Alongside purpose built flats, this includes any houses that have been converted into flats as these are recorded as flats and not houses in the 2011 census data used in the modelling.
- 6.24 The 1% assumption is considered to provide a reasonable estimate for the level of net additional housing that could be provided in view of the potential impact of the proposed policy changes in the draft London Plan.
- 6.25 The way the model works is that 2011 census dwelling stock data is mapped at output area level (the lowest spatial scale available). Spatial attributes for each output area are then assessed using population weighted centroid points and overlaying these with other GIS layers for PTAL, 800m distances to town centres<sup>5</sup>, tube and rail stations and conservation areas. This is illustrated in Figure 6.6 below.

**Figure 6.6 – Spatial data used to inform small sites modelling**



<sup>4</sup> Nomis dataset KS401EW – Dwellings, household spaces and accommodation type - <https://www.nomisweb.co.uk/census/2011/ks401ew>

<sup>5</sup> District, major, metropolitan and international town centres

6.26 Net additional housing growth assumptions in the model take into account the typology of the existing stock of houses (eg whether they are detached/semi-detached or terraced) and have been informed by trends in housing completions across London where this type of housing intensification has occurred:

- A gross growth factor of 3.23 is applied to semi-detached and detached houses in the defined catchment area, meaning a net growth factor of 2.23 is applied to generate housing capacity estimates. This reflects London-wide trends in development on small sites<sup>6</sup> between financial years 2008/9 and 2015/16 where the existing and proposed use is residential (see Table 6.9/Figure 6.10).
- A lower gross growth factor of 2.34 is applied to terraced houses in the defined catchment, meaning a net growth factor of 1.34 is applied to generate housing capacity estimates. This reflects London-wide average trends in net additional housing provision from residential conversions for the same period residential (see Table 6.10/Figure 6.10).

6.27 Modelled findings are then rounded for the purpose of projecting potential annual additional housing in each local authority. So, assuming there are 1,000 semi or detached houses and 1,000 terraced houses in an area that falls within the defined spatial catchment - being within PTALs 3-6 or within 800m of a town centre or station - the model assumes a net supply of 35 additional homes each year, as shown in Example A.

#### Example A

Detached /semi detached houses	Growth assumption	Net Growth factor	Net additional housing
1,000	1%	2.23	22
Terraced houses	Growth assumption	Net Growth factor	Net additional housing
1,000	1%	1.34	13
<b>Total</b>			<b>36</b>

#### Conservation areas and listed buildings

6.28 In conservation areas the yield rate of 1% is reduced by 75%, so in these areas the modelling assumes that only 0.25% of the stock of dwelling houses will intensify each year. This reflects the fact that the scope for residential intensification will be more limited in these areas but increases in existing density levels can still be expected, for example through residential conversions or development on plots which do not enhance the character of a conservation area or are not visible from the street.

<sup>6</sup> Sites under 0.25ha where the proposed number of new homes is 10 and fewer

- 6.29 Where the same area as in Example A is covered by a conservation area designation then the modelling makes the following assumptions (see Example B):

**Example B – conservation area**

Detached /semi detached houes	Growth assumption	Net Growth factor	Net additional housing
1,000	0.25%	2.23	6
Terraced houses	Growth assumption	Net Growth factor	Net additional housing
1,000	0.25%	1.34	3
<b>Total</b>			<b>9</b>

- 6.30 Consequently, the modelled outputs within conservation areas are substantially lower. This is shown in Table 6.11 and Figure 6.11.

**Listed buildings**

- 6.31 The total number of statutory listed buildings in each output area is removed from each output area in the model, irrespective of the land use of a Listed Building. This reduction overcompensates for the potential impact of listed buildings as not all listed buildings are in residential use, or for that matter houses.

**New build houses**

- 6.32 New build houses completed since 2001 according to the London Development Database (LDD) have been mapped and removed from the relevant output area, as these dwellings are considered unlikely to contribute net additional dwellings in the short to medium term given their recent development.

**Net changes to the stock of houses since the 2011 census**

- 6.33 Changes to the stock of houses since the census are identified using LDD data, showing conversions of houses to flats and demolitions of houses during this period, and are then removed from the overall stock of houses in any given output area to ensure the base dwelling stock data is up to date.
- 6.34 These reductions (for listed buildings, recent new build houses and recent conversions/net losses) are undertaken on a pro-rata basis to reflect the ratio of terraced and non-terraced houses in the output area in question.

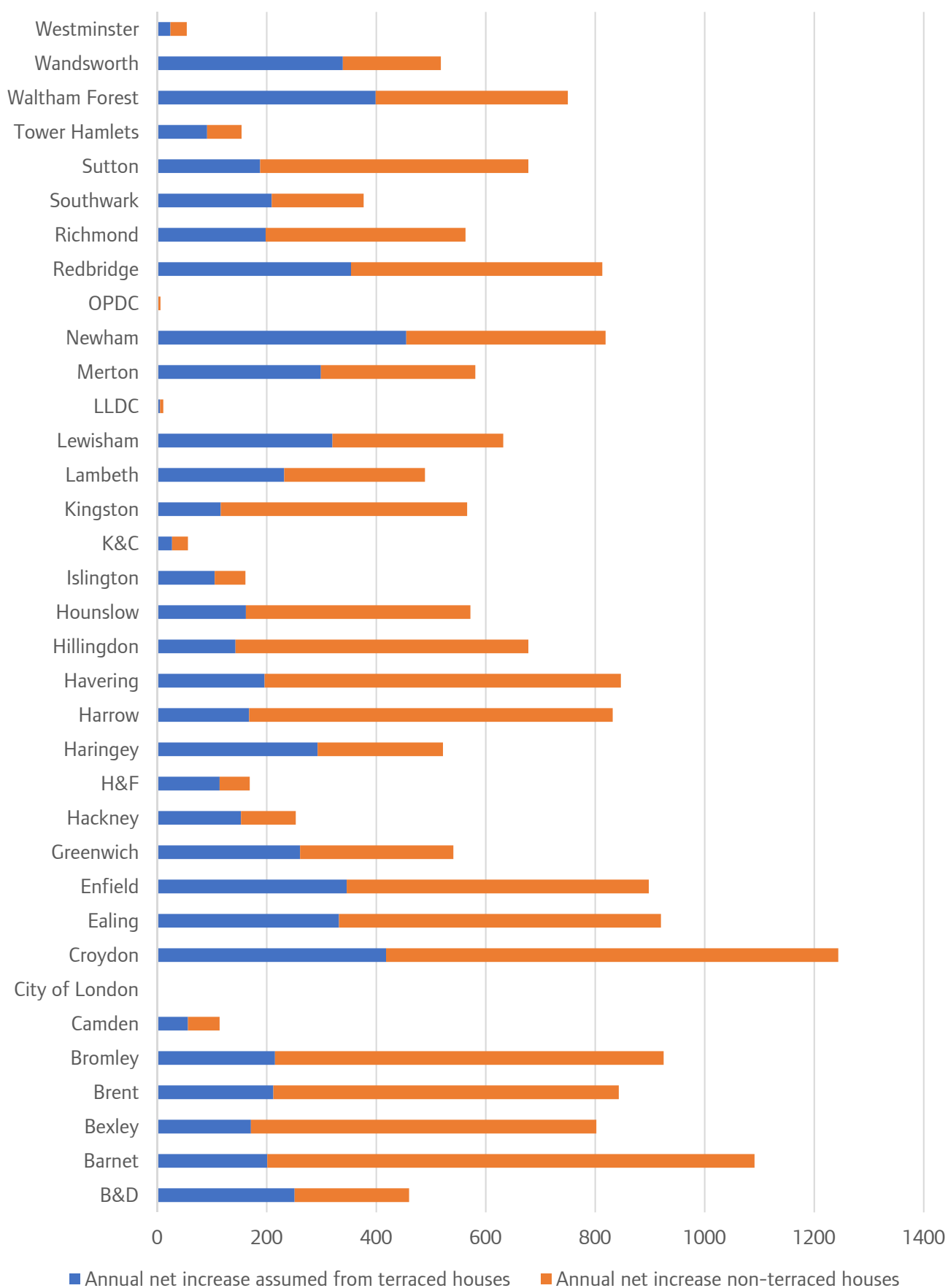
**Estate regeneration schemes including the replacement of houses**

- 6.35 Where output areas overlap with large sites in the SHLAA that comprise estate regeneration involving the replacement of existing houses the relevant output area has been set to zero in the calculations. The final adjusted dwelling stock figures for terraced and non-terraced houses then forms the basis of the modelling. This ensures that there is no double counting of the growth assumptions made in the small and large site assessment, eg where net additional housing is being assumed on the same set of houses in the large site system as well as in the small site modelling.

- 6.36 In the modelling, housing growth is assumed only within the defined catchment (PTALs 3 to 6 or within 800m of a town centre; or within 800m of a tube station or rail station):
- For areas not covered by conservation areas (and which are within the defined spatial catchment) the annual growth rate assumed for modelling purposes is 1%.
  - For areas affected by conservation area designations (and which are within the defined spatial catchment) the annual growth rate assumed in the model is 0.25%.
  - For output areas outside of the spatial catchment the growth rate assumed in the model is 0%.
- 6.37 Borough level figures are then rounded down to the nearest 10 homes for the purposes of estimating both annual and 10 year housing capacity estimates. Modelled findings by borough are set out in Figure 6.7 and Table 6.5.
- 6.38 PTALs are based on the 2021 PTAL map so take into account Crossrail 1 and other committed and planned transport schemes that will be completed at that time. Appendix B sets out the total stock of houses within the defined spatial catchment in each planning authority by PTAL zone (see Table 11.2 and Figure 11.2). This shows that 82% of the stock is within PTALs 2 to 6 and 26% within PTALs 4 to 6.



**Figure 6.7 - Annual net increase assumed in the model**



**Table 6.5 – Modelling findings by local planning authority**

Planning authority	Annual net increase assumed from terraced houses	Annual net increase non-terraced houses	Overall net annual increase	Rounded annual modelling figure	10 year modelled figure
B&D	251	209	459	450	4,500
Barnet	201	890	1,091	1090	10,900
Bexley	171	631	802	800	8,000
Brent	212	631	843	840	8,400
Bromley	215	710	925	920	9,200
Camden	56	58	114	110	1,100
City of London	0	0	1	0	0
Croydon	418	826	1,243	1,240	12,400
Ealing	332	588	920	920	9,200
Enfield	346	552	898	890	8,900
Greenwich	261	280	540	540	5,400
Hackney	153	100	252	250	2,500
H&F	114	55	169	160	1,600
Haringey	293	229	522	520	5,200
Harrow	168	664	832	830	8,300
Havering	196	651	847	840	8,400
Hillingdon	143	535	678	670	6,700
Hounslow	162	410	572	570	5,700
Islington	105	56	161	160	1,600
K&C	27	29	56	50	500
Kingston	116	450	566	560	5,600
Lambeth	232	257	489	480	4,800
Lewisham	320	312	632	630	6,300
LLDC	5	6	11	10	100
Merton	299	282	581	580	5,800
Newham	455	364	819	810	8,100
OPDC	2	4	7	0	0
Redbridge	354	459	813	810	8,100
Richmond	198	365	563	560	5,600
Southwark	209	168	378	370	3,700
Sutton	188	490	678	670	6,700
Tower Hamlets	91	63	154	150	1,500
Waltham Forest	399	351	750	750	7,500
Wandsworth	339	179	518	510	5,100
Westminster	24	30	53	50	500
<b>Totals</b>	<b>7,056</b>	<b>11,885</b>	<b>18,939</b>	<b>18,790</b>	<b>187,900</b>

**Combining model findings with the remaining windfall trend**

- 6.35 Findings from the modelling are then added to the remaining windfall trends in housing completions on other types of small sites, as these are not covered in the modelling. The remaining windfall trend capacity estimate is based on annual trends in net housing completions between 2008/9 and 2015/16 (Approach 1) and includes:
- change of use (with housing completions from office to residential permitted rights removed)
  - new build schemes where the proposed number of new homes is more than 10
- 6.36 The following types of development are removed from the remaining windfall to avoid double counting with the modelling:
- new build development where the proposed number of new homes is 10 homes or fewer
  - residential conversions
  - infill development within a residential curtilage development
- 6.37 The remaining windfall trend figures are set out in Table 6.6.
- 6.38 Table 6.7 and Figure 6.8 show combined small sites estimate in Approach 3 showing the modelled figures, distinct from the remaining windfall capacity.
- 6.39 Table 6.8 and Figure 6.9 compare the total 10 year housing capacity findings on small sites under Approach 1, Approach 2 and Approach 3.

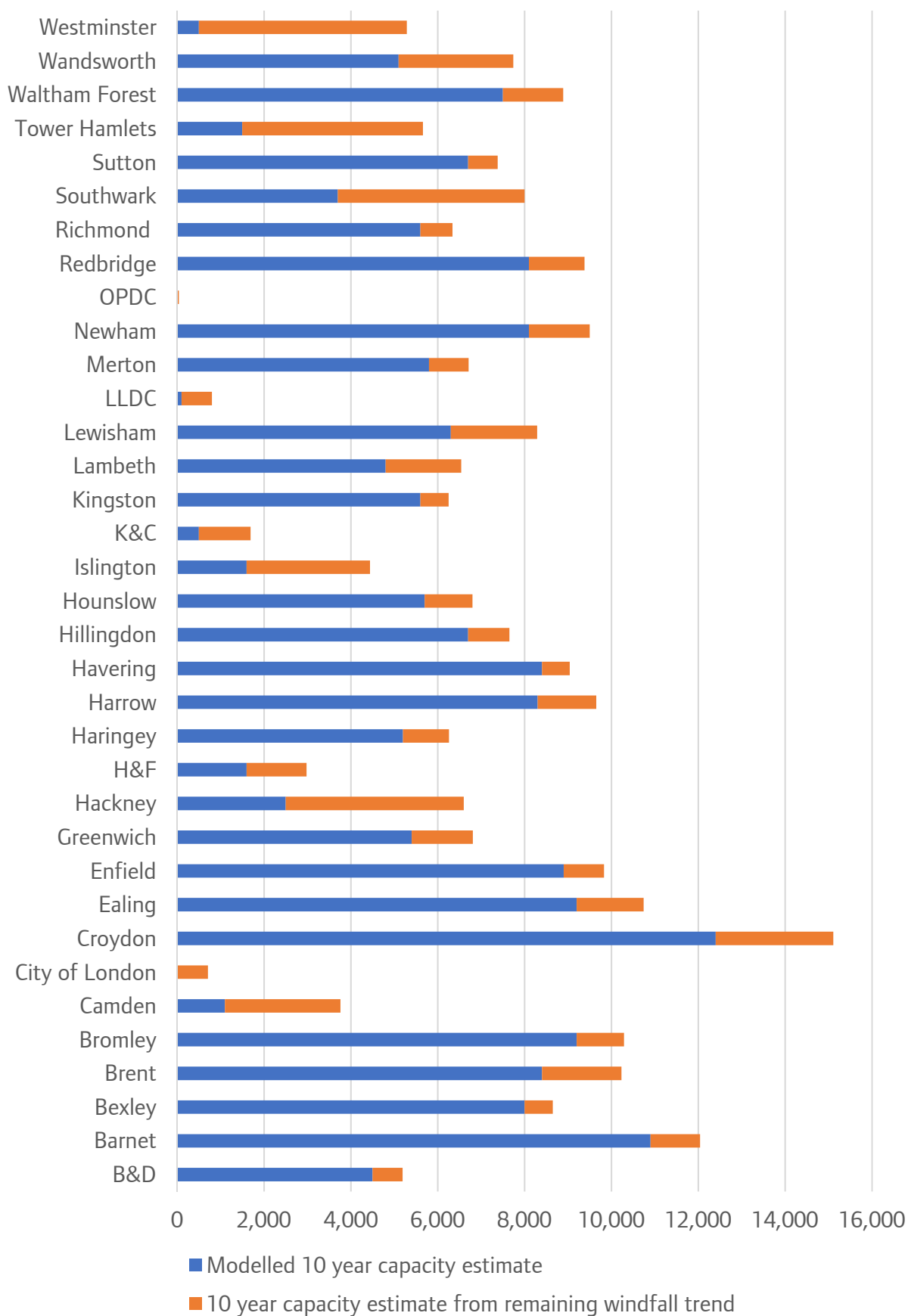
**Table 6.6 – Remaining windfall trend (2008/9 to 2015/16)**

	Change of use	New build (10+ homes schemes only)	Total 2008/9 - 2015/16	Office to residential permitted development	Revised total 2008/9 - 2015/16	8 year annual average trend	Total 10 year remaining windfall figure
B&D	140	420	560	10	550	69	690
Barnet	420	600	1,020	110	910	114	1,140
Bexley	230	300	530	10	520	65	650
Brent	520	1,090	1,610	150	1,460	183	1,830
Bromley	480	490	970	100	870	109	1,090
Camden	1,290	970	2,260	130	2,130	266	2,660
City of London	500	70	570	0	570	71	710
Croydon	1,650	1,310	2,960	790	2,170	271	2,710
Ealing	610	660	1,270	40	1,230	154	1,540
Enfield	460	420	880	140	740	93	930
Greenwich	260	870	1,130	0	1,130	141	1,410
Hackney	970	2,360	3,330	50	3,280	410	4,100
H&F	680	470	1,150	50	1,100	138	1,380
Haringey	400	530	930	80	850	106	1,060
Harrow	600	800	1,400	320	1,080	135	1,350
Havering	160	360	520	10	510	64	640
Hillingdon	270	580	850	90	760	95	950
Hounslow	260	690	950	70	880	110	1,100
Islington	1,290	1,260	2,550	280	2,270	284	2,840
K&C	690	260	950	0	950	119	1,190
Kingston	430	260	690	170	520	65	650
Lambeth	1,060	750	1,810	420	1,390	174	1,740
Lewisham	750	930	1,680	90	1,590	199	1,990
LLDC	30	530	560	0	560	70	700
Merton	500	520	1,020	290	730	91	910
Newham	400	810	1,210	90	1,120	140	1,400
OPDC	30	0	30	0	30	4	40
Redbridge	250	790	1,040	20	1,020	128	1,280
Richmond	770	230	1,000	410	590	74	740
Southwark	790	2,730	3,520	80	3,440	430	4,300
Sutton	420	350	770	230	540	68	680
Tower Hamlets	570	2,790	3,360	30	3,330	416	4,160
Waltham Forest	620	580	1,200	90	1,110	139	1,390
Wandsworth	800	1,390	2,190	80	2,110	264	2,640
Westminster	2,520	1,310	3,830	0	3,830	479	4,790
<b>Total</b>	<b>21,820</b>	<b>28,480</b>	<b>50,300</b>	<b>4,430</b>	<b>45,870</b>	<b>5,738</b>	<b>57,380</b>

**Table 6.7 – Combined 10 year housing capacity estimates under Approach 3**

	Modelled 10 year capacity estimate	10 year capacity estimate from remaining windfalls	Combined Approach 3 total
Barking and Dagenham	4,500	690	5,190
Barnet	10,900	1,140	12,040
Bexley	8,000	650	8,650
Brent	8,400	1,830	10,230
Bromley	9,200	1,090	10,290
Camden	1,100	2,660	3,760
City of London	0	710	710
Croydon	12,400	2,710	15,110
Ealing	9,200	1,540	10,740
Enfield	8,900	930	9,830
Greenwich	5,400	1,410	6,810
Hackney	2,500	4,100	6,600
Hammersmith and Fulham	1,600	1,380	2,980
Haringey	5,200	1,060	6,260
Harrow	8,300	1,350	9,650
Havering	8,400	640	9,040
Hillingdon	6,700	950	7,650
Hounslow	5,700	1,100	6,800
Islington	1,600	2,840	4,440
Kensington and Chelsea	500	1,190	1,690
Kingston upon Thames	5,600	650	6,250
Lambeth	4,800	1,740	6,540
Lewisham	6,300	1,990	8,290
LLDC	100	700	800
Merton	5,800	910	6,710
Newham	8,100	1,400	9,500
OPDC	0	40	40
Redbridge	8,100	1,280	9,380
Richmond upon Thames	5,600	740	6,340
Southwark	3,700	4,300	8,000
Sutton	6,700	680	7,380
Tower Hamlets	1,500	4,160	5,660
Waltham Forest	7,500	1,390	8,890
Wandsworth	5,100	2,640	7,740
Westminster	500	4,790	5,290
<b>Total</b>	<b>187,900</b>	<b>57,380</b>	<b>245,280</b>

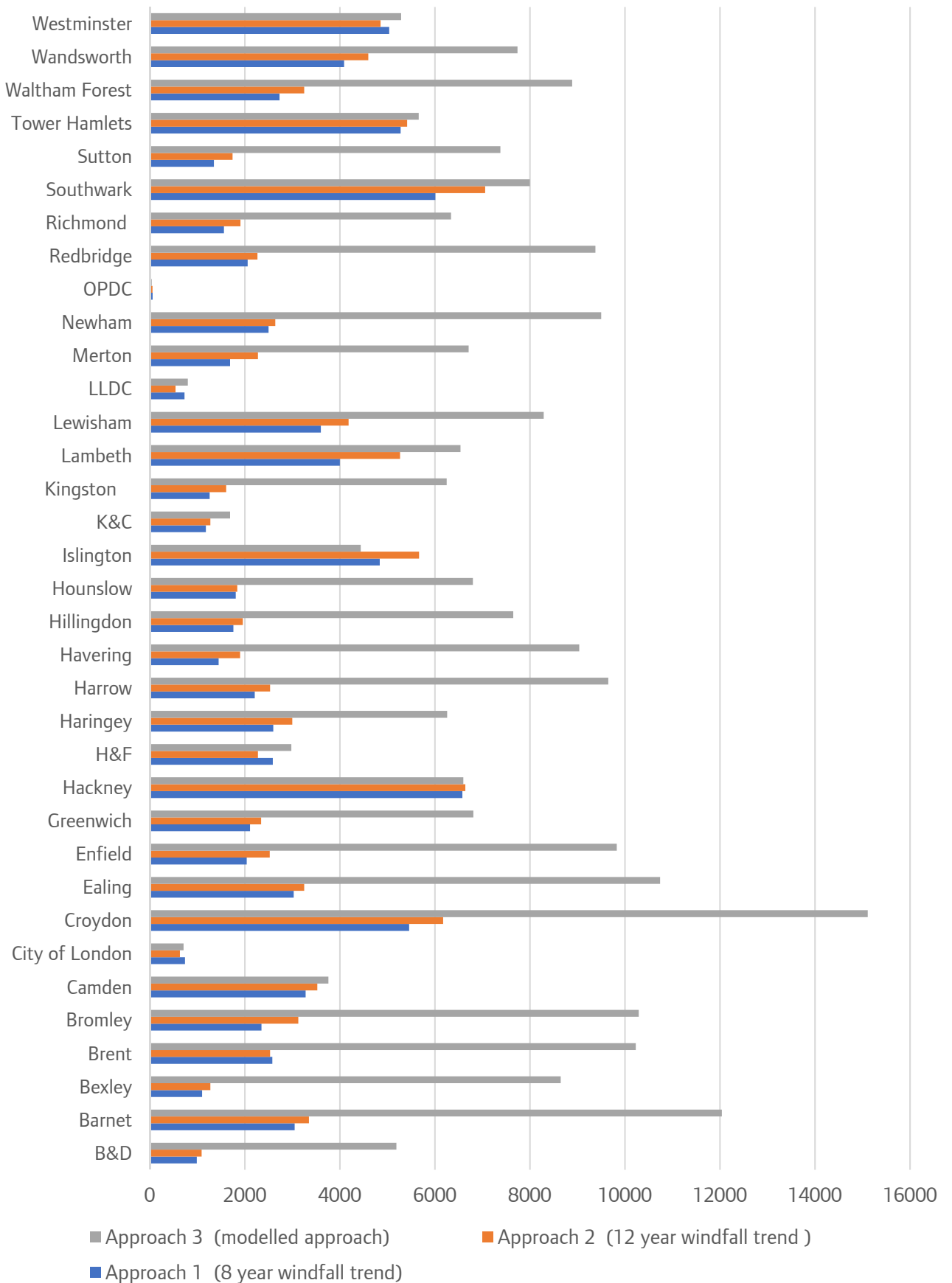
**Figure 6.8 – Combined 10 year housing capacity estimates under Approach 3**



**Table 6.8 – Projected 10 year capacity estimates compared**

	Approach 1 8 year windfall assessment based on post-recession trends (2004/5 to 2015/16)	Approach 2 Longer term 12 year windfall assessment (2004/5 to 2015/16)	Approach 3 Modelled approach
Barking and Dagenham	990	1,092	5,190
Barnet	3,050	3,350	12,040
Bexley	1,100	1,275	8,650
Brent	2,580	2,533	10,230
Bromley	2,350	3,125	10,290
Camden	3,280	3,525	3,760
City of London	740	633	710
Croydon	5,460	6,175	15,110
Ealing	3,030	3,250	10,740
Enfield	2,040	2,525	9,830
Greenwich	2,110	2,342	6,810
Hackney	6,580	6,642	6,600
Hammersmith and Fulham	2,590	2,275	2,980
Haringey	2,600	3,000	6,260
Harrow	2,210	2,533	9,650
Havering	1,450	1,900	9,040
Hillingdon	1,760	1,958	7,650
Hounslow	1,810	1,842	6,800
Islington	4,840	5,667	4,440
Kensington and Chelsea	1,180	1,275	1,690
Kingston upon Thames	1,260	1,608	6,250
Lambeth	4,000	5,267	6,540
Lewisham	3,600	4,183	8,290
LLDC	730	542	800
Merton	1,690	2,275	6,710
Newham	2,500	2,642	9,500
OPDC	60	58	40
Redbridge	2,060	2,267	9,380
Richmond upon Thames	1,560	1,908	6,340
Southwark	6,010	7,058	8,000
Sutton	1,350	1,742	7,380
Tower Hamlets	5,280	5,417	5,660
Waltham Forest	2,730	3,250	8,890
Wandsworth	4,090	4,600	7,740
Westminster	5,040	4,858	5,290
<b>Projected 10 year capacity figures</b>	<b>93,710</b>	<b>104,592</b>	<b>245,280</b>

**Figure 6.9 - projected 10 year capacity estimates compared under Approach 1 to 3**





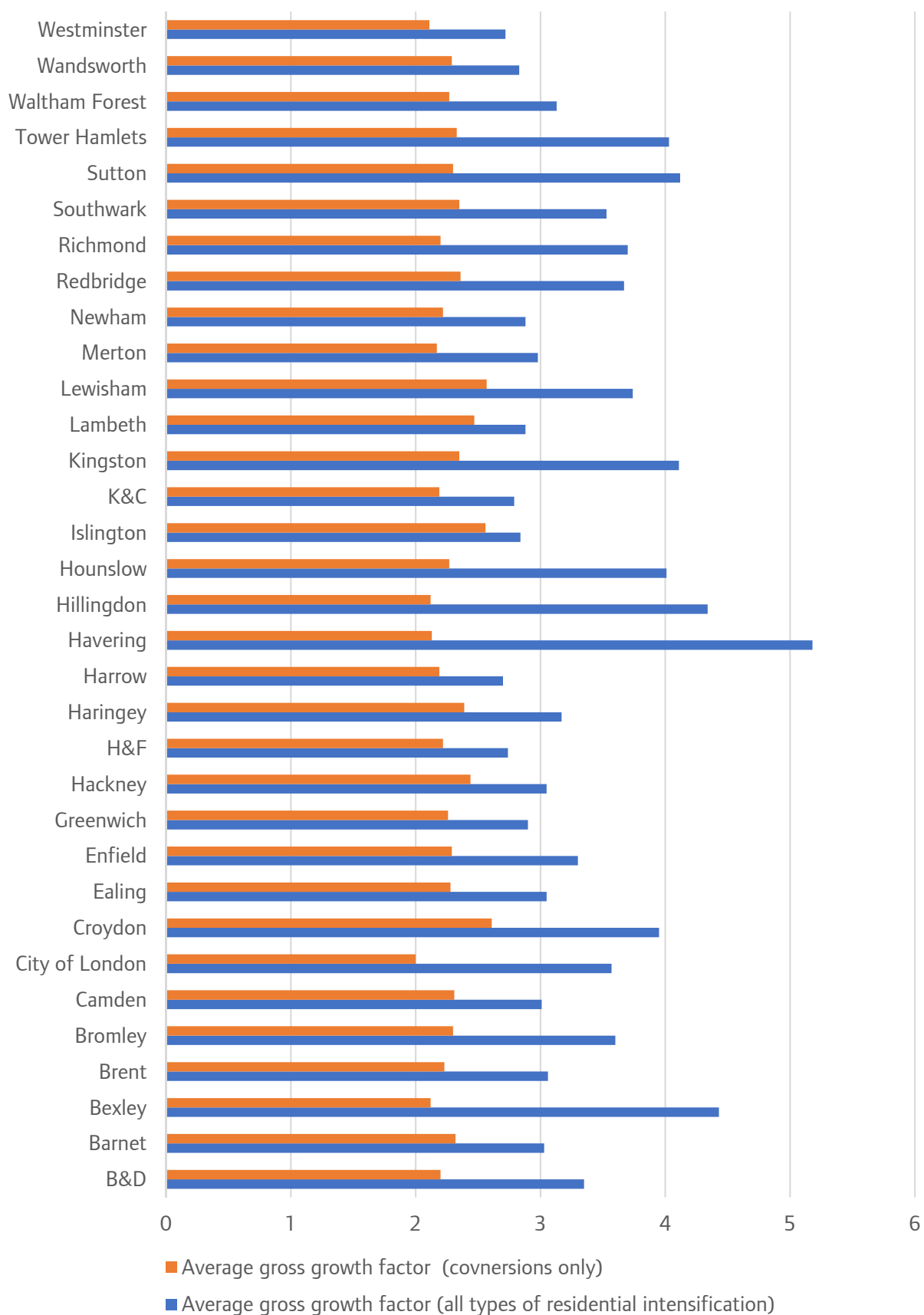
**Table 6.9 – average growth factors (all types of residential intensification)**

	Total Proposed Residential Units	Total Existing Residential Units	Net additional residential units	Average gross growth factor
Barking and Dagenham	251	75	176	3.35
Barnet	1,902	628	1,274	3.03
Bexley	354	80	274	4.43
Brent	942	308	634	3.06
Bromley	1,127	313	814	3.6
Camden	782	260	522	3.01
City of London	25	7	18	3.57
Croydon	2,145	543	1,602	3.95
Ealing	1,560	512	1,048	3.05
Enfield	1,172	355	817	3.3
Greenwich	392	135	257	2.9
Hackney	1,845	605	1,240	3.05
Hammersmith and Fulham	1,174	429	745	2.74
Haringey	1,362	430	932	3.17
Harrow	925	342	583	2.7
Havering	549	106	443	5.18
Hillingdon	721	166	555	4.34
Hounslow	542	135	407	4.01
Islington	1,381	487	894	2.84
Kensington and Chelsea	337	121	216	2.79
Kingston upon Thames	543	132	411	4.11
Lambeth	2,223	772	1,451	2.88
Lewisham	1,317	352	965	3.74
Merton	685	230	455	2.98
Newham	902	313	589	2.88
Redbridge	757	206	551	3.67
Richmond upon Thames	789	213	576	3.7
Southwark	910	258	652	3.53
Sutton	606	147	459	4.12
Tower Hamlets	455	113	342	4.03
Waltham Forest	1,305	417	888	3.13
Wandsworth	1,399	495	904	2.83
Westminster	710	261	449	2.72
<b>Total</b>	<b>32,089</b>	<b>9,946</b>	<b>22,143</b>	<b>3.23</b>

**Table 6.10 – average growth factors (conversions only)**

	Total proposed residential homes	Total Existing Residential homes	Net additional residential homes	Average gross growth factor
Barking and Dagenham	152	69	83	2.2
Barnet	1,053	453	600	2.32
Bexley	127	60	67	2.12
Brent	543	244	299	2.23
Bromley	393	171	222	2.3
Camden	502	217	285	2.31
City of London	8	4	4	2
Croydon	1,083	415	668	2.61
Ealing	949	416	533	2.28
Enfield	681	298	383	2.29
Greenwich	226	100	126	2.26
Hackney	1,149	470	679	2.44
Hammersmith and Fulham	831	375	456	2.22
Haringey	894	374	520	2.39
Harrow	635	290	345	2.19
Havering	130	61	69	2.13
Hillingdon	216	102	114	2.12
Hounslow	213	94	119	2.27
Islington	1,054	412	642	2.56
Kensington and Chelsea	184	84	100	2.19
Kingston upon Thames	134	57	77	2.35
Lambeth	1,600	647	953	2.47
Lewisham	733	285	448	2.57
Merton	323	149	174	2.17
Newham	604	272	332	2.22
Redbridge	356	151	205	2.36
Richmond upon Thames	264	120	144	2.2
Southwark	456	194	262	2.35
Sutton	253	110	143	2.3
Tower Hamlets	156	67	89	2.33
Waltham Forest	789	348	441	2.27
Wandsworth	915	399	516	2.29
Westminster	427	202	225	2.11
<b>Total</b>	<b>18,033</b>	<b>7,710</b>	<b>10,323</b>	<b>2.34</b>

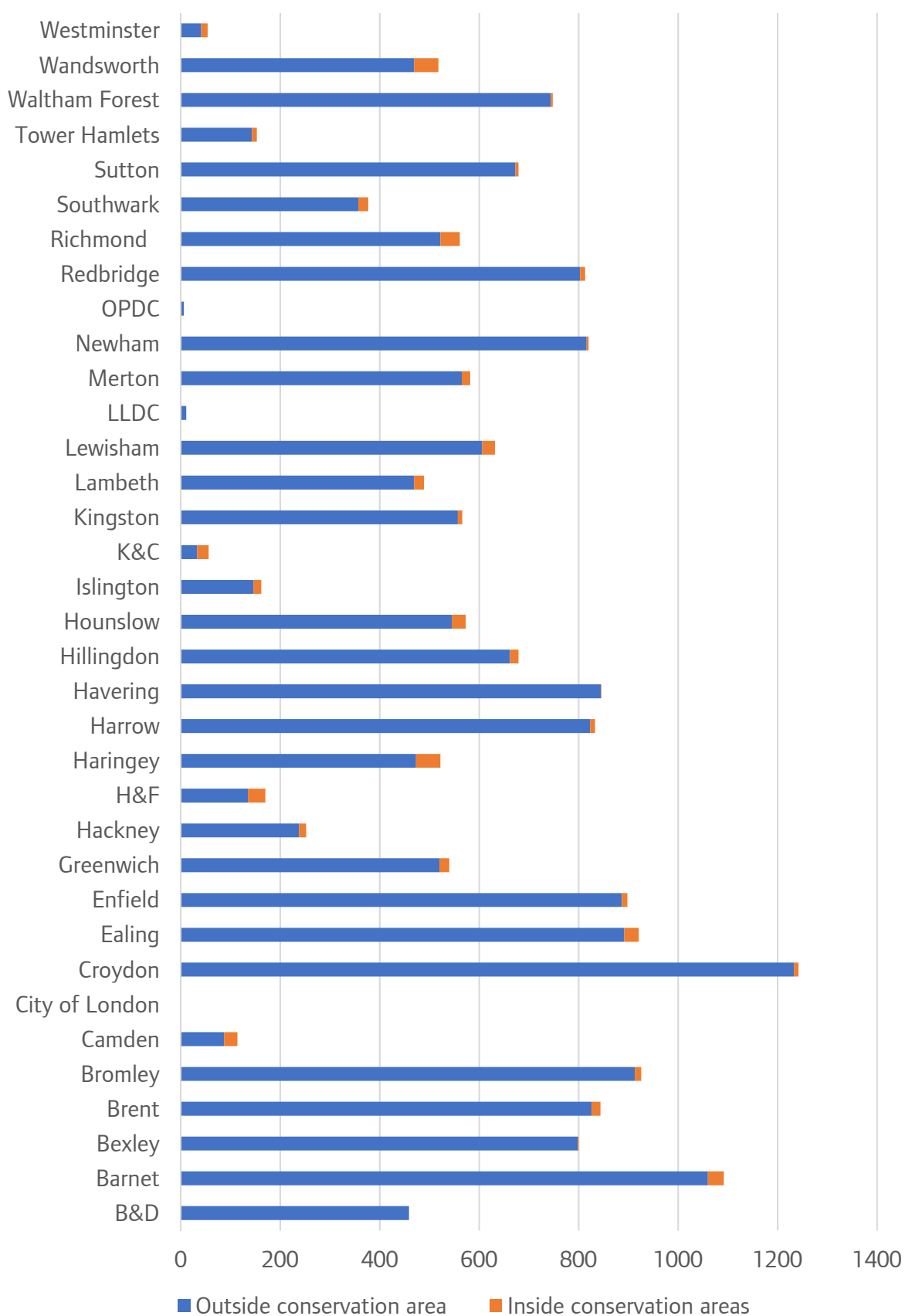
**Table 6.10 – trends in residential intensification growth factors**



**Table 6.11 – Modelled net annual growth assumptions within and outside conservation areas**

	Assumed annual net increase outside conservation area	Assumed annual net increase inside conservation areas	TOTAL Assumed annual net increase	Percentage of net growth outside conservation area
Barking and Dagenham	459	0	459	100%
Barnet	1,060	32	1,092	97%
Bexley	798	2	800	100%
Brent	826	18	844	98%
Bromley	913	13	926	99%
Camden	87	27	114	76%
City of London	0	0	0	-
Croydon	1,233	9	1,242	99%
Ealing	892	29	921	97%
Enfield	887	11	898	99%
Greenwich	520	20	540	96%
Hackney	238	14	252	94%
Hammersmith and Fulham	135	35	170	79%
Haringey	473	49	522	91%
Harrow	823	10	833	99%
Havering	845	1	846	100%
Hillingdon	662	17	679	97%
Hounslow	545	28	573	95%
Islington	146	16	162	90%
Kensington and Chelsea	33	23	56	59%
Kingston upon Thames	557	9	566	98%
Lambeth	469	20	489	96%
Lewisham	606	26	632	96%
LLDC	11	0	11	100%
Merton	565	17	582	97%
Newham	816	4	820	100%
OPDC	6	0	6	100%
Redbridge	803	10	813	99%
Richmond upon Thames	522	39	561	93%
Southwark	357	20	377	95%
Sutton	673	6	679	99%
Tower Hamlets	143	10	153	93%
Waltham Forest	744	4	748	99%
Wandsworth	469	49	518	91%
Westminster	41	13	54	76%
<b>Total</b>	<b>18,357</b>	<b>580</b>	<b>18,937</b>	<b>97%</b>

**Figure 6.11 – net annual growth assumptions within and outside conservation areas**



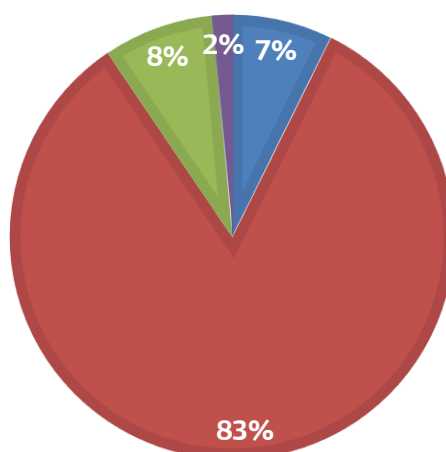
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# 7 Non self- contained accommodation

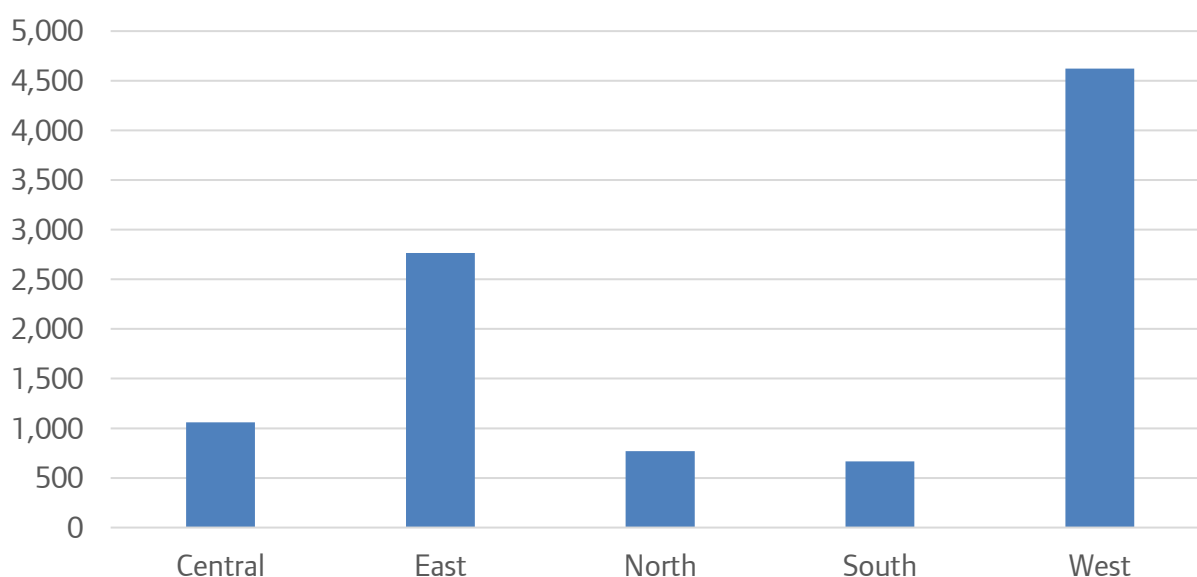
## 7 Capacity from non self-contained accommodation

- 7.1 The SHLAA includes the net pipeline of approved units of non self-contained (NSC) accommodation according to the London Development Database (LDD), as of April 2017. This is predominantly comprised of student accommodation but also includes specialist housing for older people (in Use Class C2) - eg care homes; hostel accommodation and shared living schemes/large scale HMOs in Sui Generis use.
- 7.2 Including schemes that are currently under construction and assigned to phase one, capacity for 17,079 net additional units of NSC accommodation is identified between 2017 and 2041, of which 9,880 units of NSC accommodation are expected to be delivered during the 10 year target. The vast majority of the NSC pipeline is student accommodation (83%); 7% is hostel accommodation; and 7% is in specialist accommodation for older people - C2 use class.

**Figure 7.1 – net NSC pipeline by use class**



- 7.3 Of the capacity expected to come forwards from the NSC pipeline in phases two and three - 9,880 NSC units – 37% is in inner London and 63% is in Outer London. This shows that the more dispersed pattern of development anticipated in the 2015 London Plan and encouraged through policy is emerging, with reduced rates of expected provision in central and inner London and increasing provision in Outer London boroughs such as Ealing, Brent, Barnet and Waltham Forest (see Figure 7.3). This may also be a reflection of site availability, land values and the relative viability of student housing compared to other competing land uses.
- 7.4 The NSC pipeline assigned to phases two and three of the SHLAA is shown by sub-region in Figure 7.2. Capacity by local planning authority is shown in Figure 7.4.

**Figure 7.2 – NSC pipeline capacity (2019 to 2028)**

- 7.5 The SHLAA has only considered approvals and allocated sites for NSC housing provision. Hence, the annualised capacity assumptions are substantially lower than current trends in annual net completions for NSC accommodation circa 4,500 net additional NSC units a year<sup>1</sup>. Similarly, they do not correspond to the net requirement for purpose build student bed spaces in London that is identified in the 2017 London SHMA and London Plan – circa 3,500 bedrooms a year between 2015 and 2041.
- 7.6 For this reason, it is important to recognise that the capacity assumptions for NSC accommodation for phases two and three of the SHALA (+9,880 units) are likely to significantly under-estimate the likely rate of delivery from this source, in view of recent trends and levels of projected demand (both in terms of student accommodation and specialist accommodation for older people).
- 7.7 Additional NSC housing provision should therefore be expected and it is important to recognise that this will come forward on the land that has been assessed as part of the site assessment, albeit it is not feasible to identify which sites where this would be the case, or in which planning authority NSC supply will be greatest. This capacity would not be additional in terms of the hectares of land considered in the SHLAA large site assessment and its potential for housing supply, as set out in the findings of this report and housing targets. What would change is the expected residential use class.
- 7.8 Where, in reality, large sites with capacity in the SHLAA come forward as NSC accommodation, the likely capacity in terms of bed spaces (units of NSC accommodation) can be expected to be at least equal but more likely exceed the density assumptions relied in the SHLAA large site assessment. These are based conventional self-contained housing schemes and are broadly based on the 2016 London Plan density matrix (see chapter 2). This is because NSC accommodation is smaller than self-contained housing and although communal areas are typically

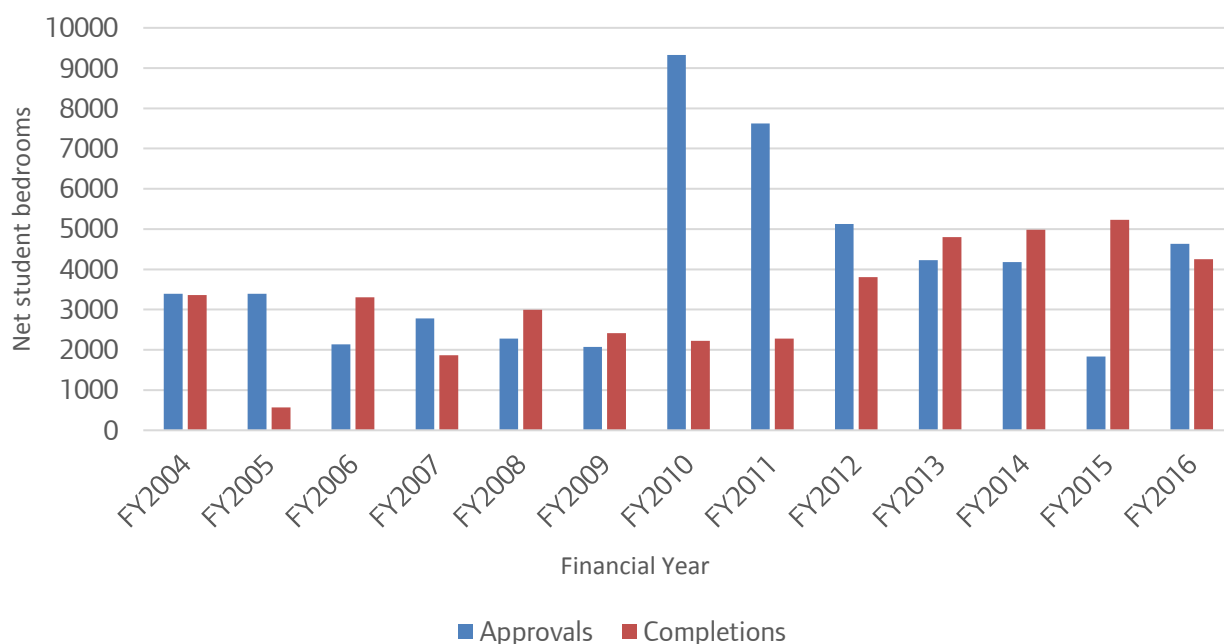
<sup>1</sup> Mayor of London, London Plan Annual Monitoring Report 13, GLA, page 28



provided, units have lower levels (or normally no provision) of private amenity space and are typically grouped along longer corridors with fewer cores and more single aspect units.

- 7.9 Trends in provision of student accommodation since 2004 (both in terms of approvals and completions) have been consistently higher than the NSC capacity assumptions applied in the SHLAA between 2019 and 2028. Only 8,400 net student bedrooms are assumed across London during this period. However, between 2004/5 and 2016/17 the annual average number of student bedrooms completed is 3,200 a year. These trends are shown in Figure 7.3 and provide more confidence that London will be able to meet the requirements for student accommodation over the plan period (3,500 bedrooms per year) despite the identified capacity for NSC being lower in the SHLAA.

**Figure 7.3 - trend in student housing provision – approvals and completions**



#### **Relationship with the large site assessment**

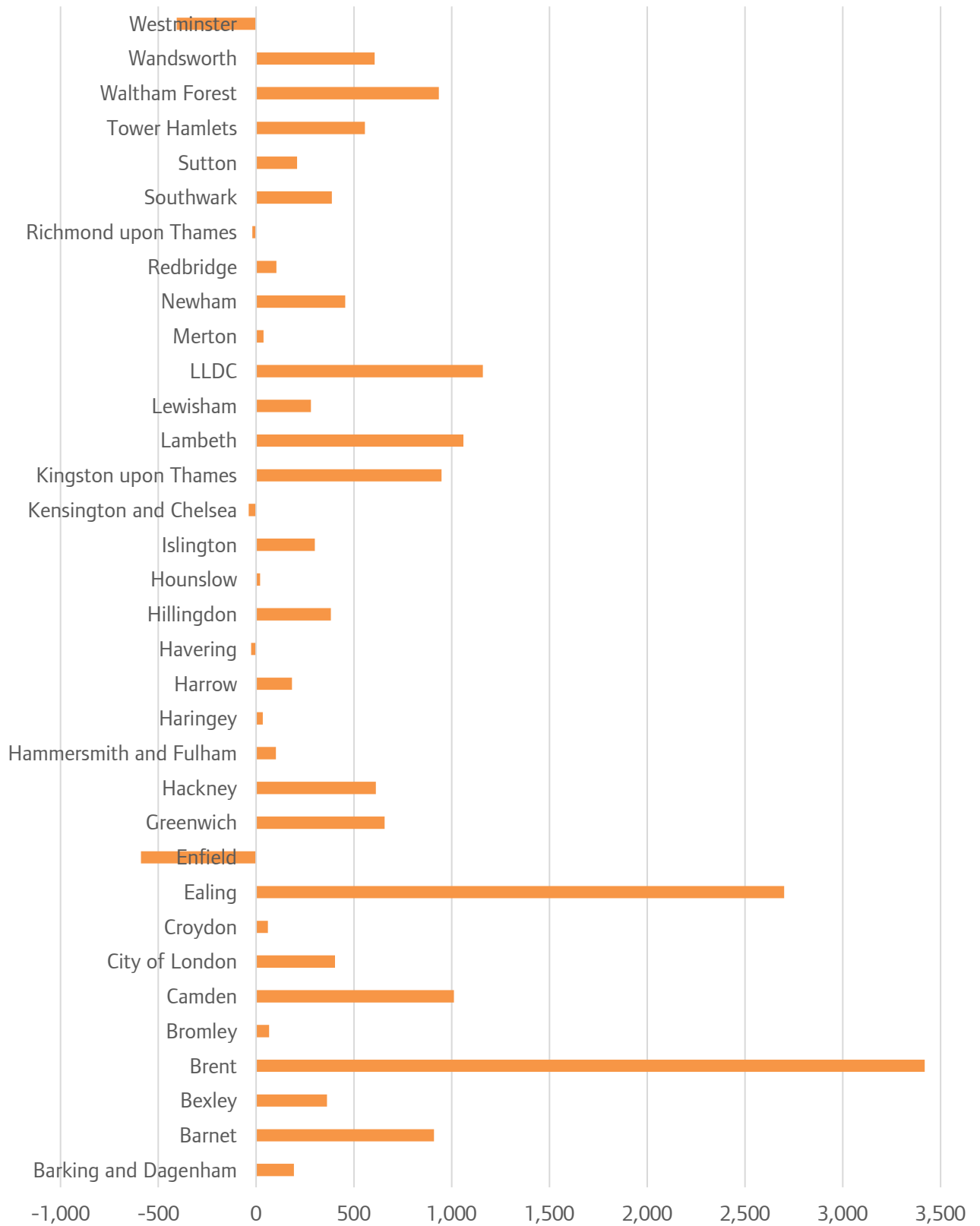
- 7.10 However, it is important to explain how the capacity assumptions for large self-contained housing schemes interact with the assumptions for NSC accommodation and how double counting has been avoided. The NSC pipeline has been kept separate from the large site assessment in the SHLAA which is focused on assessing the capacity of large sites for conventional (self-contained) housing provision in Use Class C3 based on density assumptions and an assessment of constraints.
- 7.11 Prior to the large site assessment and the SHLAA system 'going live' the GLA identified sites with approval for NSC accommodation and these site boundaries were removed from the large site system to ensure that the site capacities were not considered during the SHLAA large site assessment. Where approved schemes included NSC accommodation alongside conventional housing, the SHLAA large site capacity assessment has only included the conventional housing capacity.

- 7.12 Where boroughs identified large sites in the SHLAA which they knew to be likely to come forward for NSC accommodation (eg, following an application or pre-application discussions) or which were allocated for NSC accommodation they were instructed to set the capacity to zero in the large site system. The expected NSC capacity for the site was then added to the net NSC pipeline and this capacity was not included in the large site capacity assumptions.
- 7.13 Sites were also added to the NSC approvals pipeline used in the SHLAA where boroughs have allocated large sites for NSC housing or where planning approval for NSC housing provision was pending. In total, 11 sites were added to the pipeline in this way.

**Relationship to the small site capacity assumptions**

- 7.14 The net pipeline covers NSC schemes of all sizes (ie. the 0.25 hectare threshold is not applied for this aspect of the SHLAA study) in order to fully account for the net additions and net losses across all sized sites. Hence, some boroughs have a negative net NSC pipeline because of the loss of a sizeable source of NSC accommodation in their borough (eg a care home).
- 7.15 NSC accommodation is not included in the assessment of capacity on small sites, which is based on completions trends for 'conventional' self-contained housing (Use Class C3), alongside modelling which examines the scope to increase these trends, taking into account the small sites policy in the London Plan. This modelling is focused on the potential for net additional self-contained C3 housing.

**Figure 7.4 – net NSC pipeline by local planning authority (phases two and three – 2019 to 2028)**



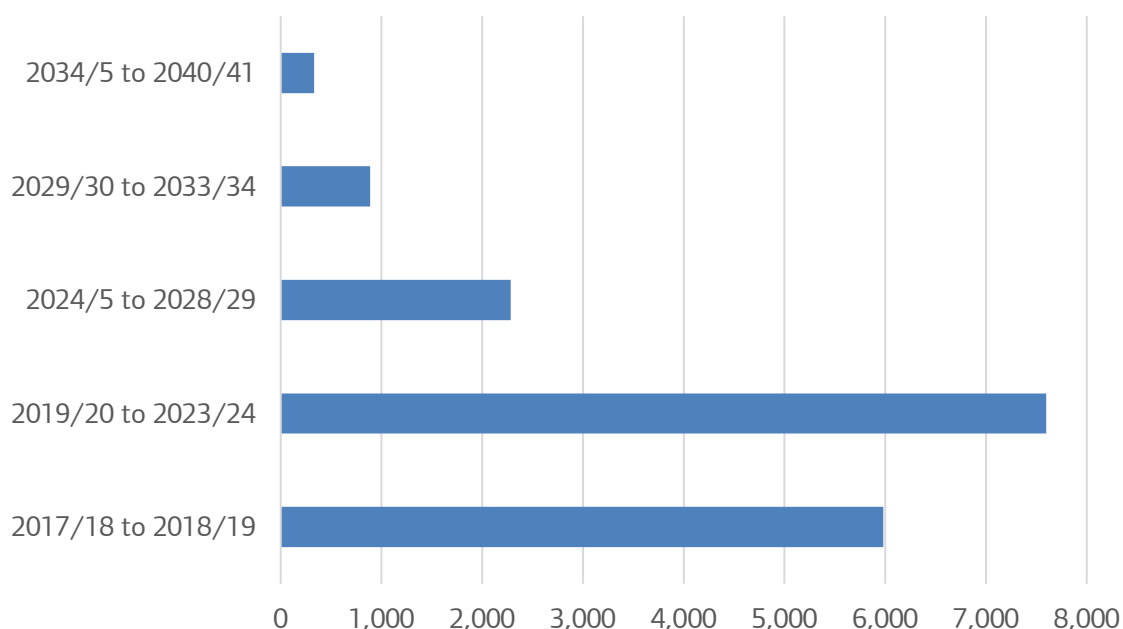
### Phasing assumptions

7.16 The phasing assumptions applied in the SHLAA are set out in Table 7.1 and Figure 7.4. This shows that 6,000 units of NSC accommodation are expected to be delivered in phase one (during financial years 2017 and 2018). Many of the units assigned to phase one are currently under construction, leaving 11,000 units remaining during phases two to five.

**Table 7.1 – phasing assumed on NSC pipeline**

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
2017/18 to 2018/19	2019/20 to 2023/24	2024/5 to 2028/29	2029/30 to 2033/34	2034/5 to 2040/41	<b>2017 – 2041</b>
5,980	7,598	2,282	888	331	<b>17,079</b>

**Figure 7.5 – phasing assumed on NSC pipeline**



7.17 The phasing assumptions applied to individual sites in the NSC pipeline in the SHLAA have been agreed with individual boroughs. Where no phasing information was received by the borough the following assumptions have been applied by the GLA:

- all developments that have started were placed into phase one, unless the scheme in question comprises more than 600 units, then capacity was split between phases one and two.
- any development that has not yet started was assigned to phase 2.
- capacity was only moved into phases three, four and five on the advice received from local planning authorities, drawing on their local knowledge.

7.18 The net NSC pipeline by phasing period and local planning authority is shown in Figure 7.5. It should be recognised that a large proportion of the capacity in phase one is under construction.

**Figure 7.6 - Net NSC pipeline by phasing period (2017 to 2041)**



### **The contribution of the NSC pipeline towards overall housing targets**

- 7.19 At present, monitoring of supply from NSC accommodation is counted towards London Plan housing targets on a 1:1 basis, meaning that each individual bedroom of student, C2 hostel, residential institution or specialist older persons accommodation is counted towards meeting London Plan housing targets. This effectively assumes each bedroom of NSC accommodation has the same quantitative value as an individual self-contained home in terms of its contribution to meeting housing targets. For example, a small house in multiple occupation (containing up to six rooms) will count as a single conventional unit, whereas a large HMO (7 bedrooms or more) is classified as a hostel with each bedroom contributing to the non-conventional supply.
- 7.20 Policy H3 of the Draft new London Plan proposes to count the contribution from NSC accommodation towards overall London Plan housing targets in a different way to the current London Plan:
- net non-self-contained accommodation for students and shared living schemes would count towards meeting housing targets on the basis of a 3:1 ratio, with every three bedrooms being counted as a single home.
  - net non-self-contained accommodation for older people (C2 use class) should count towards meeting housing targets on the basis of a 1:1 ratio, with each bedroom being counted as a single home.
- 7.21 These ratios are based on the amount of self-contained housing this form of supply is likely to free up. It also better aligns the approach taken in London with the approach used nationally. The Planning Practice Guidance states that:
- specialist accommodation for older people should count towards meeting local housing requirements, including residential institutions in Use Class C2<sup>2</sup>.
  - Student accommodation can also count towards housing targets, based on the amount of accommodation it releases in the housing market, with local authorities needing to avoid double-counting.<sup>3</sup>
- 7.22 Other forms of non self-contained accommodation – eg hostels in Use Class Sui Generis or C2 accommodation for vulnerable adults will be monitored on a 3:1 basis, following the same approach applied to student accommodation.
- 7.23 As part of the ongoing monitoring beyond 2017 comparable totals will be derived from the historic data on LDD and will be provided in the future London Plan AMR reports to allow housing delivery to be assessed consistently over time.
- 7.24 To estimate the number of bedrooms of student accommodation that one can expect to be needed to free-up a conventional self-contained home the GLA has reviewed the propensity for students in full-time further education to share accommodation, drawing on findings of the 2011 Census. This shows that there are 24,384 ‘all full-time student’

<sup>2</sup> DCLG, PPG, Paragraph: 037 Reference ID: 3-037-20150320

<sup>3</sup> DCLG, PPG, Paragraph: 038 Reference ID: 3-038-20140306

households in London (meaning all of the members of these households are full-time students). These households account for 0.75% of all households in London<sup>4</sup>. In total, these households contained 78,050 all full-time students. The numbers of bedrooms per household is also revealed by the census and shown below in Table 7.2.

- 7.25 Dividing the total all-student population (78,050) by the number of all full-time student households (24,384) yields an average all student household size of 3.2. This can be sense checked against the census data in Table 7.2 which shows the number of bedrooms in each all student household.

$$78,050 \div 24,384 = 3.2$$

**Table 7.2 – Number of all full-time student households in London, 2011 Census**

Bedrooms	All full-time student households	Percentage of all-student households
1 bedroom	2,630	11%
2 bedrooms	8,386	34%
3 bedrooms	7,145	29%
4 bedrooms	4,005	16%
5 or more bedrooms	2,218	9%
<b>Total</b>	<b>24,384</b>	<b>100%</b>

(Source: Nomis Table DC1109EW)

- 7.26 Even if we assume that each bedroom has only one student residing in it – which may not be the case for those classed as 1 bedroom or 5 or more bedroom households - the average all-student household size is 2.8 students per household. This is an underestimate as it effectively constrains the all full-time student population to 67,947 students. The 2.8 average therefore provides a lower-end estimate for the number of units of purpose built non self-contained student accommodation that are likely to be needed in order to assume that a self-contained home can be ‘freed up’.

**Table 7.3 – assumed students sharing in each all full-time student household**

Assumed bedrooms	All full-time student households	Assumed students sharing
1	2,630	2,630
2	8,386	16,772
3	7,145	21,435
4	4,005	16,020
5	2,218	11,090
	<b>24,384</b>	<b>67,947</b>

$$67,947 \div 24,384 = 2.8$$

<sup>4</sup> Nomis Table DC1109EW.

- 7.27 Specialist C2 accommodation for older people is to be monitored on a 1:1 ratio rather than a 3:1 ratio as the same principle does not apply in terms of the amount of C2 specialist older persons accommodation needed to free-up a conventional self-contained home. Older persons households are typically smaller and comprise fewer sharing adults. In addition, older person households, particularly those over 75 years, are more likely to under-occupy their homes and are likely to free-up that home by moving into specialist C2 care home accommodation.
- 7.28 However, as the SHLAA was undertaken before Policy H3 of the draft new London Plan was finalised, the NSC pipeline has been counted towards the 10 year targets on the basis of a 3:1 ration, irrespective of type of NSC accommodation, for example: whether units are purpose built student accommodation or specialist housing for older people in C2 use class. Once converted to a 3:1 ratio, the net NSC pipeline is rounded down to the nearest 10. This is shown in Table 7.4.

**Table 7.4 – Net non self-contained pipeline in phase two and three based on a 3:1 ratio (2019/20 to 2028/29)**

	Net NSC pipeline of bedrooms phases two and three	Net NSC pipeline at 3 to 1 ratio	Rounded down to nearest 10 units
B&D	18	6	0
Barnet	1,034	345	340
Bexley	98	33	30
Brent	1,600	533	530
Bromley	95	32	30
Camden	-413	-138	-130
City of London	606	202	200
Croydon	24	8	0
Ealing	2,715	905	900
Enfield	-337	-112	-110
Greenwich	687	229	220
Hackney	299	100	90
H&F	111	37	30
Haringey	71	24	20
Harrow	181	60	60
Havering	-26	-9	0
Hillingdon	26	9	0
Hounslow	-11	-4	0
Islington	293	98	90
K&C	18	6	0
Kingston	174	58	50
Lambeth	447	149	140
Lewisham	26	9	0
LLDC	733	244	240
Merton	116	39	30
Newham	456	152	150



Redbridge	104	35	30
Richmond	-19	-6	0
Southwark	52	17	10
Sutton	25	8	0
Tower Hamlets	45	15	10
Waltham Forest	326	109	100
Wandsworth	250	83	80
Westminster	56	19	10
<b>Total</b>	<b>9,880</b>	<b>3,293</b>	<b>3,150</b>

### The net NSC pipeline in C2 use class

7.29 In total, the NSC net pipeline once converted to a 3:1 ratio accounts for only 0.5% of the total 10 year housing target in the London Plan. The net NSC pipeline in C2 use class that is assigned to phases two and three of the SHLAA is +531 bedrooms, which has been counted at a 3:1 ratio for the purpose of contributing towards the housing targets – so only account for 170 net additional homes across London. Counting these sites at a 1:1 basis is therefore not considered to meaningfully affect the robustness of the overall housing figures presented in the SHLAA or London Plan, particularly once rounding down is taken into account.

**Table 7.4 - Net NSC pipeline of C2 older people's accommodation by planning authority included in 10 year target (2019/20 to 2028/29)**

	Net NSC C2 bedroom totals P2 & P3	Net NSC pipeline at 3 to 1 ratio	Rounded down to nearest 10 units
Barking and Dagenham	18	6	0
Barnet	4	1	0
Bexley	80	27	20
Brent	69	23	20
Bromley	75	25	20
Camden	-13	-4	0
Croydon	-20	-7	0
Ealing	7	2	0
Enfield	3	1	0
Greenwich	-196	-65	-60
Hackney	-8	-3	0
Hammersmith and Fulham	95	32	30
Haringey	-7	-2	0
Harrow	160	53	50
Havering	-14	-5	0
Hillingdon	27	9	0
Islington	-8	-3	0
Kensington and Chelsea	121	40	40

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Kingston upon Thames	-26	-9	0
Lewisham	26	9	0
Merton	41	14	10
Newham	10	3	0
Redbridge	68	23	20
Richmond upon Thames	-9	-3	0
Southwark	-10	-3	0
Sutton	17	6	0
Tower Hamlets	4	1	0
Waltham Forest	-16	-5	0
Wandsworth	33	11	10
<b>Total</b>	<b>531</b>	<b>177</b>	<b>170</b>

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# 8 Crossrail 2 growth scenario

## 8 Crossrail 2 growth scenario

- 8.1 As explained in chapter 2, density estimates on large sites in the SHLAA study are based on PTAL levels that reflect committed and funded public transport infrastructure improvements between 2016 and 2031. Hence, PTAL levels assumed in the SHLAA do not include proposed (but as yet not committed) schemes such as Crossrail 2.
- 8.2 The SHLAA methodology recognised the need to undertake transport led scenarios to help test various options for unlocking additional housing capacity to meet London’s overall housing need. Crossrail 2 is a major new transport project, currently being developed jointly between Transport for London and Network Rail. Crossrail 2 is recognised in the Mayor’s Transport Strategy as a transformative infrastructure scheme. It would deliver significant improvements in public transport accessibility, connectivity and reduce crowding. The delivery of the scheme would also provide the opportunity to intensify the use of land around stations and, through a plan-led approach, reassess existing land use designations and residential densities in order to fully optimise housing and employment capacity along the route.
- 8.3 As a long term infrastructure improvement, not expected to be delivered until the early 2030s, the ability for the scheme to increase development capacities is most likely to take place within the second half of the plan period (i.e. between 2029 – 2041) – phases four and five of the SHLAA. However, in some instances it may be appropriate to plan in anticipation of the scheme, ensuring that development capacities are optimised and potentially realised sooner<sup>1</sup>.
- 8.4 For the purposes of this scenario, it is assumed that for some sites, the benefits of Crossrail 2 will start to feed through decision making following approval of the Hybrid Bill, which is currently expected in 2023. However, any uplift would be incremental and proportionally increase towards the opening of Crossrail 2 which is expected in the early 2030’s.
- 8.5 It is therefore not the purpose of the Crossrail 2 scenario to alter development capacity within the SHLAA (or to alter borough targets). The purpose is to provide confidence that during and beyond the 10 year target period, there is an opportunity (subject to the scheme being delivered in line with existing timescales) to increase development capacity within **the Crossrail 2 Growth Corridors** (north and south) so that London can meet its long-term housing requirements.
- 8.6 The Crossrail 2 scenario is therefore an indicator of the potential additional capacity that could be realised as a result of infrastructure investment, and provides a basis for

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<sup>1</sup> Given the intrinsic link between the investment in Crossrail 2, associated transport benefits and subsequent market response, it will be difficult to secure substantial uplift in housing delivery ahead of its planned opening in the early 2030’s. However, evidence from Crossrail and other major infrastructure schemes suggests that a firm commitment to Crossrail 2 (with powers to construct and agree a funding package), alongside proactive and supportive policy frameworks, will in some instances mean that additional capacity can be secured and the benefits realised ahead of scheme opening. This is particularly the case in relation to larger development opportunities that are phased over a number of years.

further discussion with London Boroughs and other stakeholders on how the benefits from the scheme can be best realised, whilst taking into account the policy framework set out in the London Plan.

- 8.7 On this basis, the scenario below demonstrates that in response to the long term investment in Crossrail 2 would unlock:
- additional housing capacity up to 2029, providing some flexibility in how housing targets can be met.
  - additional housing capacity beyond phases one, two and three of the SHLAA, which is in addition to that identified in the SHLAA.

### **How the potential impact of Crossrail 2 has been assessed?**

- 8.8 The Crossrail 2 SHLAA scenario builds on the SHLAA methodology. It incorporates a number of assumptions about how the scheme and associated potential changes to land use policies can unlock and support additional development capacity across the route. The potential development impacts arising from a major transport scheme and subsequent impact on development activity have been based on evidence relating to similar schemes (such as Elizabeth Line<sup>23</sup>) and have been tested by TfL as part of Crossrail 2 scheme's development. Whilst Crossrail 2 would have benefits for both residential and commercial development (and in many instances would support sustainable mixed use developments along the route), only housing impacts are considered for the purpose of this scenario.
- 8.9 The potential for uplift in development capacity has been assessed within **station impact areas** around potential Crossrail 2 stations (as well as those which are expected to benefit significantly from associated transport improvements). These have been identified as being within 1km of all proposed Crossrail 2 stations, as well as other connecting / feeder stations which are expected to accrue significant transport or market benefits as a result of the investment in Crossrail 2.
- 8.10 The potential capacity uplift has only been calculated on large sites only<sup>4</sup> and on the basis that confirmation and delivery of a major transport scheme would:
- increase the capacity of large sites considered to have housing potential in the SHLAA as a result of increased densities linked to improved public transport access levels (PTAL).
  - improve the probability of sites already identified as having housing potential in the SHLAA as a result of improved market conditions, improved public transport

<sup>2</sup> Crossrail Property Impact Study (2012) [http://74f85f59f39b887b696f-ab656259048fb93837ecc0ecbcf0c557.r23.cf3.rackcdn.com/assets/library/document/c/original/crossrail\\_property\\_impact\\_study\\_main-small.pdf](http://74f85f59f39b887b696f-ab656259048fb93837ecc0ecbcf0c557.r23.cf3.rackcdn.com/assets/library/document/c/original/crossrail_property_impact_study_main-small.pdf)

<sup>3</sup> Crossrail Development Pipeline Study (2014) [http://74f85f59f39b887b696f-ab656259048fb93837ecc0ecbcf0c557.r23.cf3.rackcdn.com/assets/library/document/c/original/crossrail\\_development\\_pipeline\\_study.pdf](http://74f85f59f39b887b696f-ab656259048fb93837ecc0ecbcf0c557.r23.cf3.rackcdn.com/assets/library/document/c/original/crossrail_development_pipeline_study.pdf)

<sup>4</sup> For the purpose of this assessment any additional uplift in the delivery of small sites has been excluded.

capacity and connectivity that are not reflected in the SHLAA study or recent call for sites. increase the potential for a number of other additional sites to come forward, as a result of targeted land use policy changes in and around station impact areas, where appropriate plan-led strategies are adopted in accordance with London Plan policy) and as a result of

- lead to improved market conditions and increased demand as a result of the improvements to public transport capacity and connectivity.

8.11 It is important to note that for the purpose of this scenario, the assumptions reflect the overarching spatial principles and strategic policies outlined in the draft London Plan (2017) and Mayor's Transport Strategy (2017). This is considered an appropriate basis against which to test the ability to increase development capacity in areas of significant planned infrastructure improvements, though in many instances site specific options will need to be tested further as part of reviewing and preparing local development plans.

### **SHLAA sensitivity tests - methodology**

8.12 To identify the additional development capacity associated with Crossrail 2, a number of sensitivity tests have been undertaken on the SHLAA methodology to take account of the benefits associated with the scheme.

#### **1. Increased density**

8.13 A number of adjustments have been made to site densities to account for the significant changes in public transport access levels (PTALs) and connectivity, without exceeding the densities used in the SHLAA study. Changes in density have taken account of:

- increases in PTALs as a direct result of improved rail accessibility and frequency.
- opportunities to increase densities in Opportunity Areas as their full growth potential is to a great extent reliant on the delivery of Crossrail 2 (including Kingston, Wood Green, Wimbledon, New Southgate).
- increasing densities within **station impact areas** to support high density mixed use developments in line with objectives of the Mayor's Transport Strategy
- selective change in the assumed character setting in locations where opportunities for large scale, comprehensive development have been identified and where there are relatively few environmental or townscape constraints.

#### **2. Addressing policy and delivery constraints and probability estimates on existing SHLAA sites**

8.14 A number of sites within the SHLAA that have a reduced site capacity as a result of policy/delivery constraints and reduced probability estimates. These constraints have been reviewed in light of the benefits associated with significant infrastructure investments.

8.15 In most instances the development capacities assumed account for the need to retain existing land use functions through intensification and rationalisation of existing employment floorspace and yard space. Therefore, in most instances, wholesale land use change has not been assumed and the land use mix and residential site areas have been amended. Changes in site capacity have taken account of the need to promote high density, mixed use scheme taking into account the need to balance the full housing and employment needs of London throughout the next London Plan (2019 – 2041), alongside the opportunity to maximise the efficient use of land around high frequency and well connected public transport schemes

### 3. Inclusion of additional large sites

8.16 A further site search has been undertaken within Crossrail 2 impact areas to identify possible development opportunities not promoted as part of the call for sites process, but that could be expected to have increased development interest once confirmation of long term infrastructure investment is confirmed, subject to proposals being plan-led and compliant with strategic planning policy.

8.17 All assumptions have been applied within the expected **Station Impact Areas** (and sites outside of this defined area are not considered within the scenario test).

### Crossrail 2 scenario capacity findings to 2041

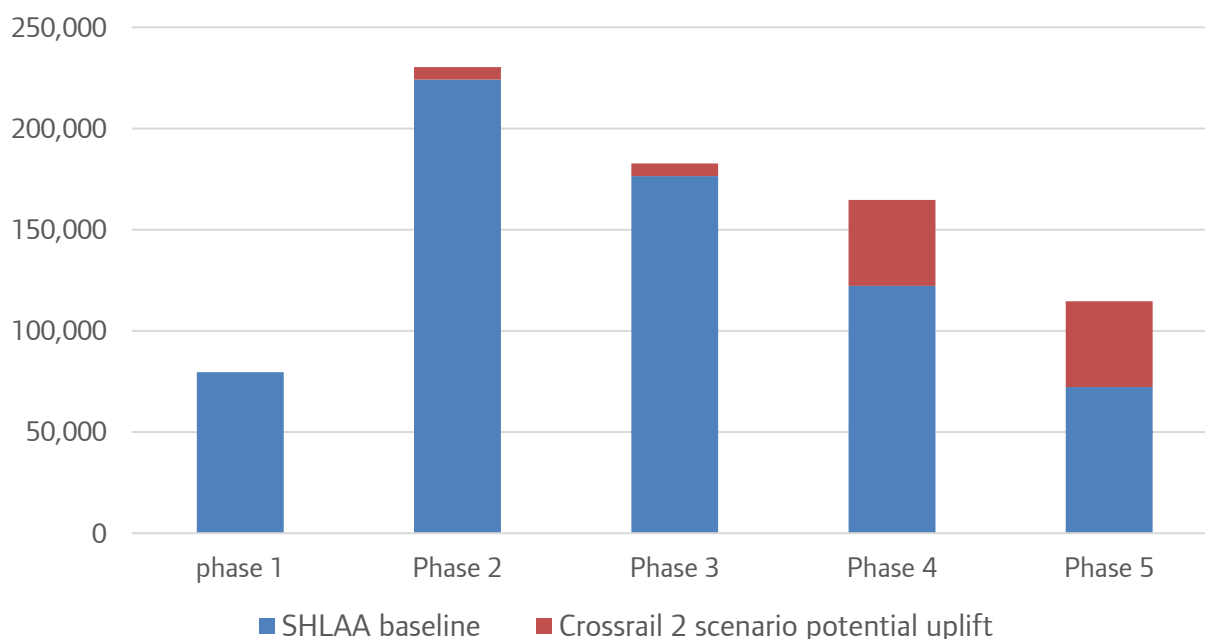
8.18 Across the SHLAA assessment period to 2041, the Crossrail 2 scenario assumes an additional 97,000 homes over and above those currently identified in the SHLAA as a result of the transport access and capacity benefits the scheme could potentially deliver and through greater intensity in use of land in defined station impact areas through mixed use development.

8.19 Given the relationship between infrastructure investment and additional housing capacity and delivery, the scenario anticipates that the majority of the additional potential development capacity (87%) could come forward in Phase four and Phase five (2029 to 2041) – providing potentially up to 84,850 additional homes during this period (approximately 7,000 additional homes a year).

8.20 This would play a significant role in increasing housing provision beyond 2030 and therefore helping to maintain the level of housing output assumed on large sites during phase two and three of the SHLAA beyond this period in order to meet the need identified in the London SHMA. This illustrated in Figure 8.1 and Table 8.1.

**Table 8.1 – potential uplift in capacity on large sites through the Crossrail 2 scenario**

	Phase 1	Phase 2 & 3	Phase 4 & 5	All phases
SHLAA baseline	79,609	400,643	194,435	674,687
Crossrail 2 scenario – potential uplift assumed	0	12,429	84,850	97,279
SHLAA baseline + CR2 scenario	79,609	413,072	279,285	771,966

**Figure 8.1 – potential uplift in capacity on large sites to the SHLAA baseline through Crossrail 2 scenario**

8.21 A more modest increase is assumed to be feasible in advance of 2030 (during phases two and three) – with the modelling showing potential for 12,400 additional homes, approximately 900 – 1,600 additional units per annum, with a more significant increase of up to approximately 7,000 additional units across the Crossrail 2 Growth Corridors in the latter part of the Plan period, helping identify new capacity in Phases four and five (see . Although challenging, the additional delivery is considered achievable in light of:

- the substantial transport benefits of the scheme alongside the long-term interventions to increase housing delivery in London<sup>5</sup>
- the long project delivery timescale providing an opportunity for local authorities to establish appropriate development frameworks and for the market to respond accordingly.

**Table 8.2 – potential uplift in annual capacity on large sites through the Crossrail 2 scenario**

	Phase 1	Phase 2 & 3	Phase 4 & 5	All phases
SHLAA baseline (annual)	39,805	40,064	16,203	28,112
Crossrail 2 scenario - potential annual average uplift assumed	0	1,243 <sup>6</sup>	7,071	4,422
SHLAA baseline + CR2 scenario	39,805	41,307	23,274	32,165

8.22 Whilst significant, the increase would represent around 4,500 additional units a year being delivered across the northern and southern Crossrail 2 corridor (2019 – 2041).

<sup>5</sup> Mayor's draft London Housing Strategy (2017)

<sup>6</sup> This is an annual average that would range between 900 – 1600 with the assumed rate of growth to be higher in phase 3, beyond 2024/5



This represents a relatively modest uplift when considered against the overall housing requirement in London.

- 8.23 In particular, those Boroughs with the greatest uplift LB Haringey, LB Enfield, RB Kingston and LB Merton would require between circa 770 and 1,600 additional units a year, with many of the additional units coming forward in new or expanded Opportunity Areas. Within this context, the uplift in additional housing increase would be broadly in line with current completion rates seen within other existing Opportunity Areas<sup>7</sup> and is therefore considered achievable.

**Table 2: Crossrail 2 Scenario housing capacity findings on large sites by Borough**

	SHLAA baseline	Crossrail 2 Scenario Capacity (2019 - 2041)	
	SHLAA large site baseline within Crossrail 2 Station Impact Areas (2019 to 2041)	Net additional capacity (large sites)	Total large site capacity CR2 Scenario (2019 - 2041)
Barnet	1,572	2,119	3,691
Camden	3,736	694	4,430
Enfield	7,808	18,019	25,827
Hackney	4,371	5,319	9,690
Hammersmith & Fulham	0	262	262
Haringey	11,405	19,493	30,898
Islington	6,015	4,097	10,108
Kensington & Chelsea	0	835	835
Kingston upon Thames	10,928	16,309	27,237
Lambeth	4,710	1,757	6,467
Merton	4,322	9,213	13,535
Richmond upon Thames	1,928	5,728	7,656
Sutton	0	865	865
Tower Hamlets	645	835	1,480
Waltham Forest	1,790	3,639	5,429
Wandsworth	8,695	6,938	15,633
Westminster	839	1,157	1,996
<b>TOTAL</b>	<b>68,764</b>	<b>97,279</b>	<b>166,039</b>

- 8.24 It is important to note that the geographical spread of additional development is also not universal across the Crossrail 2 Growth Corridors. This is representative of a number of factors including the scale and nature of Crossrail 2 benefits (eg in terms of viability and market confidence) as well as opportunity to secure more transformational changes in areas around stations which are predominantly in single use and have potential for housing intensification and mixed use development.

<sup>7</sup> 2015/16 Opportunity Area housing completions London Annual Monitoring Report 23  
[https://www.london.gov.uk/sites/default/files/amr\\_13.pdf](https://www.london.gov.uk/sites/default/files/amr_13.pdf)

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# 9 Conclusion

## 9 Conclusion

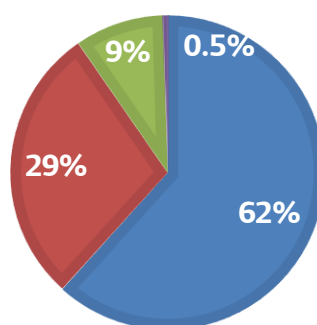
- 9.1 This chapter explains how the various components of supply which make up the overall housing capacity figure – large sites, small sites and non self-contained accommodation – are each rounded-down and aggregated to provide overall 10 year housing targets at both a London-wide and local authority level. It also provides a high-level comparison of the capacity findings of the SHLAA with the previous 2013 SHLAA and sets out the main factors which have resulted in greater levels of housing capacity being identified.
- 9.2 Overall, the SHLAA shows that during this 10 year period from 2019/20 to 2028/29, there is capacity for 649,350 homes across London. This represents an annualised capacity of 64,935 homes a year. However, it is important to recognise that the precise rate of annual housing delivery at a local planning authority level will fluctuate from one year to the next due to a range of factors including the phasing and build out rates on large sites, infrastructure delivery timescales and market conditions. It is for this reason that the London Plan targets are set out as minimum 10 year targets, towards which housing supply will be monitored on an annual basis, both in terms of net housing completions and the overall net pipeline of approved homes.
- 9.3 The 10 year target for new homes in London is shown in Table 9.1 and Figure 9.1 and shows that 62% of capacity is expected to come forwards on large brownfield sites of 0.25 hectares and more in size, with 38% of capacity identified on small sites below this threshold, which includes conversions, new build development and change of use, together with 0.5% on through the net pipeline of non self-contained accommodation.

**Table 9.1 - Housing target by component 2019/20 to 2028/29**

	Large sites	Modelled small sites figure	Small sites windfall figure	Non self contained pipeline	Total
Total 10 year capacity	400,470	186,300	59,430	3,150	649,350
Annualised capacity	40,047	18,630	5,943	315	64,935
% share by component	61.7%	28.7%	9.2%	0.5%	100.0%

**Figure 9.1 – Housing capacity by source**

■ Large sites
 ■ Modelled small sites figure
 ■ Remaining small sites windfall figure
 ■ Non self contained pipeline



9.4 The 10 year housing targets represents a substantial increase (+53%) on the current 2016 London Plan target of 42,389 a year and will necessitate significantly increased levels of housing output across London and in the vast majority of boroughs. The SHLAA findings for phases two and three and the new 10 year London Plan housing targets assume a doubling in the rate of net conventional housing completions based on the latest London Plan Annual Monitoring Report (July 2017)<sup>1</sup>. Clearly, achieving such a step-change in housing delivery on this scale will be a significant challenge as is recognised in London Plan and the Mayor's Housing Strategy. Increasing housing delivery rates at to this level and sustaining this across the period will require:

- greater levels of investment to fund the overall quantum of new infrastructure required to support growth – this includes transport infrastructure which helps to drive new development but also other forms of essential social, physical and green infrastructure including essential additional healthcare and school place capacity.
- significantly increased levels of funding for affordable housing.
- increased delivery rates (and faster build out rates) on large sites owned by private sector developers and housing associations.
- substantially increased rates of annual housing delivery on small sites (less than 0.25 hectares in size) through the different forms of small-scale development anticipated in the London Plan (Policy H2), including: new build development, infill development, extensions and residential conversions and, where appropriate, change of use.
- more proactive planning by local authorities in identify and allocate a range of suitable large and small sites for housing and mixed use development and by encouraging small sites through the application of the presumption in favour of small housing developments and by preparing design codes and other proactive planning tools (London Plan Policies H1 and H2).
- greater diversification of the sources of housing supply in London in terms of the size and location of sites but also the types and tenures of additional housing provision. This will necessitate increased provision through Build to Rent developments, more supply from councils and housing associations, greater levels of housing provision on other public sector owned sites, and more opportunities provided for small and medium-sized builders, alongside the existing main players in the London housing market such as private sector developers and large-volume housebuilders.
- a more active role for the public sector in the land market to facilitate the assembly or acquisition of suitable sites for housing development through more direct intervention.

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<sup>1</sup> London Plan Annual Monitoring Report 13, page 28

- ensuring that the potential residential and mixed-use development capacity is fully-optimised on all suitable and available large sites, in line with the design-led approach set out in the London Plan.
- increased and better-targeted investment to help de-risk and speed up development and maximise the opportunities from new transport infrastructure, for example, through Housing Infrastructure Fund investments and other measures to unblock particular delivery constraints on site.
- long-term investment to build the capacity and resilience of the housebuilding industry to ensure the continued availability of construction skills and labour and promote greater use of modern methods of construction to help speed up housing delivery.

9.5 It is therefore important to consider the increases in housing targets in the wider context of the proposed policy framework in the draft new London Plan – particularly Policy H2 – small sites – and the new presumption in favour of site sites, but also the range of measures outlined in the Mayor’s 2017 Housing Strategy, which seek to support local planning authorities in achieving these targets. Chapter 11 of the London Plan on funding outlines in more detail the areas that the Mayor considers important to address over the short to medium term in order to achieve the level of delivery required and should be read alongside the SHLAA.

9.6 The SHLAA provides a point in time assessment of London’s overall housing capacity. Whilst there will always be a degree of uncertainty when projecting delivery on individual sites and whilst some sites may fall in and out of the planning pipeline, current land uses can change and new sites will emerge, which may not have been identified as having capacity during this SHLAA, or may come forward with more housing being provided. Overall however, the approach provides a robust understanding of overall capacity.

9.7 There is continued uncertainty surrounding the potential economic impact associated with Brexit and the Mayor will continue to work with Government and businesses to ensure that the risks associated with this are carefully managed and specific issues facing London are effectively addressed. The strategic approach taken in the London Plan and Housing Strategy, which seeks over the long-term to rebalance and diversify the house building industry in London, also aims to put the sector on a more secure and sustainable footing.

### **10 year London Plan housing targets**

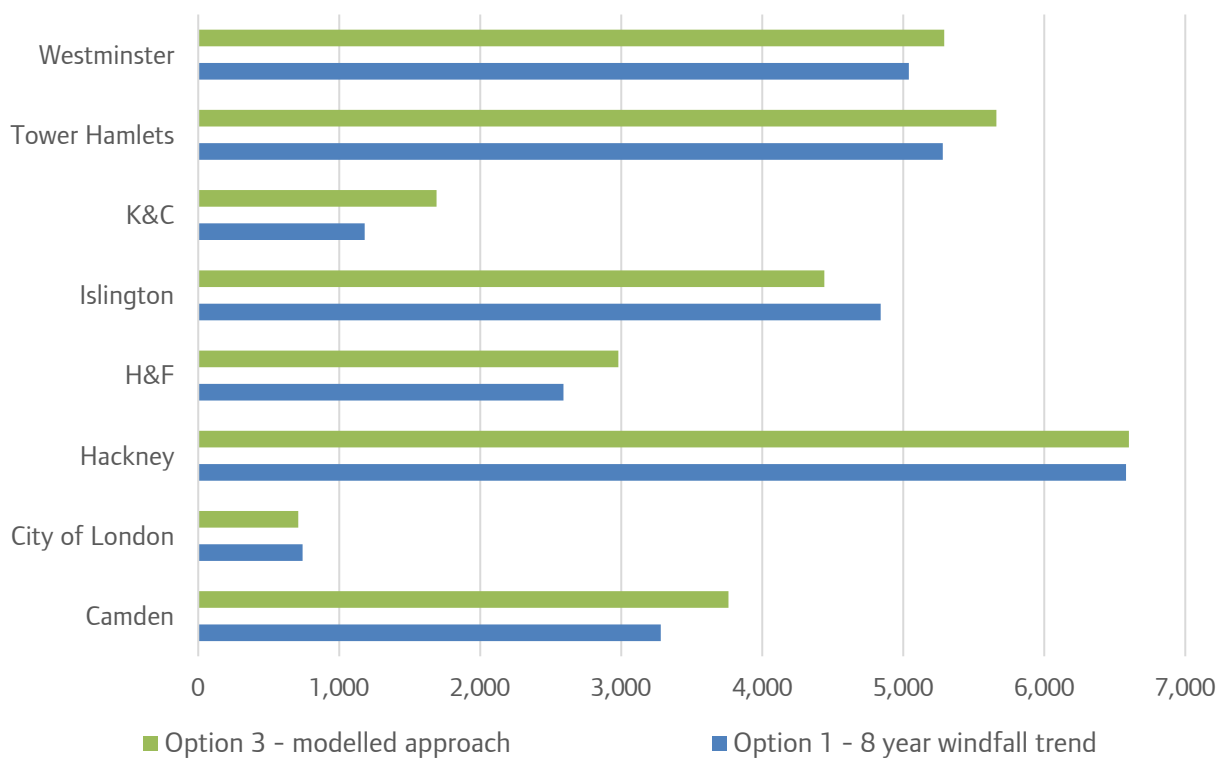
- 9.8 The targets in the London Plan cover a 10 year period from 2019/20 to 2028/29, as the London Plan is expected to be published and become operational from that date. The overall targets are based on:
- the large site capacity during phases two and three of the SHLAA large site assessment, with the exact 10 year housing capacity figures rounded down to the nearest 10 homes for each local planning authority.
  - modelled annual small site findings rounded down to the nearest 10 and projected across a 10 year period
  - annual ‘remaining windfall’ capacity figures on small sites (see chapter 6 for more information) which are projected forwards over the 10 year period
  - the net pipeline of non self-contained (NSC) accommodation that is expected to come forwards during phase two and three, based on a 3:1 ratio – meaning that every three units of NSC accommodation is counted as a single home in terms of its net contribution towards the 10 year housing target.
- 9.7 Tables 9.2 through to 9.5 show how the housing target has been put together in terms of the various inputs and distinct components.
- 9.8 Table 9.6 and Figure 9.3 compare annualised capacity figures for phase two and three of the 2017 London SHLAA which have informed the 10 year new draft London Plan housing targets with annualised housing capacity findings for the same period during the 2013 London SHLAA, which informed the current 2016 London Plan targets.

### **Variations in small sites capacity figures used**

- 9.7 There are a number of other local authorities where the capacity identified through approach 3 – which combines modelled findings with the remaining windfall trend assumption which includes change of use and other new build development on small sites – is only marginally higher than the capacity identified through the traditional windfall assessment (option 1). This is shown in Figure 9.1
- 9.8 This is because relatively high levels of housing output have been achieved on small sites during this period in these local authorities and also because a significant proportion of the borough is covered by heritage assets, listed buildings and conservation areas, which have a constraining impact on the modelled figures on small sites. In the case of the City of London and the OPDC, this is because the modelling shows that they do not have any potential for incremental intensification within existing stock of houses.
- 9.9 For three planning authorities – Islington, City of London and Old Oak & Park Royal Development Corporation (OPDC) – the capacity findings yielded through the windfall assessment (approach 1) are higher than through the modelled approach, combined with the remaining small sites windfall (approach 3). So in these instances, the small

sites figure from approach 1 is used to inform the overall 10 year target, as this higher level of housing delivery would be expected under the proposed London Plan small sites policy.

**Figure 9.1 – housing capacity findings on small sites where no or marginal increase is identified through the modelled approach (Option 3)**



**Table 9.2 – Housing capacity figures for large sites rounded down**

	Capacity in phase 2 & 3	Rounded down
Barking and Dagenham	17,451	17,450
Barnet	18,961	18,960
Bexley	3,777	3,770
Brent	18,390	18,390
Bromley	3,922	3,920
Camden	7,236	7,230
City of London	527	520
Croydon	14,388	14,380
Ealing	16,430	16,430
Enfield	9,047	9,040
Greenwich	25,019	25,010
Hackney	6,617	6,610
Hammersmith and Fulham	13,477	13,470
Haringey	13,306	13,300
Harrow	4,211	4,210
Havering	9,710	9,710
Hillingdon	7,886	7,880
Hounslow	15,029	15,020
Islington	2,824	2,820
Kensington and Chelsea	3,199	3,190
Kingston upon Thames	7,340	7,340
Lambeth	9,217	9,210
Lewisham	12,888	12,880
LLDC	20,571	20,570
Merton	6,548	6,540
Newham	28,850	28,850
OPDC	13,619	13,610
Redbridge	10,382	10,380
Richmond upon Thames	1,778	1,770
Southwark	17,532	17,530
Sutton	2,018	2,010
Tower Hamlets	29,444	29,440
Waltham Forest	8,959	8,950
Wandsworth	15,281	15,280
Westminster	4,809	4,800
<b>Total</b>	<b>400,643</b>	<b>400,470</b>



**Table 9.3 - Small sites capacity figures used for London Plan housing target**

	Modelled figure	Remaining windfall figure	Small sites total (approach 3)	Traditional windfall capacity figure (approach 1)	Final small sites figure used for London Plan target
B&D	4,500	690	5,190	990	5,190
Barnet	10,900	1,140	12,040	3,050	12,040
Bexley	8,000	650	8,650	1,100	8,650
Brent	8,400	1,830	10,230	2,580	10,230
Bromley	9,200	1,090	10,290	2,350	10,290
Camden	1,100	2,660	3,760	3,280	3,760
City of London	0	710	710	<b>740</b>	740
Croydon	12,400	2,710	15,110	5,460	15,110
Ealing	9,200	1,540	10,740	3,030	10,740
Enfield	8,900	930	9,830	2,040	9,830
Greenwich	5,400	1,410	6,810	2,110	6,810
Hackney	2,500	4,100	6,600	6,580	6,600
H&F	1,600	1,380	2,980	2,590	2,980
Haringey	5,200	1,060	6,260	2,600	6,260
Harrow	8,300	1,350	9,650	2,210	9,650
Havering	8,400	640	9,040	1,450	9,040
Hillingdon	6,700	950	7,650	1,760	7,650
Hounslow	5,700	1,100	6,800	1,810	6,800
Islington	1,600	2,840	4,440	<b>4,840</b>	4,840
K&C	500	1,190	1,690	1,180	1,690
Kingston	5,600	650	6,250	1,260	6,250
Lambeth	4,800	1,740	6,540	4,000	6,540
Lewisham	6,300	1,990	8,290	3,600	8,290
LLDC	100	700	800	730	800
Merton	5,800	910	6,710	1,690	6,710
Newham	8,100	1,400	9,500	2,500	9,500
OPDC	0	40	40	<b>60</b>	60
Redbridge	8,100	1,280	9,380	2,060	9,380
Richmond	5,600	740	6,340	1,560	6,340
Southwark	3,700	4,300	8,000	6,010	8,000
Sutton	6,700	680	7,380	1,350	7,380
Tower Hamlets	1,500	4,160	5,660	5,280	5,660
Waltham Forest	7,500	1,390	8,890	2,730	8,890
Wandsworth	5,100	2,640	7,740	4,090	7,740
Westminster	500	4,790	5,290	5,040	5,290
<b>Total</b>	<b>187,900</b>	<b>57,380</b>	<b>245,280</b>	<b>93,710</b>	<b>245,730</b>

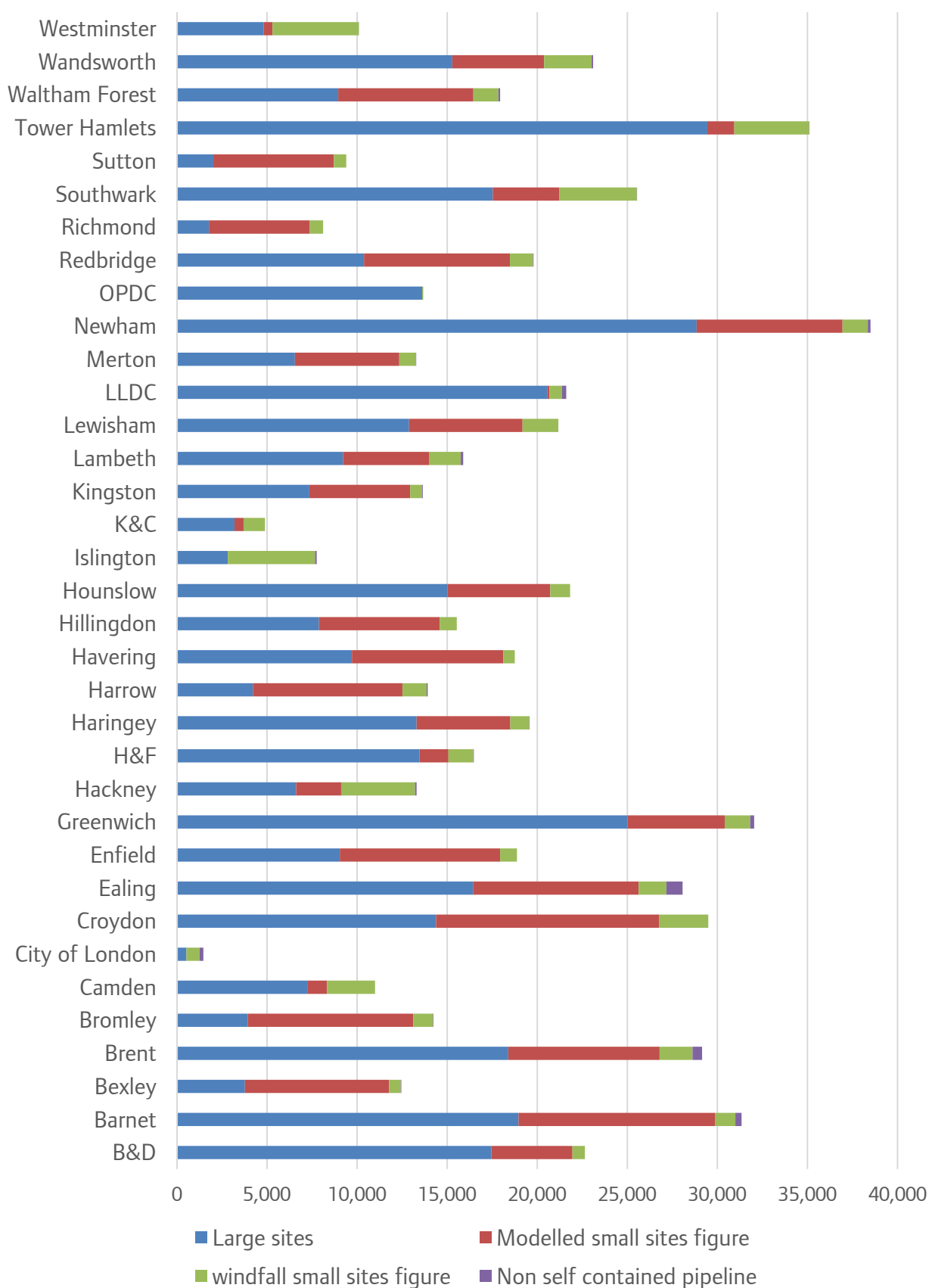
**Table 9.4 – housing capacity figures for net pipeline of non self-contained accommodation**

	Net NSC bedrooms phases 2 & 3	Net NSC provision based on a 3:1 ratio	Rounded NSC total
Barking and Dagenham	18	6	0
Barnet	1,034	345	340
Bexley	98	33	30
Brent	1,600	533	530
Bromley	95	32	30
Camden	-413	-138	-130
City of London	606	202	200
Croydon	24	8	0
Ealing	2,715	905	900
Enfield	-337	-112	-110
Greenwich	687	229	220
Hackney	299	100	90
Hammersmith and Fulham	111	37	30
Haringey	71	24	20
Harrow	181	60	60
Havering	-26	-9	0
Hillingdon	26	9	0
Hounslow	-11	-4	0
Islington	293	98	90
Kensington and Chelsea	18	6	0
Kingston upon Thames	174	58	50
Lambeth	447	149	140
Lewisham	26	9	0
LLDC	733	244	240
Merton	116	39	30
Newham	456	152	150
OPDC			
Redbridge	104	35	30
Richmond upon Thames	-19	-6	0
Southwark	52	17	10
Sutton	25	8	0
Tower Hamlets	45	15	10
Waltham Forest	326	109	100
Wandsworth	250	83	80
Westminster	56	19	10
<b>Total</b>	<b>9,880</b>	<b>3,295</b>	<b>3,150</b>

**Table 9.5 – Overall 10 year targets for net housing completions (2019/20 to 2028/29) by component**

	Large sites	Small sites total	Non self contained	Total 10 year capacity
Barking and Dagenham	17,450	5,190	0	22,640
Barnet	18,960	12,040	340	31,340
Bexley	3,770	8,650	30	12,450
Brent	18,390	10,230	530	29,150
Bromley	3,920	10,290	30	14,240
Camden	7,230	3,760	-130	10,860
City of London	520	740	200	1,460
Croydon	14,380	15,110	0	29,490
Ealing	16,430	10,740	900	28,070
Enfield	9,040	9,830	-110	18,760
Greenwich	25,010	6,810	220	32,040
Hackney	6,610	6,600	90	13,300
Hammersmith and Fulham	13,470	2,980	30	16,480
Haringey	13,300	6,260	20	19,580
Harrow	4,210	9,650	60	13,920
Havering	9,710	9,040	0	18,750
Hillingdon	7,880	7,650	0	15,530
Hounslow	15,020	6,800	0	21,820
Islington	2,820	4,840	90	7,750
Kensington and Chelsea	3,190	1,690	0	4,880
Kingston upon Thames	7,340	6,250	50	13,640
Lambeth	9,210	6,540	140	15,890
Lewisham	12,880	8,290	0	21,170
LLDC	20,570	800	240	21,610
Merton	6,540	6,710	30	13,280
Newham	28,850	9,500	150	38,500
OPDC	13,610	60	-	13,670
Redbridge	10,380	9,380	30	19,790
Richmond upon Thames	1,770	6,340	0	8,110
Southwark	17,530	8,000	10	25,540
Sutton	2,010	7,380	0	9,390
Tower Hamlets	29,440	5,660	10	35,110
Waltham Forest	8,950	8,890	100	17,940
Wandsworth	15,280	7,740	80	23,100
Westminster	4,800	5,290	10	10,100
<b>Total</b>	<b>400,470</b>	<b>245,730</b>	<b>3,150</b>	<b>649,350</b>

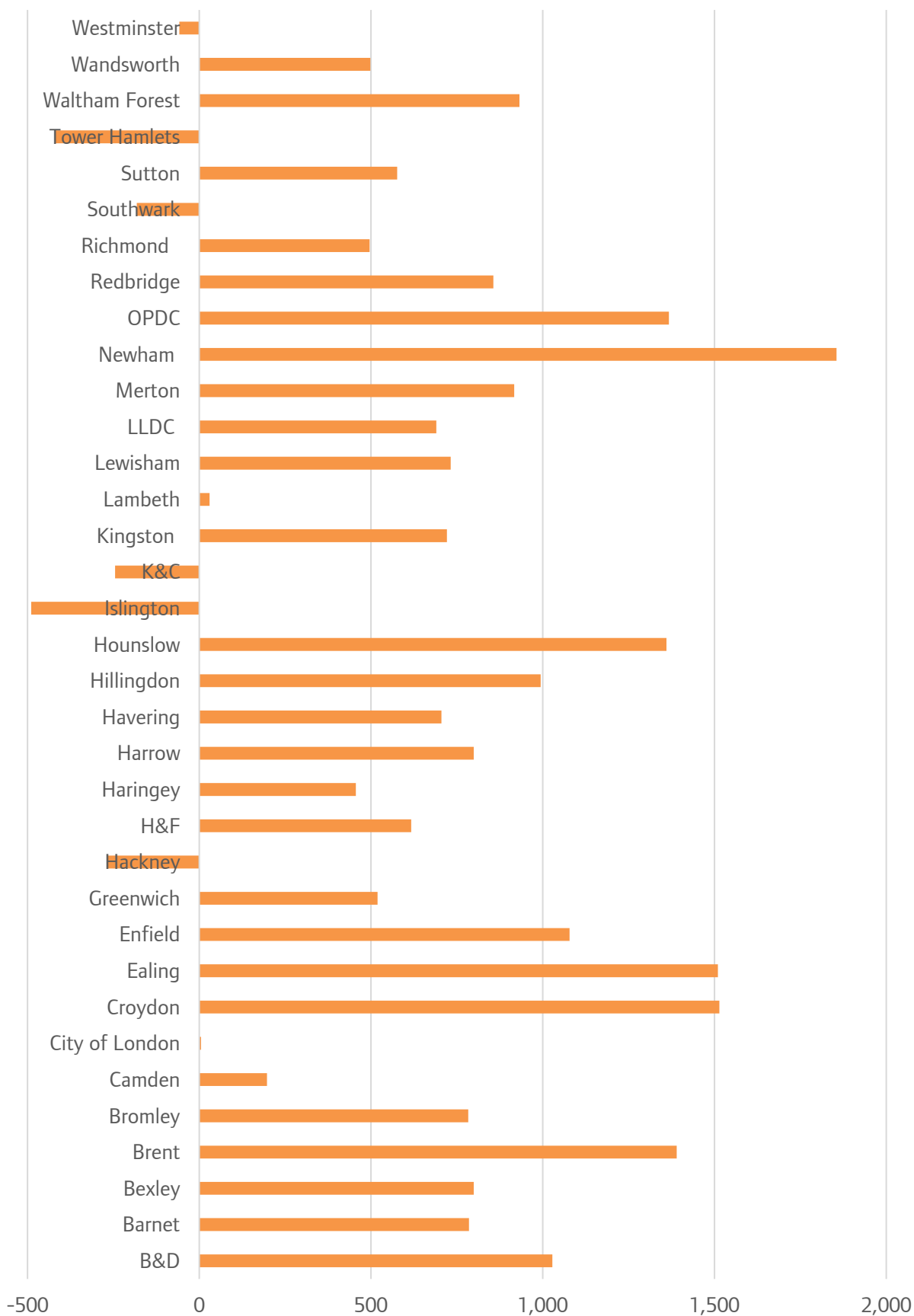
**Table 9.2 Housing target by component 2019/20 to 2028/29, by local planning authority**



**Figure 9.6 – comparison between the 2013 SHLAA and 2017 SHLAA findings (annualised capacity)**

	Annualised capacity 2013 SHLAA	Annualised capacity 2017 SHLAA	Increase/decrease	Percentage increase
B&D	1,236	2,264	1,028	83%
Barnet	2,349	3,134	785	33%
Bexley	446	1,245	799	179%
Brent	1,525	2,915	1,390	91%
Bromley	641	1,424	783	122%
Camden	889	1,086	197	22%
City of London	141	146	5	4%
Croydon	1,435	2,949	1,514	106%
Ealing	1,297	2,807	1,510	116%
Enfield	798	1,876	1,078	135%
Greenwich	2,685	3,204	519	19%
Hackney	1,599	1,330	-269	-17%
H&F	1,031	1,648	617	60%
Haringey	1,502	1,958	456	30%
Harrow	593	1,392	799	135%
Havering	1,170	1,875	705	60%
Hillingdon	559	1,553	994	178%
Hounslow	822	2,182	1,360	165%
Islington	1,264	775	-489	-39%
K&C	733	488	-245	-33%
Kingston	643	1,364	721	112%
Lambeth	1,559	1,589	30	2%
Lewisham	1,385	2,117	732	53%
LLDC	1,471	2,161	690	47%
Merton	411	1,328	917	223%
Newham	1,995	3,850	1,855	93%
OPDC	-	1,367	1,367	-
Redbridge	1,123	1,979	856	76%
Richmond	315	811	496	157%
Southwark	2,736	2,554	-182	-7%
Sutton	363	939	576	159%
Tower Hamlets	3,931	3,511	-420	-11%
Waltham Forest	862	1,794	932	108%
Wandsworth	1,812	2,310	498	27%
Westminster	1,068	1,010	-58	-5%
<b>London</b>	<b>42,389</b>	<b>64,935</b>	<b>22,546</b>	<b>53%</b>

**Figure 9.3 – increase in annualised housing capacity in the 2017 SHLAA compared to the 2013 SHLAA**



**Housing capacity findings in the 2017 SHLAA compared to the 2013 SHLAA**

- 9.10 Overall, London's housing target has increased on an annualised basis by 22,546 homes. This represents a substantial increase in minimum targets for additional homes response to increasing housing need. It should be recognised that the two studies are not directly comparable due to the methodology and timescales being used, particularly in relation to the assumptions applied to student/non self-contained accommodation and vacant homes returning to use. In addition, many of the sites identified as having capacity during phase two of the 2013 SHLAA (2015 to 2020) may have now come forward, or are expected to in phase one of the 2017 SHLAA. Nevertheless, the greater levels of housing capacity that have been identified in the 2017 SHLAA has been driven by a number of key factors which are worthy of detailed explanation and are summarised below.

**More sites having been identified for assessment**

- 9.11 2,000 additional sites were assessed as part of the 2017 SHLAA compared to the 2013 SHLAA study – see Table 4.3 of this report. In particular, a much wider call for sites process was undertaken with 1,300 sites submitted by stakeholders. This represented a fourfold increase on the number of sites submitted during the previous call for sites process undertaken prior to the 2013 SHLAA (see chapter 3). Call for site submissions have played a key role in increasing the level of housing capacity identified in the study, providing 19% of the capacity identified on potential development sites during the 10 year target (see chapter 4).
- 9.12 In addition to call for sites submission, sites from various development capacity studies undertaken by the GLA family as part of Opportunity Area Planning Frameworks and transport growth corridors have enriched the understanding of housing capacity in many areas, alongside detailed delivery and phasing information associated with Housing Zone interventions.

**More approvals and allocations and increased capacity identified on these sites**

- 9.13 Increased housing capacity being identified on large sites – particularly approvals, allocations and potential development sites (see Table 9.7) – has played a key role in increasing the housing targets, as these sites account for 62% of the overall housing target. Over 110,000 additional homes identified on this key source of capacity from the large site assessment. This is due to two main reasons: more of these types of sites being identified and higher levels of housing capacity identified on them. The capacity findings in the 2013 and 2017 SHLAA are set out in Table 9.7.
- 9.14 Increased capacity on approvals has to do with more sites having received planning permission and the overall net conventional planning pipeline increasing, as has been shown through various London Plan Annual Monitoring Reports. There are 888 approvals sites in the 2017 SHLAA – 94 more approval sites than in the 2013 SHLAA. The approvals capacity in phase two and three of the 2017 SHLAA is 38,000 homes higher than during the same phasing periods in the 2013 study.
- 9.15 Increases in capacity on allocations reflects the fact that more of the sites have been allocated by local planning authorities since the 2013 study and the changes made to

the large site assessment methodology outlined in chapter 2. These mean that housing capacity is assessed on allocations in a more conventional manner, rather than being based on percentage based probability estimates, as was used during the 2013 SHLAA study. This means that the capacity assumptions for allocations more appropriately reflect the land use mix, density and the likely phasing of sites and are better aligned with the capacity figures set out in local planning documents and five year housing supply studies/housing trajectories.

- 9.16 94 more allocations sites are considered in the 2017 SHLAA study, compared to the previous 2013 SHLAA and these types of sites contribute 53,000 more homes to the 10 year London Plan housing target.

**Table 9.7 – capacity findings for phases two and three of the 2017 SHLAA compared to phases two and three during the 2013 SHLAA**

	2017 SHLAA capacity on large sites - phase 2 & 3	2013 SHLAA capacity on large sites phases 2 & 3	increase
approvals	140,589	102,656	37,933
allocations	155,624	102,323	53,301
potential development sites	100,309	80,204	20,105
low probability sites	4,121	5,061	-940
<b>Total</b>	<b>400,643</b>	<b>290,244</b>	<b>110,399</b>

### **Progress made on site allocations DPDs and Opportunity Area Planning Frameworks**

- 9.17 Capacity in a number of local planning authorities has increased substantially due to the progress made in the plan-marking process both in terms of the development of Local Plans and site allocations documents but also where the GLA has been involved through the on-going development of Opportunity Area Planning Frameworks. This capacity is additional as in many instances it relates to the potential for managed SIL release and on-going development capacity work being carried out by the GLA in partnership with the relevant local authority, which has been undertaken since the 2013 SHLAA, for example Royal Docks & Beckton Riverside (Newham) and London Riverside (Barking & Dagenham and Havering). The majority of this capacity was not identified during the 2013 SHLAA.
- 9.18 A range of other development capacity studies undertaken by the GLA in opportunity areas has also informed the 2017 SHLAA, which were not available during the 2013 study. This includes completed or emerging capacity studies for the Isle of Dogs and Poplar, Kingston, Old Kent Road, Euston, Hayes and the Royal Docks. The Old Oak & Park Royal Development Corporation was not in existence during the 2013 SHLAA study and contributes 13,600 to the large site capacity figure. The potential for managed SIL release was not accounted for during the 2013 SHLAA. Boroughs which have made significant progress on allocating sites in their adopted or emerging Local Plans or site allocations DPDs since the 2013 SHLAA study include Hounslow, Haringey, Croydon, Hillingdon, Greenwich, Southwark, Newham, Wandsworth and Redbridge.



**Increased density assumptions on allocated and potential development sites**

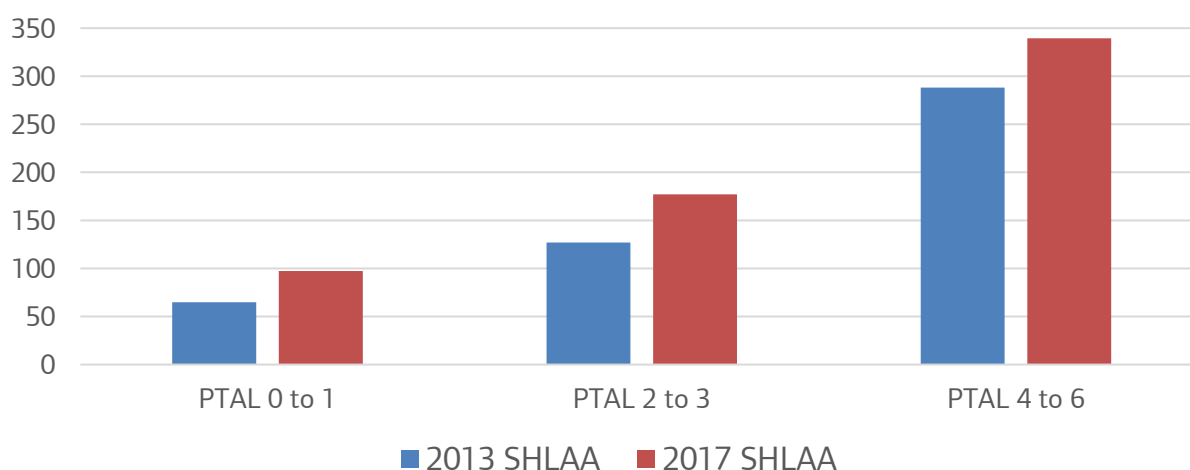
- 9.19 Density assumptions are a critical input to the SHLAA capacity findings on large sites. A main reason why higher levels of housing capacity have been identified on large allocations and potential development sites during the 2017 SHLAA study is that this study has relied on higher default density assumptions, see chapter 2. These have sought to better align the SHLAA assumptions with the average densities that are being achieved on large sites across London, particularly in opportunity areas (see chapter 5).
- 9.20 The average densities relied on for allocated and potential development sites in the 2017 SHLAA by PTAL and character setting area are shown in Table 9.8. These can be compared with the averages relied on during the 2013 SHLAA, in Table 9.9 and Figure 9.4.

**Table 9.8 – average density on allocated and potential development site by setting and PTAL range in the 2017 SHLAA study**

	PTAL 0 to 1	PTAL 2 to 3	PTAL 4 to 6
Suburban	66	105	144
Urban	104	170	266
Central	163	253	373
<b>Average by PTAL</b>	<b>97</b>	<b>177</b>	<b>339</b>

**Table 9.9 - average density on allocated and potential development site by setting and PTAL range in the 2013 SHLAA study**

	PTAL 0 to 1	PTAL 2 to 3	PTAL 4 to 6
Suburban	43	66	115
Urban	68	122	193
Central	102	161	320
<b>Average by PTAL</b>	<b>65</b>	<b>127</b>	<b>288</b>

**Figure 9.4 – average densities by PTAL range on large sites (allocated and potential development) in the 2013 SHLAA and the 2017 SHLAA**

- 9.21 In part, additional capacity identified is a consequence of improved public transport access levels (PTAL) associated with the delivery of the Elizabeth Line (Crossrail 1), which is reflected in the 2021 PTAL map, which is used to estimate densities for potential development and allocations sites with capacity in phase two and three of the SHLAA.

#### **Increased capacity on small sites**

- 9.22 Higher capacity assumptions are also used on small sites, drawing on a combination of modelled capacity for conversions and new build schemes of 10 homes and fewer in size, which is combined with the remaining windfall capacity findings for other small sites – change of use and new build schemes of more than 10 homes in size (but less than 0.25 hectares). 38% of London’s capacity is identified on small sites in the 2017 SHLAA, compared to 25% in the 2013 SHLAA.
- 9.23 This reflects the fact that this SHLAA has been prepared as part of a Full Review of the London Plan and is therefore able to reflect the potential impact of fundamental policy changes on housing supply and in particularly small sites through London Plan Policy H2. The main components of this new policy are:
- a new presumption in favour of small housing developments (providing between 1 and 25 homes), which covers:
    - infill development on vacant or under-utilised small sites
    - redevelopment and upward extensions to non-residential buildings and flats
    - proposals to increase the density of existing housing in particular locations through:
      - residential conversion
      - residential extensions
      - demolition/redevelopment
      - infill development within the curtilage of a house
  - recognition that the character of certain areas will need to evolve over time to accommodate additional housing provision and increases in residential development
  - small sites targets
  - boroughs proactively encouraging additional housing provision and high-quality design by preparing design codes to set out clear standards and parameters for small scale housing developments in different areas
  - boroughs providing much greater planning certainty for small sites through their site allocations, brownfield registers, permission in principle/LDOs.

#### **Local planning authorities where housing targets have reduced**

- 9.24 Not all boroughs have seen their housing targets increased as part of the 2017 SHLAA study. As shown in Figure 9.4, the housing targets for six local planning authorities has reduced since the 2013 SHLAA – Westminster, Kensington & Chelsea, Tower Hamlets, Southwark, Hackney and Islington. This can be due to a range of factors including:
- the completion of large approvals since the 2013 study

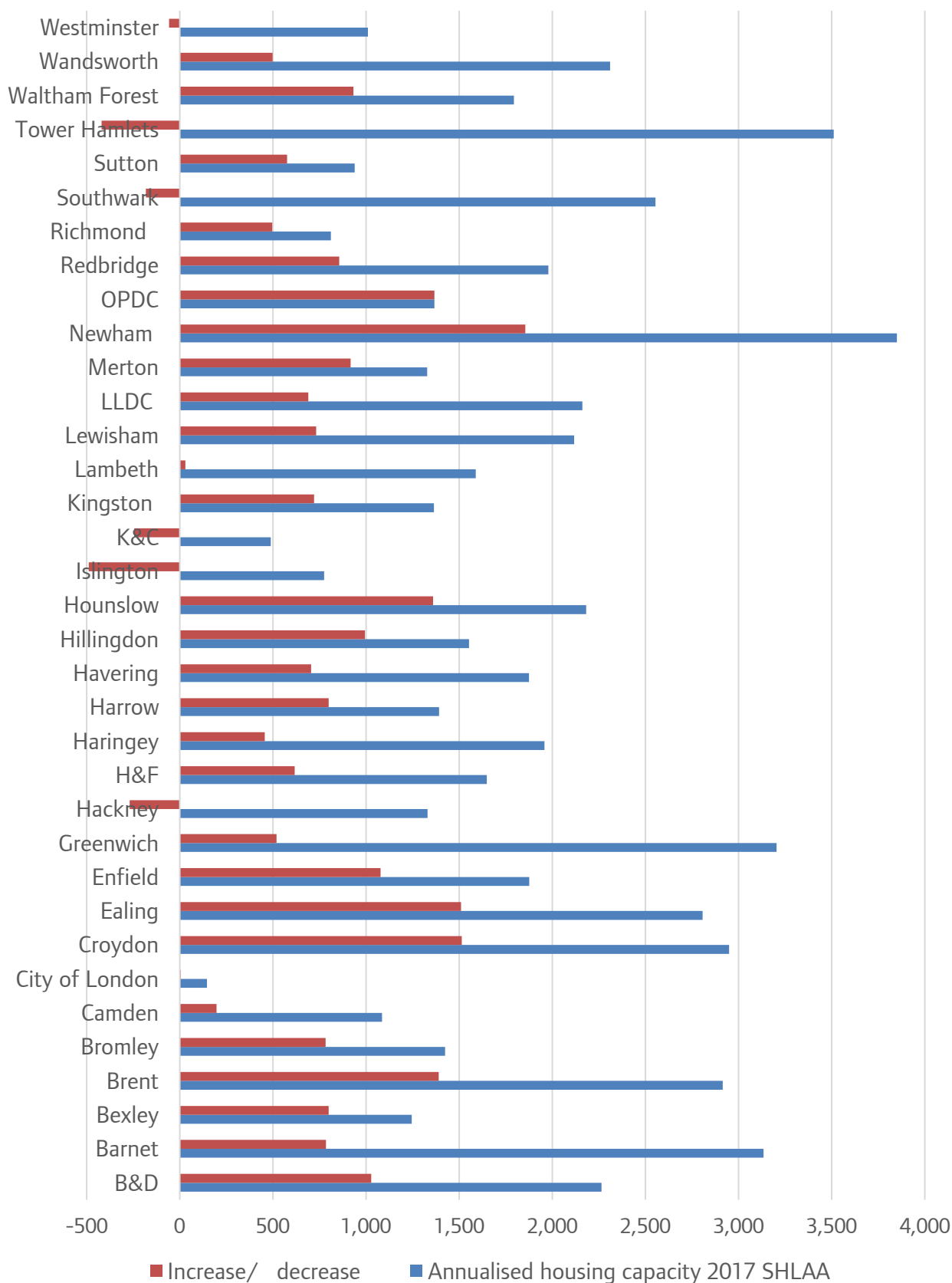
- different assumptions being applied to offices and other employment / industrial sites to reflect stronger local and strategic policies, particularly within the Central Activities Zone
- changes to the way non-self contained housing accommodation is being counted in the 2017 SHLAA (which accounts for net NSC accommodation on the basis of a 3:1 ratio)
- different timeseries used for estimating windfall capacity on small sites, which reflect post-recession trends (2008 to 2015)

9.25 Whilst Tower Hamlets 10 year housing target has reduced significantly by -4,000 homes (400 pa) from 39,000 to 35,000, the capacity findings for the Isle of Dogs and Poplar opportunity area having significantly increased from 15,000 to 29,000, and mirror the baseline capacity assumptions used in the Isle of Dogs and Poplar OAPF. So the reduced capacity is as a result of lower levels of housing capacity being assumed outside of the OAPF boundary. It is also worth noting that the 'medium' and 'high' growth scenarios outlined in the draft OAPF identify capacity for higher levels of housing capacity, subject to this being matched with sufficient levels of new infrastructure and achieving good design.

9.26 While Southwark's target has reduced, the capacity figures in the Old Kent Road OAPF area have increased since the 2013 SHLAA, so the reduction is due to delivery having taken place on other sites in the borough.

9.27 When considering the local authorities where targets have reduced, it is also to consider the relative or comparable size of their overall 10 year housing target, shown in Figure 9.6. For example, Tower Hamlets' target has reduced, yet their annualised capacity is still the highest in London (circa 3,500 homes a year). Southwark and Hackney's target has also reduced, despite their targets still being relatively high compared to other boroughs. This reflects the fact that the SHLAA and 10 year London Plan housing targets provide a point in time assessment of potential housing capacity.

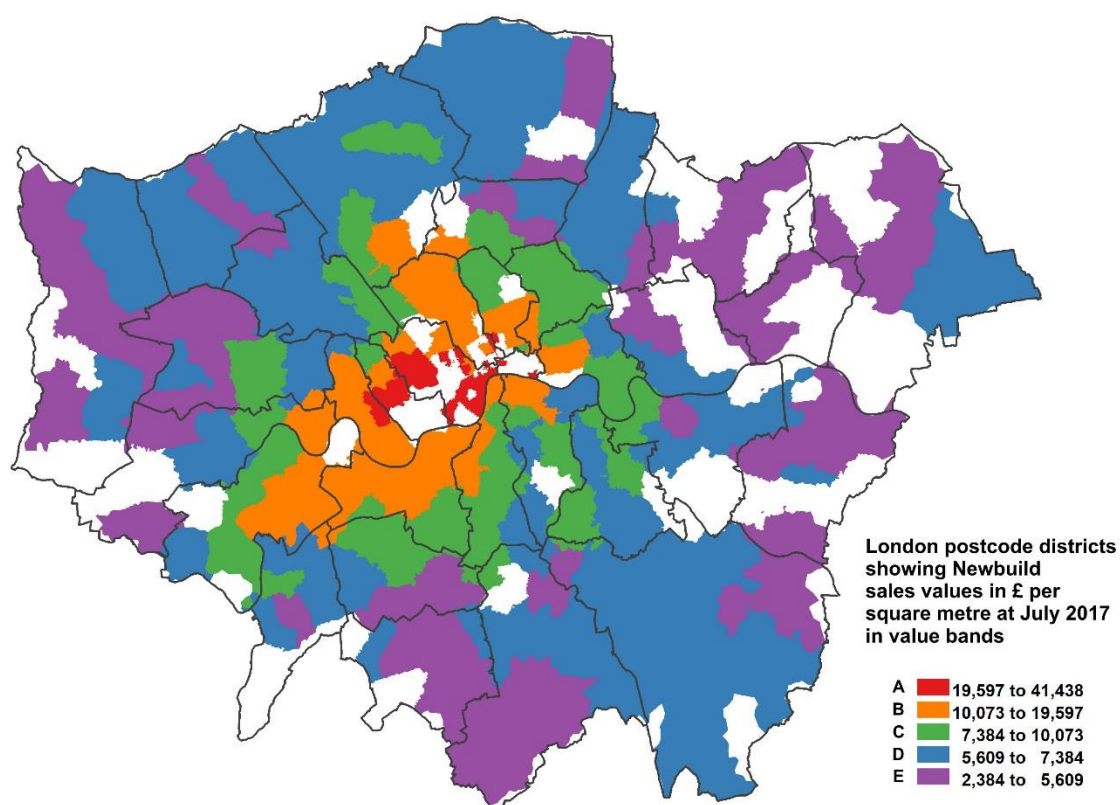
**Figure 9.5 – increase in annualised housing capacity in the 2017 SHLAA compared to the 2013 SHLAA, set against the overall annualised new London Plan 10 year housing target**



## Viability

- 9.28 An independent Viability Study for the London Plan has been carried out by a consultant team led by Three Dragons. A range of development typologies have been tested comprising representative development types and sizes for different market areas across London. These include residential for sale, build to rent, student accommodation, shared living, older peoples accommodation, mixed use development (residential and commercial (including industrial)/community uses, offices, hotels, and industrial.
- 9.29 These typologies have been tested in five 'value bands' which are based on new build sales values by postcode district. These value areas (A, B, C, D and E) are shown in Figure 9.6 below.

**Figure 9.6 – value band areas used for the 2017 London Plan viability study**



- 9.30 The study uses a residual valuation approach to determine whether the typologies are viable when the policies and standards of the London Plan are applied. Typical value and cost assumptions have been applied as well as costs associated with relevant policies. This has included those associated with: affordable housing and tenure, affordable workspace, energy efficiency and carbon offsetting, transport standards including MCIL2, and green and social infrastructure requirements.
- 9.31 The study suggests that most development typologies tested can meet the policy requirements of the plan. It recognises that where schemes are genuinely unable to

meet the policy requirements of the plan, this allows for viability testing on a site specific basis through the viability tested route (Policy H6 – Threshold approach to applications). Overall, the study suggests that the standards and policies of the plan should not put its implementation at period risk and should facilitate development throughout the economic cycle, as required by national policy.

- 9.32 The viability study suggests that some types of development and built forms are more viable than others and this varies between value bands. For example, broadly speaking the higher density schemes are more viable in the higher value bands; and the lower density schemes are more viable in the lower value bands, based on current day values.
- 9.33 Whilst the study shows that certain higher density residential typologies are not viable in Bands E and D based on current day values and costs, trends in approvals and completions in London are showing that higher density schemes are coming forward in these locations, for example: Wembley, Royal Docks, Southall, Hayes, Barking Riverside, Stratford and Croydon. This point is illustrated by the average densities approved on large new build sites over 0.25 hectares between 2008/9 to 2015/16, which are shown in Table 9.10.

**Table 9.10 - Average densities on new build approvals large sites in value Band D and E boroughs (2008/9 to 2015/16)**

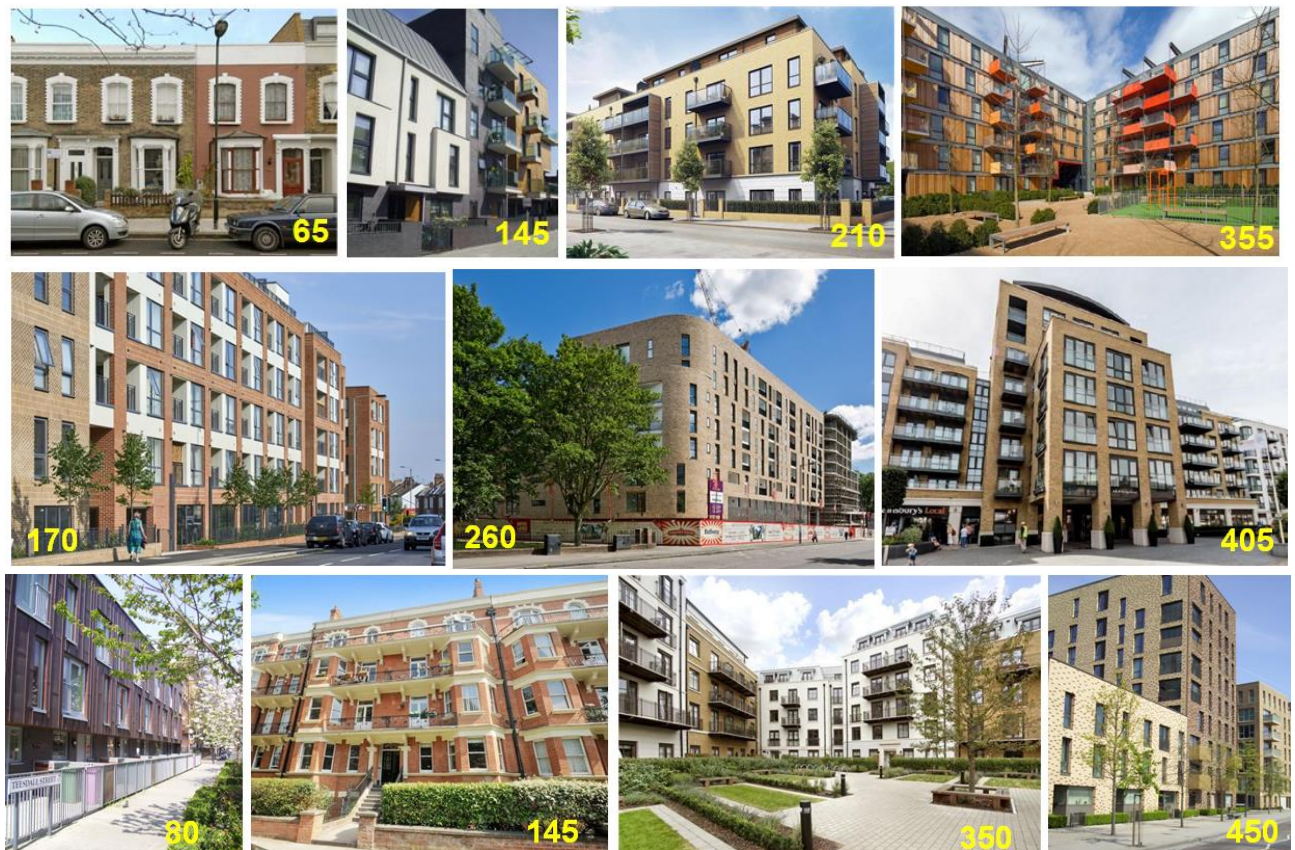
	PTALs 0 to 1	PTALs 2 to 3	PTALs 4 to 6
Suburban	69	124	147
Urban	104	155	277
Central	258	199	364
<b>By PTAL area</b>	<b>111</b>	<b>153</b>	<b>315</b>

- 9.34 The value bands assumed in the viability study are also broad in their geographical coverage. So there will be locations within value bands D and E which have higher value band characteristics, for example, near transport hubs and town centres, which is recognised in the study<sup>2</sup>. In addition, there is scope for value areas to acquire higher value attributes over time, for example where there is major transport infrastructure investment.
- 9.35 Value bands do not take into account the potential uplift in residential value that can be derived through successful place-making and the creation of developments which exhibit higher value characteristics compared to the new build development which has taken place locally. This place-potential is usually achieved through comprehensive masterplanning and redevelopment on large sites. Therefore, there may be many areas where new build transactions recorded (which have informed value bands) are not necessarily directly comparable to the types of large-scale schemes envisaged over the next 10 to 20 years in a particular area. This may particularly be the case in opportunity areas and transport growth corridors.

<sup>2</sup> Three Dragons et al, London Plan viability study, 2017, GLA, page 95

9.36 In many instances it will also be possible to deliver more viable developments (including at higher densities) by using a medium-rise forms of development and through good design, whilst still achieving the densities and range of typologies assumed in the SHLAA study. This point is illustrated by Figure 9.7 which shows the range of residential densities being assumed in the SHLAA and shows that these can be achieved through a range of building heights and residential typologies.

**Figure 9.7 – residential densities and typologies of built form assumed in the SHLAA**



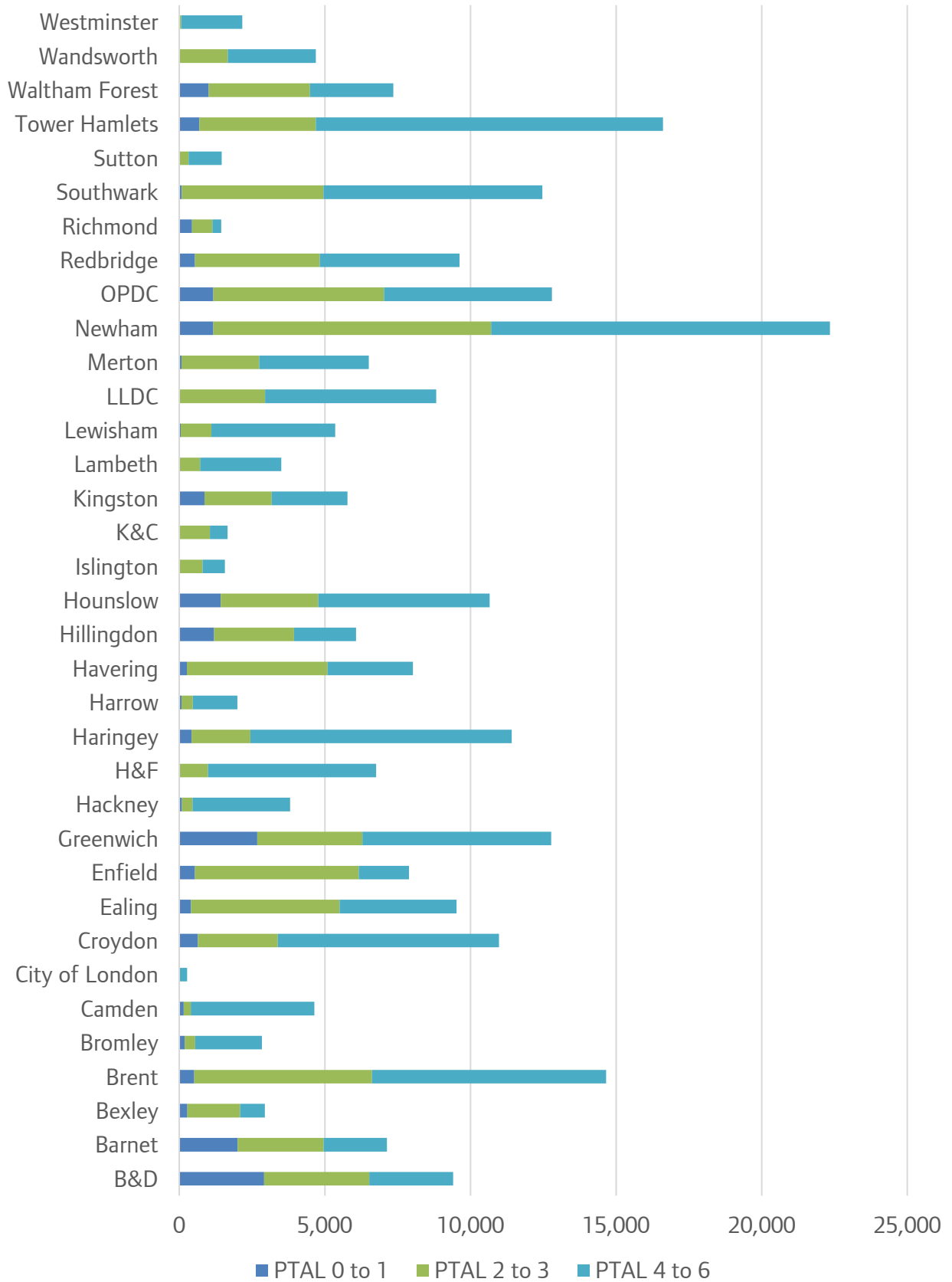
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# Appendix A

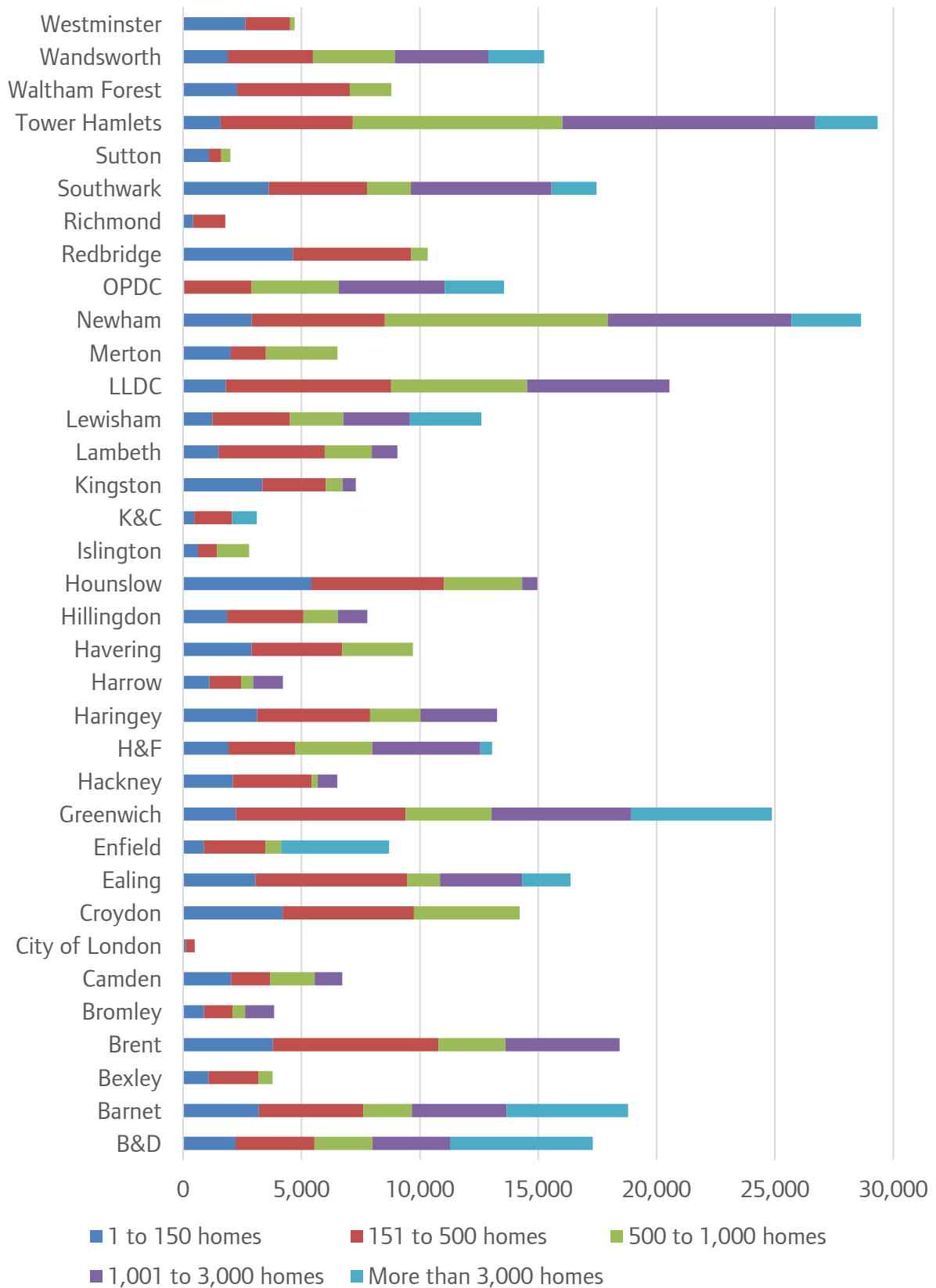
## Additional large site capacity findings



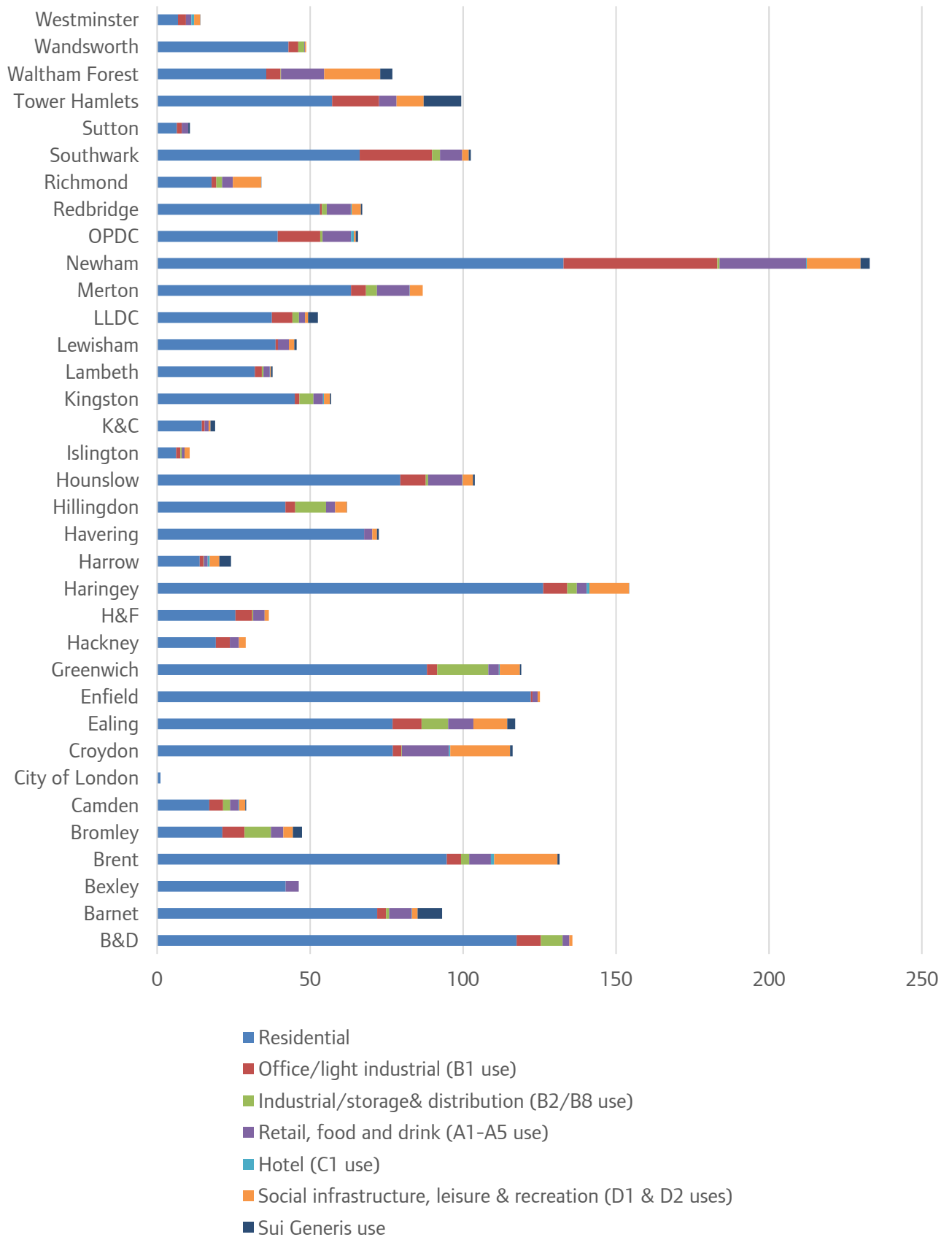
**Figure 10.1 – large site capacity by PTAL - phases 2 and 3 (2019-2028)**



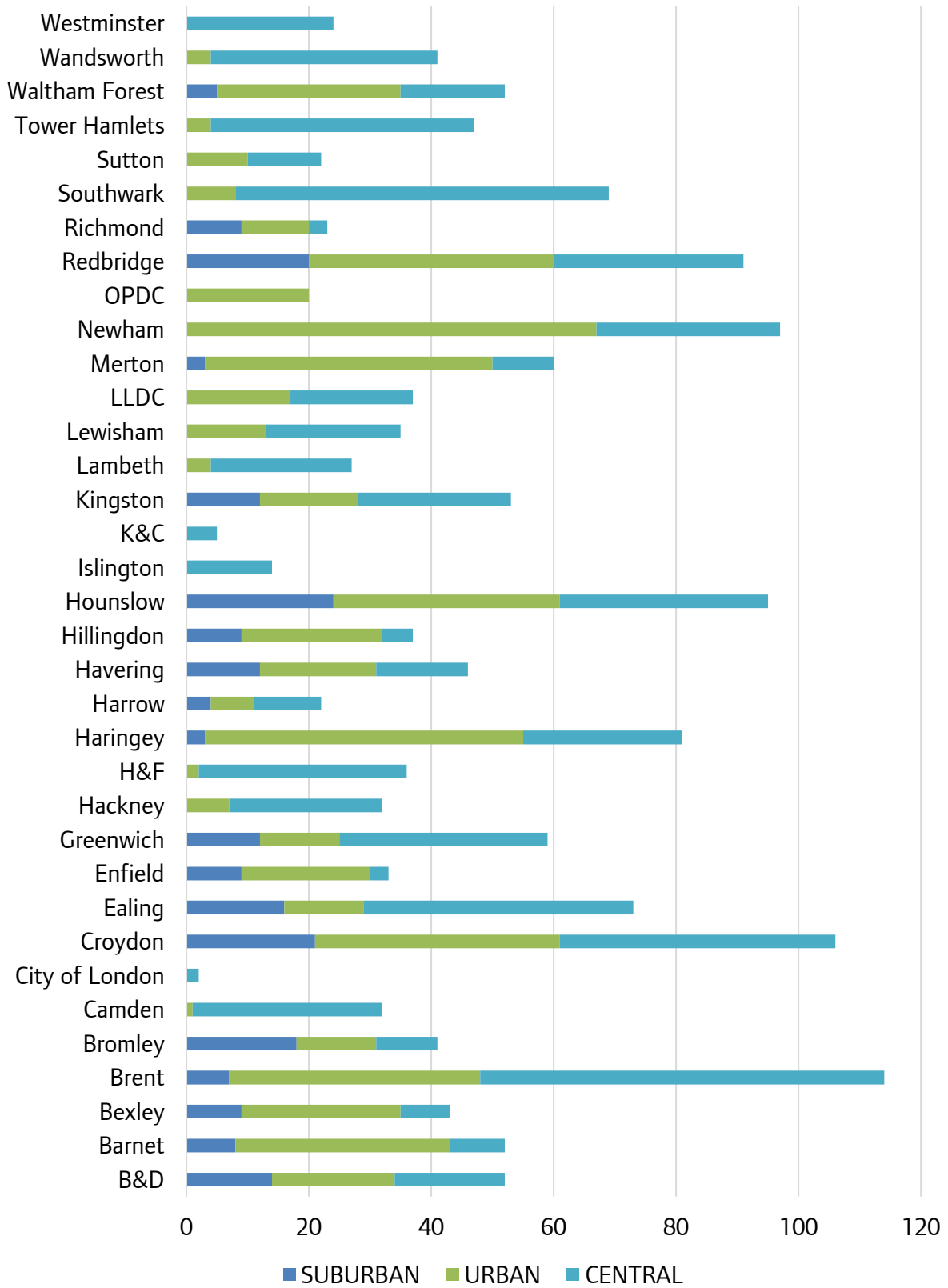
**Figure 10.2 – large site capacity by scheme size - phases 2 and 3 (2019-2028)**



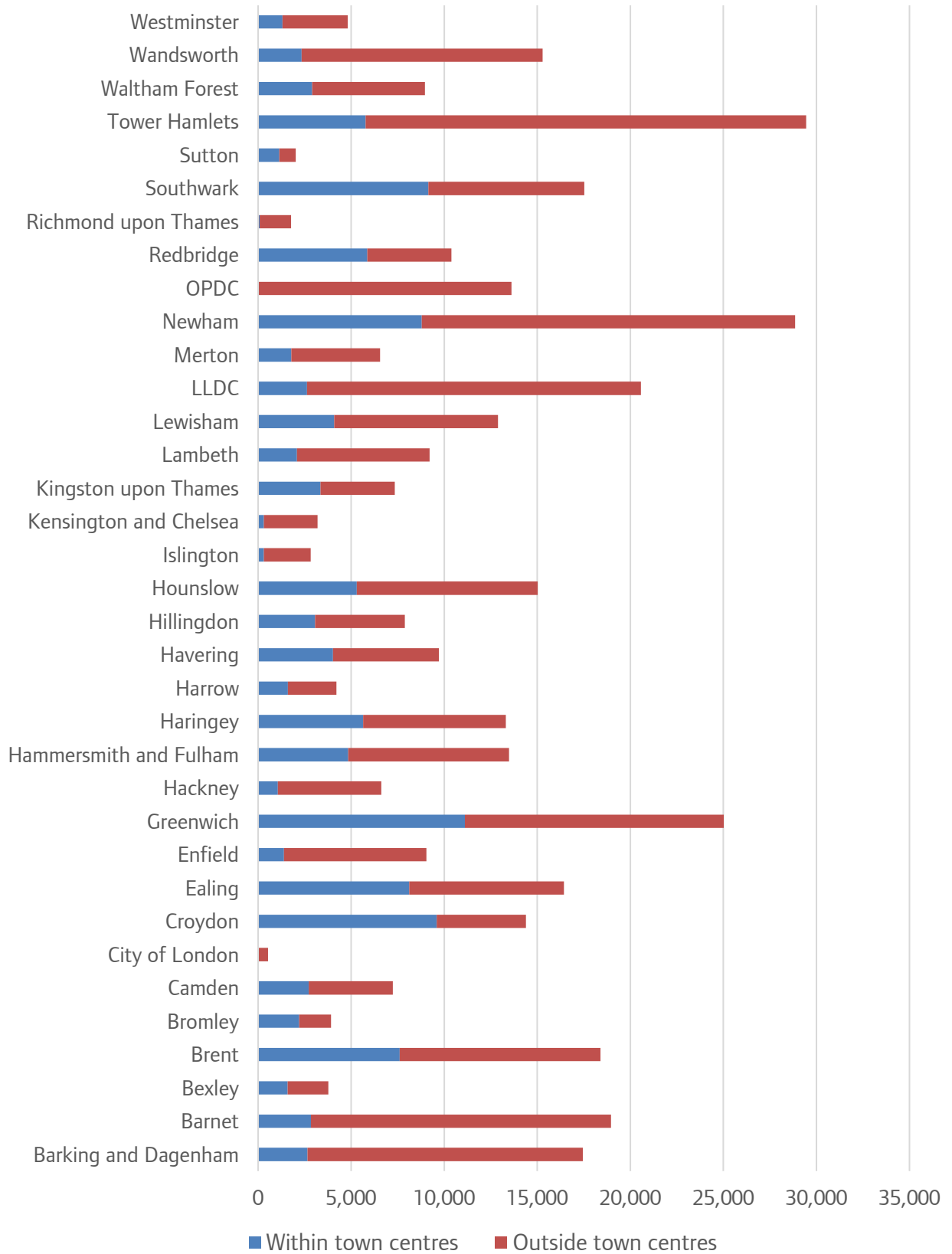
**Figure 10.3 - Mixed use capacity in hectares on allocated and potential development sites with housing capacity in phases 2 and 3 (2019-2028)**



**Figure 10.4 - Allocated and potential development sites with capacity in phase 2 & 3 by setting area**



**Figure 10.5 – housing capacity on large sites in town centres - phases 2 and 3 (2019-2028)**



**Table 10.1 – large site capacity by local planning authority and phase (2017 to 2041)**

	Phase one	Phase two	Phase three	Phase four	Phase five
Barking and Dagenham	1,537	8,475	8,976	13,499	13,359
Barnet	4,322	9,052	9,909	4,393	1,836
Bexley	2,460	1,939	1,838	3,038	3,290
Brent	2,681	9,368	9,022	7,504	2,432
Bromley	603	2,115	1,807	517	429
Camden	2,098	4,770	2,466	4,168	1,785
City of London	479	219	308	204	35
Croydon	3,581	7,499	6,889	5,538	758
Ealing	2,280	10,876	5,554	2,612	993
Enfield	731	4,409	4,638	761	814
Greenwich	2,711	12,857	12,162	11,475	7,662
Hackney	3,797	4,912	1,705	613	1,417
Hammersmith and Fulham	1,631	10,372	3,105	5,097	1,132
Haringey	528	8,215	5,091	2,566	1,841
Harrow	2,447	2,743	1,468	921	138
Havering	449	6,686	3,024	452	1,641
Hillingdon	1,755	7,234	652	204	163
Hounslow	2,322	11,089	3,940	2,436	153
Islington	2,353	1,958	866	753	172
Kensington and Chelsea	1,203	1,652	1,547	1,938	854
Kingston upon Thames	426	2,491	4,849	3,474	1,392
Lambeth	2,156	5,182	4,035	3,066	1,359
Lewisham	2,794	6,001	6,887	3,393	1,317
LLDC	1,659	10,553	10,018	2,922	419
Merton	308	3,018	3,530	1,065	1,437
Newham	3,737	11,094	17,756	8,338	5,243
OPDC	0	6,854	6,765	7,047	4,014
Redbridge	660	8,903	1,479	1,725	2,351
Richmond upon Thames	782	789	989	701	164
Southwark	4,632	8,239	9,293	8,630	6,459
Sutton	1,961	1,340	678	1,142	478
Tower Hamlets	10,367	15,780	13,664	6,913	2,677
Waltham Forest	2,193	4,577	4,382	1,535	1,263
Wandsworth	3,922	8,769	6,512	3,483	2,455
Westminster	4,044	4,124	685	110	270
<b>Total</b>	<b>79,609</b>	<b>224,154</b>	<b>176,489</b>	<b>122,233</b>	<b>72,202</b>

**Table 10.2 – large site capacity in each local planning authority by status – all phases (2017 to 2041)**

	Approval	Allocation	Potential Development	Low Probability Site	Total
Barking and Dagenham	12,373	6,051	26,868	554	45,846
Barnet	18,168	2,521	8,197	626	29,512
Bexley	2,882	900	8,628	155	12,565
Brent	7,273	11,755	11,520	459	31,007
Bromley	1,613	2,338	1,129	391	5,471
Camden	4,190	4,381	5,027	1,689	15,287
City of London	698	0	443	104	1,245
Croydon	5,794	13,597	4,288	586	24,265
Ealing	10,957	5,834	5,271	253	22,315
Enfield	1,271	5,449	3,457	1,176	11,353
Greenwich	23,609	14,164	8,528	566	46,867
Hackney	7,209	3,449	1,298	488	12,444
Hammersmith and Fulham	10,718	601	8,573	1,445	21,337
Haringey	2,293	13,909	1,416	623	18,241
Harrow	5,157	1,231	1,194	135	7,717
Havering	2,290	5,083	3,632	1,247	12,252
Hillingdon	3,459	5,308	875	366	10,008
Hounslow	6,529	2,887	10,329	195	19,940
Islington	3,567	826	1,578	131	6,102
Kensington and Chelsea	2,657	3,597	660	280	7,194
Kingston upon Thames	1,941	1,853	8,393	445	12,632
Lambeth	8,175	853	5,728	1,042	15,798
Lewisham	10,995	3,220	5,238	939	20,392
LLDC	13,423	8,449	3,621	78	25,571
Merton	321	4,029	4,753	255	9,358
Newham	12,020	18,428	14,339	1,381	46,168
OPDC	764	20,108	3,610	198	24,680
Redbridge	1,368	11,426	1,758	566	15,118
Richmond upon Thames	1,118	1,745	459	103	3,425
Southwark	9,687	6,721	20,585	260	37,253
Sutton	2,403	2,622	30	544	5,599
Tower Hamlets	22,922	17,116	7,631	1,732	49,401
Waltham Forest	3,583	1,903	8,062	402	13,950
Wandsworth	16,834	5,714	1,984	609	25,141
Westminster	6,592	1,683	481	477	9,233
<b>Total</b>	<b>244,853</b>	<b>209,751</b>	<b>199,583</b>	<b>20,500</b>	<b>674,687</b>

**Table 10.3 – large site capacity by site status during phase two and three (2019-2028)**

	Approval	Allocation	Potential Development	Low Probability	Local planning authority Total	% of London total
B&D	7,905	4,404	4,997	145	17,451	4%
Barnet	11,646	1,334	5,798	183	18,961	5%
Bexley	835	900	2,042	0	3,777	1%
Brent	3,607	8,372	6,282	129	18,390	5%
Bromley	1,002	2,329	513	78	3,922	1%
Camden	2,082	2,528	2,115	511	7,236	2%
City of London	219	0	274	34	527	0%
Croydon	3,229	8,795	2,184	180	14,388	4%
Ealing	6,836	5,154	4,368	72	16,430	4%
Enfield	806	4,637	3,252	352	9,047	2%
Greenwich	12,099	8,289	4,480	151	25,019	6%
Hackney	2,704	2,867	943	103	6,617	2%
H&F	6,288	385	6,376	428	13,477	3%
Haringey	1,842	10,984	430	50	13,306	3%
Harrow	2,212	1,084	915	0	4,211	1%
Havering	1,675	4,894	3,134	7	9,710	2%
Hillingdon	1,704	5,308	765	109	7,886	2%
Hounslow	4,311	2,645	8,011	62	15,029	4%
Islington	1,214	659	911	40	2,824	1%
K&C	1,454	1,147	512	86	3,199	1%
Kingston	1,515	1,362	4,413	50	7,340	2%
Lambeth	5,546	653	2,847	171	9,217	2%
Lewisham	7,236	2,617	2,742	293	12,888	3%
LLDC	11,722	6,325	2,499	25	20,571	5%
Merton	13	3,962	2,547	26	6,548	2%
Newham	6,289	17,109	5,237	215	28,850	7%
OPDC	764	12,324	472	59	13,619	3%
Redbridge	708	8,571	1,055	48	10,382	3%
Richmond	336	1,211	228	3	1,778	0%
Southwark	4,986	2,767	9,705	74	17,532	4%
Sutton	531	1,426	30	31	2,018	1%
Tower Hamlets	12,730	13,024	3,583	107	29,444	7%
Waltham Forest	1,444	1,838	5,514	163	8,959	2%
Wandsworth	10,551	4,037	654	39	15,281	4%
Westminster	2,548	1,683	481	97	4,809	1%
<b>Total</b>	<b>140,589</b>	<b>155,624</b>	<b>100,309</b>	<b>4,121</b>	<b>400,643</b>	<b>100%</b>
<b>Percentage</b>	<b>35%</b>	<b>39%</b>	<b>25%</b>	<b>1%</b>	<b>100%</b>	



**Table 10.4 – number of large sites with capacity in each local planning authority by status – all phases (2017 to 2041)**

	Allocation	Approval	Low Probability Site	Potential Development	Total
Barking and Dagenham	21	14	31	44	110
Barnet	12	48	48	65	173
Bexley	2	20	22	79	123
Brent	30	30	24	127	211
Bromley	10	27	36	51	124
Camden	15	37	102	34	188
City of London		6	4	2	12
Croydon	70	33	34	50	187
Ealing	31	41	22	45	139
Enfield	4	10	74	32	120
Greenwich	33	23	23	44	123
Hackney	18	35	15	18	86
Hammersmith and Fulham	3	23	49	41	116
Haringey	72	11	28	32	143
Harrow	13	24	12	21	70
Havering	23	29	75	26	153
Hillingdon	26	22	27	15	90
Hounslow	24	31	19	78	152
Islington	10	26	17	10	63
Kensington and Chelsea	2	16	15	5	38
Kingston upon Thames	10	14	21	61	106
Lambeth	8	41	54	61	164
Lewisham	17	30	50	28	125
LLDC	22	36	7	19	84
Merton	20	6	14	60	100
Newham	49	18	52	67	186
OPDC	21	1	3	5	30
Redbridge	80	7	16	28	131
Richmond upon Thames	18	17	14	8	57
Southwark	18	50	26	77	171
Sutton	28	28	31	1	88
Tower Hamlets	23	49	82	54	208
Waltham Forest	10	18	21	76	125
Wandsworth	31	28	46	19	124
Westminster	17	56	43	7	123
<b>Total</b>	<b>791</b>	<b>905</b>	<b>1,157</b>	<b>1,390</b>	<b>4,243</b>

**Table 10.4 – number of large sites with capacity in each local planning authority during phase two and three by status (2019 to 2028)**

	Allocation	Approval	Low Probability Site	Potential Development	Total
Barking and Dagenham	19	7	30	33	89
Barnet	9	26	46	43	124
Bexley	2	4		41	47
Brent	28	14	23	86	151
Bromley	10	16	26	31	83
Camden	11	16	102	21	150
City of London	0	2	2	2	6
Croydon	70	20	34	36	160
Ealing	30	22	20	43	115
Enfield	3	5	72	30	110
Greenwich	29	16	20	30	95
Hackney	16	18	12	16	62
Hammersmith and Fulham	3	12	45	33	93
Haringey	71	5	4	10	90
Harrow	10	7		12	29
Havering	23	19	2	23	67
Hillingdon	26	11	24	11	72
Hounslow	23	16	19	72	130
Islington	8	6	16	6	36
Kensington and Chelsea	2	13	15	3	33
Kingston upon Thames	9	10	18	44	81
Lambeth	4	20	35	23	82
Lewisham	15	10	50	20	95
LLDC	21	28	7	16	72
Merton	20	1	7	40	68
Newham	49	10	29	48	136
OPDC	18	1	3	2	24
Redbridge	75	2	10	16	103
Richmond upon Thames	16	5	2	7	30
Southwark	15	23	25	54	117
Sutton	21	5	12	1	39
Tower Hamlets	22	24	18	25	89
Waltham Forest	9	7	20	43	79
Wandsworth	29	20	5	12	66
Westminster	17	26	32	7	82
<b>Total</b>	<b>733</b>	<b>447</b>	<b>785</b>	<b>940</b>	<b>2,905</b>

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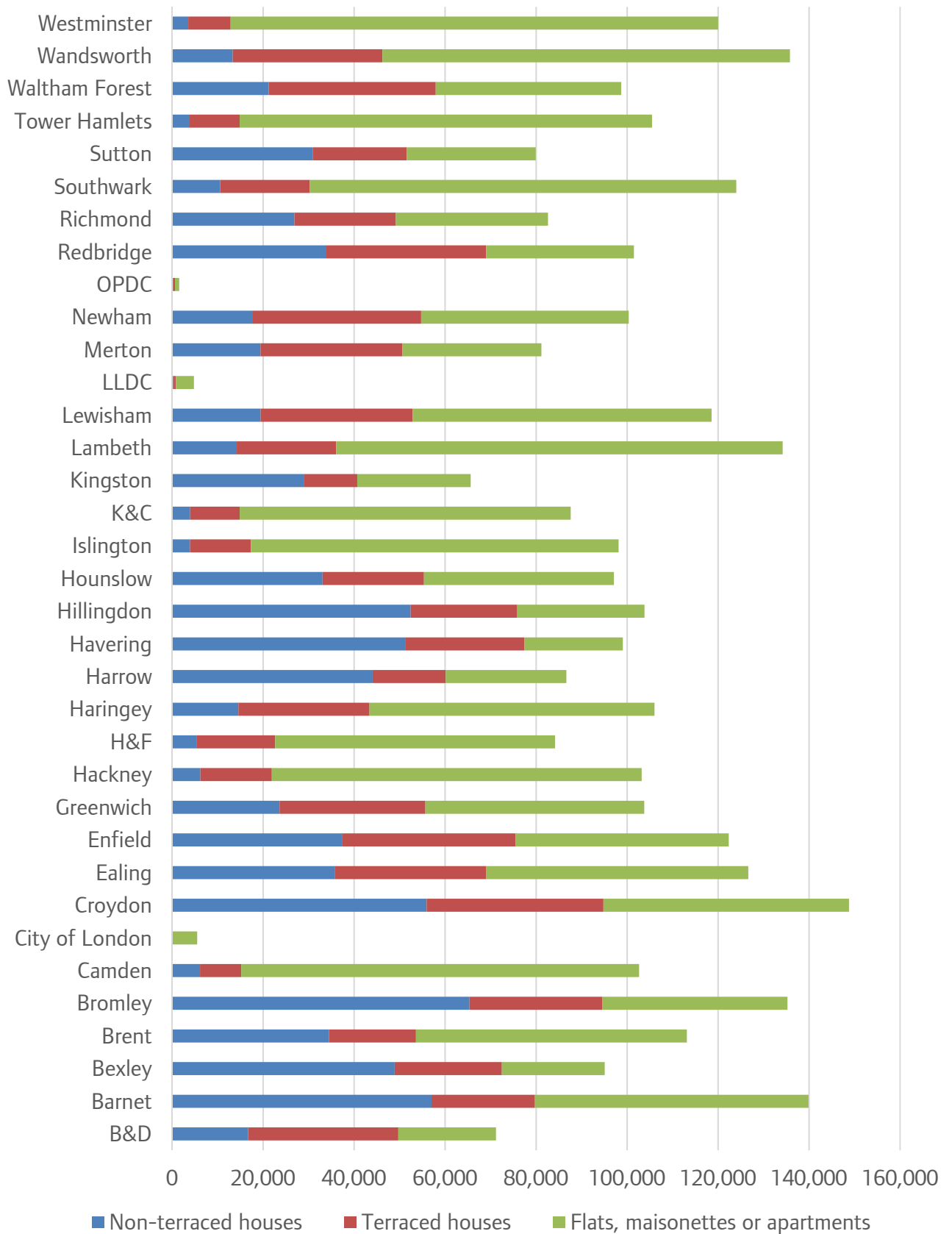
# Appendix B

## Additional housing stock data & small site capacity findings

**Table 11.1 – Total stock of houses & flats in each planning authority**

	Non-terraced houses	Terraced houses	Flats, maisonettes or apartments	All dwellings
B&D	16,726	32,983	21,470	71,079
Barnet	57,016	22,729	60,137	139,346
Bexley	48,926	23,554	22,611	95,037
Brent	34,450	19,153	59,551	111,952
Bromley	65,364	29,223	40,659	135,036
Camden	6,140	9,040	87,470	99,828
City of London	34	80	5,416	5,513
Croydon	55,959	38,851	53,965	148,099
Ealing	35,843	33,234	57,569	125,751
Enfield	37,343	38,116	46,897	122,042
Greenwich	23,635	32,040	48,105	103,186
Hackney	6,208	15,720	81,276	101,348
H&F	5,340	17,323	61,502	82,390
Haringey	14,559	28,833	62,636	104,173
Harrow	44,079	16,053	26,521	86,524
Havering	51,228	26,166	21,685	99,184
Hillingdon	52,438	23,430	27,951	103,907
Hounslow	33,063	22,286	41,764	96,892
Islington	3,938	13,402	80,789	96,872
K&C	3,978	10,868	72,763	84,798
Kingston	28,934	11,764	24,930	65,198
Lambeth	14,206	21,850	98,135	132,213
Lewisham	19,456	33,402	65,707	117,651
LLDC	332	498	3,955	4,756
Merton	19,433	31,138	30,608	80,919
Newham	17,747	36,991	45,636	100,062
OPDC	255	367	950	1,567
Redbridge	33,769	35,256	32,485	101,348
Richmond	26,879	22,290	33,442	82,482
Southwark	10,571	19,705	93,721	123,265
Sutton	30,980	20,573	28,371	79,696
Tower Hamlets	3,869	10,981	90,631	104,833
Waltham Forest	21,254	36,698	40,755	98,279
Wandsworth	13,333	32,907	89,557	134,619
Westminster	3,554	9,317	107,157	118,318
<b>Total</b>	<b>840,839</b>	<b>776,821</b>	<b>1,766,777</b>	<b>3,358,163</b>

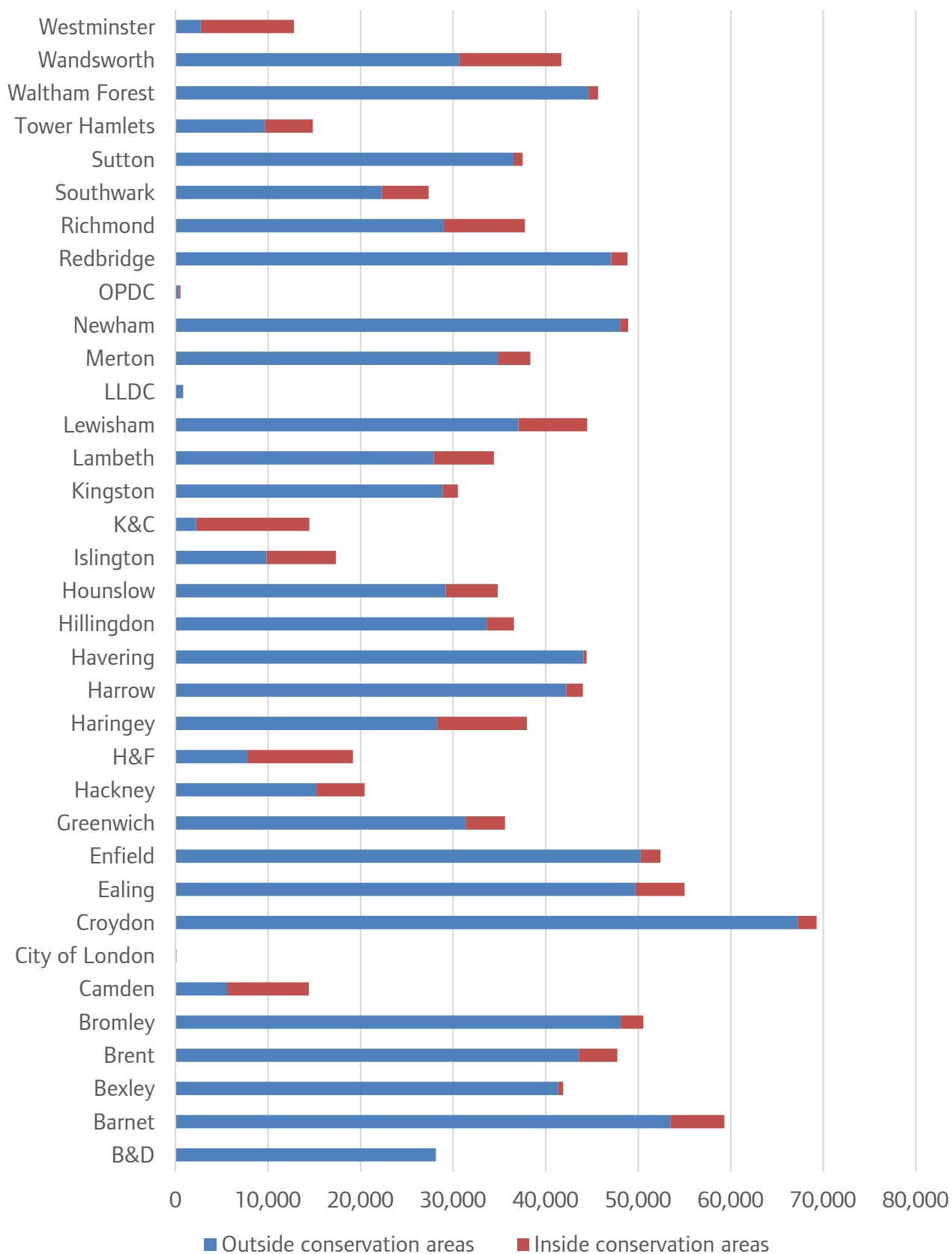
**Figure 11.1 – total housing stock by typology in each planning authority**



**Figure 11.2 – Total stock of houses within PTALS 3+ or 800m of a town centre or station that are within a conservation areas**

	Stock of houses outside conservation areas	Stock of houses inside conservation areas	Total houses	Percentage of stock in conservation areas
B&D	28,140	0	28,140	0%
Barnet	53,487	5,833	59,320	10%
Bexley	41,357	550	41,907	1%
Brent	43,591	4,164	47,755	9%
Bromley	48,111	2,451	50,562	5%
Camden	5,582	8,833	14,415	61%
City of London	56	58	114	51%
Croydon	67,246	2,047	69,293	3%
Ealing	49,723	5,285	55,008	10%
Enfield	50,243	2,158	52,401	4%
Greenwich	31,358	4,255	35,613	12%
Hackney	15,229	5,218	20,447	26%
H&F	7,769	11,400	19,169	59%
Haringey	28,268	9,711	37,979	26%
Harrow	42,221	1,805	44,026	4%
Havering	44,089	338	44,427	1%
Hillingdon	33,625	2,945	36,570	8%
Hounslow	29,198	5,622	34,820	16%
Islington	9,834	7,506	17,340	43%
K&C	2,241	12,219	14,460	85%
Kingston	28,869	1,651	30,520	5%
Lambeth	27,898	6,509	34,407	19%
Lewisham	37,052	7,447	44,499	17%
LLDC	813	17	830	2%
Merton	34,832	3,514	38,346	9%
Newham	48,042	869	48,911	2%
OPDC	360	182	542	34%
Redbridge	47,083	1,758	48,841	4%
Richmond	29,001	8,759	37,760	23%
Southwark	22,312	5,042	27,354	18%
Sutton	36,517	1,001	37,518	3%
Tower Hamlets	9,658	5,182	14,840	35%
Waltham Forest	44,638	1,018	45,656	2%
Wandsworth	30,674	11,023	41,697	26%
Westminster	2,729	10,068	12,797	79%
<b>Total</b>	<b>1,031,846</b>	<b>156,438</b>	<b>1,188,284</b>	<b>13%</b>

**Figure 11.2 – Total stock of houses within PTALS 3+ or 800m of a town centre or station that are within a conservation areas**



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# Appendix C

## Mayoral Development Corporation housing capacity figures assigned to boroughs



## Appendix C – Mayoral Development Corporation housing capacity figures assigned to boroughs 2019 to 2028

- 12.1 Table 12.1 shows the housing capacity findings for the SHLAA for the boroughs which included Mayoral Development Corporation (MDC) areas. These boroughs are: Newham, Tower Hamlets, Hackney and Waltham Forest in the case of the London Legacy Development Corporation (LLDC); and Brent, Ealing and Hammersmith & Fulham in the case of the Old Oak Park Royal Development Corporation.
- 12.2 This is based on a mapping exercise which has been undertaken by the GLA to assign large site and small sites capacity to different boroughs based on the borough boundary, rather than the local planning authority boundaries that inform the SHLAA and housing targets. Waltham Forest does include part of the LLDC area; however this element of the LLDC area has no housing capacity according to the SHLAA.

**Table 12.1 – Total capacity for MDC boroughs with housing capacity from LLDC and OPDC assigned to based on borough boundaries**

Borough	Large sites	Small sites	Non self contained	Total 10 year capacity
Brent (including OPDC area)	19,470	10,230	530	30,230
Ealing (including OPDC area)	22,490	10,800	900	34,190
Hackney (including LLDC area)	8,180	6,650	90	14,920
Hammersmith and Fulham (including OPDC area)	19,940	2,980	30	22,950
Newham (including LLDC area)	42,730	10,230	390	53,350
Tower Hamlets (Including LLDC area)	34,570	5,680	10	40,260

- 12.3 The Tables below show how the MDC capacity has been assigned to different boroughs.

**Table 12.2 - LLDC capacity redistributed to Boroughs**

	Large sites	Small sites modelling	Small sites windfall	NSC	Total
<b>LLDC capacity:</b>	<b>20,571</b>	<b>100</b>	<b>700</b>	<b>240</b>	<b>21,611</b>
Newham	13,880	50	680	0	14,610
Tower Hamlets	5,127	0	20	0	5,147
Hackney	1,564	50	0	0	1,614

**Table 12.3 - OPDC capacity redistributed to Boroughs**

	Large sites	Small sites	NSC	Total
<b>OPDC capacity:</b>	<b>13,619</b>	<b>60</b>	<b>0</b>	<b>13,679</b>
Hammersmith & Fulham	6,471	0	0	6,471
Ealing	6,066	60	0	6,126
Brent	1,082	0	0	1,082

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# Appendix D

## Approvals sites

## Mayor of London. The London Strategic Housing Land Availability Assessment 2017

### Appendix D – SHLAA 2017 Approvals

This site list provides details of the sites that have been identified as having approval (planning permission) for housing development and are included in the large site assessment – being 0.25 hectares and more in size. The identified capacity has been taken from the London Development Database and updated where necessary by local planning authorities to reflect any amendments or completions on site. Approval sites marked as completed in the SHLAA system have been removed from the list. Estimated completion refers to the phase the final units of a development are expected to be completed in.

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
City of London	17010001	533440	180797	10 Trinity Square	Approval	Trinity Square	EC3N 4BH	0.66	41	Phase 1
City of London	17010004	533695	181124	15 - 16 Minories & 62 Aldgate High Street	Approval	Minories & Aldgate High Street	EC3N 1AX	0.79	87	Phase 1
City of London	17010005	532005	181636	Barts Square, 34-57B Little Britain & 20-62 Bartholomew Close	Approval	Little Britain & Bartholomew Close		1.10	236	Phase 2
City of London	17010095	532286	180851	Ocean House, Fur Trade House & Queensbridge House, Little Trinity Lane	Approval	Little Trinity Lane		0.34	9	Phase 1
City of London	17010126	533288	181493	Stone House & 128-170 Bishopsgate	Approval	Bishopsgate		0.34	160	Phase 2
City of London	17010128	533295	180577	Sugar Quay, Lower Thames Street	Approval	Lower Thames Street	EC3R 6EA	0.37	165	Phase 1
B&D	17020003	544300	184353	ES19: Cambridge Road	Approval	Cambridge Road		0.29	261	Phase 2
B&D	17020005	544064	183528	ES17: Abbey Park Industrial Estate	Approval	Abbey Road		0.33	118	Phase 1
B&D	17020024	547275	182413	ES01 - Barking Riverside	Approval	Renwick Road		134.88	10,056	Phase 4
B&D	17020066	546542	184244	ES28:Former Mayesbrook Home for The Aged Bevan Avenue	Approval	Bevan Avenue		0.46	24	Phase 1
B&D	17020067	543909	183511	ES09: Freshwharf Estate	Approval	Fresh Wharf Road		3.92	911	Phase 3
B&D	17020070	544606	183526	ES10: Gascoigne West	Approval	King Edwards Road		15.48	-157	Phase 1
B&D	17020083	543908	183855	ES14: Abbey Retail Park	Approval			1.40	597	Phase 2
B&D	17020112	544024	184268	ES46: North Street	Approval	North Street		0.26	14	Phase 1
B&D	17020115	548579	188201	ES58: Land To The Rear Of 243 - 245	Approval	High Road		0.30	45	Phase 2
B&D	17020117	550346	184202	ES22: The Leys	Approval	Wellington Drive		3.10	-57	Phase 1
B&D	17020121	548424	187296	ES07: Lymington Fields	Approval	Turnage Road		5.57	292	Phase 1
B&D	17020129	548936	183407	ES02: Marrielandes Cres 1	Approval	Merrielandes Crescent		1.66	149	Phase 2
B&D	17020224	548760	190522	ES24: Col Row Eco Grove	Approval	Collier Row Road		3.98	84	Phase 1
B&D	17020243	547891	185721	Kingsley Hall Church & community centre	Approval			0.45	36	Phase 2
Barnet	17030002	526407	193339	1060A -1072 High Road, N20 0QP	Approval	High Road	N20 0QP	0.60	55	Phase 1
Barnet	17030004	522297	187746	110-124 West Hendon Broadway, NW9 7AA	Approval	West Hendon Broadway	NW9 7AA	0.28	22	Phase 1
Barnet	17030005	524239	186057	112 TO 114 CRICKLEWOOD LANE	Approval	CRICKLEWOOD LANE	NW2 2DP	0.62	122	Phase 2
Barnet	17030006	522165	187785	117-125 West Hendon Broadway	Approval	West Hendon Broadway	NW9 7BP	0.33	47	Phase 1
Barnet	17030007	526399	193744	1201 High Road, N20 0PD	Approval	High Road	N20 0PD	1.06	124	Phase 1
Barnet	17030019	524183	188341	290-294 Golders Green Road, NW11 9PY	Approval	Golders Green Road		0.41	60	Phase 1
Barnet	17030050	526355	192779	886-902 High Road	Approval	High Road	N12 9RN	0.27	52	Phase 1
Barnet	17030068	525125	190548	Gateway House	Approval	Regents Park Road	N3 2TX	0.26	77	Phase 1
Barnet	17030069	526876	188044	Arden Court, 53 The Bishops Avenue	Approval	The Bishops Avenue	N2 0BJ	1.65	38	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Barnet	17030073	526251	192033	319 Ballards Lane	Approval	Ballards Lane	N12 8LY	0.44	16	Phase 2
Barnet	17030076	521819	190895	Barnet And Southgate College Grahame Park Way	Approval	Grahame Park Way	NW9 5RA	5.46	396	Phase 2
Barnet	17030088	522047	190063	Block G, Beaufort Park Aerodrome Road	Approval	Aerodrome Road	NW9	0.98	159	Phase 1
Barnet	17030089	521958	189948	Blocks C5 To C12 Aerodrome Road	Approval	Aerodrome Road	NW9	1.52	360	Phase 1
Barnet	17030092	523205	187403	Brent Cross Cricklewood Regeneration Area Edgware Road	Approval	Edgware Road		137.02	7333	Phase 5
Barnet	17030095	521304	189806	British Library Newspapers, 130 Colindale Avenue	Approval	Colindale Avenue	NW9 5HE	2.37	258	Phase 1
Barnet	17030097	524749	195557	Brook Valley Gardens (Frm Dollis Valley Estate), 131-135 Mays Lane	Approval	Mays Lane		11.08	83	Phase 1
Barnet	17030119	526457	194514	Land off Chandos Avenue and Brethern Meeting Hall	Approval	Chandos Avenue	N20	2.26	35	Phase 1
Barnet	17030120	525565	187503	Chandos Lawn Tennis Club Chandos Way	Approval	Chandos Way	NW11 7HP	0.96	45	Phase 2
Barnet	17030171	523302	196228	Elmbank Barnet Road	Approval	Barnet Road	EN5 3HD	1.63	114	Phase 1
Barnet	17030174	526701	195601	104 Lancaster Road	Approval			0.58	6	Phase 2
Barnet	17030178	526285	196071	Groupama House/Kingmaker House	Approval	Station Road	EN5 1NW	0.79	131	Phase 1
Barnet	17030194	523238	186620	Former Parcel Force Building, Geron Way	Approval	Geron Way	NW2 6LT	1.41	230	Phase 1
Barnet	17030207	521601	190724	Grahame Park Estate Lanacre Avenue	Approval	Lanacre Avenue		28.37	978	Phase 3
Barnet	17030210	524801	186631	GRANVILLE ROAD	Approval	GRANVILLE ROAD		3.73	111	Phase 2
Barnet	17030244	524582	196597	High Street	Approval	High Street		0.45	12	Phase 2
Barnet	17030248	521600	188752	Homebase Rookery Way	Approval	Rookery Way	NW9 6SS	1.52	386	Phase 2
Barnet	17030267	520600	193486	Land Adjacent Northway And Fairway Primary School The Fairway	Approval	The Fairway		1.76	120	Phase 2
Barnet	17030272	523312	195621	Land Adjacent To Whitings Hill Primary School Whitings Road	Approval	Whitings Road	EN5 2QY	2.99	33	Phase 2
Barnet	17030273	519474	193679	Land At Broadfields Primary School Roseberry Drive	Approval	Roseberry Drive	HA8 8JP	1.74	112	Phase 2
Barnet	17030277	526606	193766	Land Between Sweets Way Oakleigh Road North	Approval	Oakleigh Road North	N20	6.21	146	Phase 2
Barnet	17030278	526483	196390	Land Formerly Known As British Gas Works Albert Road	Approval	Albert Road	EN4 9SH	2.65	305	Phase 2
Barnet	17030282	523382	186942	Land Off Brent Terrace The Brent Terrace Triangles	Approval	The Brent Terrace Triangles	NW2 1DN	0.86	-13	Phase 2
Barnet	17030286	526901	187939	Land to the rear of Hornbeams The Bishops Avenue, N2 0BJ	Approval	The Bishops Avenue		0.36	2	Phase 1
Barnet	17030288	526885	187727	Leo Baeck House, 65-67 The Bishops Avenue	Approval	The Bishops Avenue	N2 0BG	0.99	20	Phase 1
Barnet	17030331	526267	194298	Northway House,1379 High Road	Approval	High Road	N20 9LP	0.72	149	Phase 1
Barnet	17030340	520615	189953	Imperial House	Approval	Edgware Road		0.37	76	Phase 2
Barnet	17030343	521222	189788	126 Colindale Avenue	Approval	Colindale Avenue	NW9 5HD	0.28	35	Phase 2
Barnet	17030360	521773	189736	Peel Centre Peel Drive	Approval	Peel Drive		19.60	2877	Phase 3
Barnet	17030366	518590	192765	Stonegrove and Spur Road Estate Green Lane	Approval	Green Lane		11.36	122	Phase 1
Barnet	17030369	526632	187812	Plot 2, Development Site between 63 and 81 Winnington Road, N2 0TS	Approval	Winnington Road		0.30	1	Phase 2
Barnet	17030398	521849	192741	St Josephs College Lawrence Street	Approval	Lawrence Street		3.01	49	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Barnet	17030411	522026	195553	The Croft, 198 Barnet Road, EN5 3LF	Approval	Barnet Road		0.31	1	Phase 2
Barnet	17030413	521485	188800	Hyde House	Approval	Rushgrove Avenue	NW9 6LH	0.47	40	Phase 2
Barnet	17030437	521917	187988	West Hendon Estate Ramsey Close	Approval	Ramsey Close		12.93	960	Phase 3
Barnet	17030463	526409	190338	41 Wilmot Close	Approval	Wilmot Close	N2 8HP	1.11	16	Phase 1
Barnet	17030464	519417	191770	Premier Place, 102-124 Station Road And Car Park To Rear	Approval	Station Road	HA8 7BJ	0.63	122	Phase 2
Barnet	17030465	525531	192504	Brookdene Holden Road	Approval	Holden Road	N12 7DR	0.55	29	Phase 1
Barnet	17030466	524141	191881	Millbrook Park (Former Inglis Barracks)	Approval	Bittacy Hill	NW7 1PX	38.41	1716	Phase 2
Bexley	17040006	546638	172345	Sydney Court	Approval	Lansdown Road	DA14 4EF	0.44	46	Phase 1
Bexley	17040028	550337	178568	Tower Hill (former Bexley College site)	Approval	Tower Road	DA17 6JA	3.23	192	Phase 1
Bexley	17040039	547882	175687	8 Brampton Road	Approval	Brampton Road	DA7 4HB	0.29	25	Phase 1
Bexley	17040056	548796	175245	Butlers Yard, Land at 167 and 181-185 Broadway	Approval	Broadway		0.33	50	Phase 1
Bexley	17040072	552313	177329	Howbury Development	Approval			4.36	372	Phase 1
Bexley	17040118	550141	179078	Culling Road	Approval	Culling Road	DA17 6FE	0.30	24	Phase 1
Bexley	17040176	551442	177247	Erith Park (formerly Lerner Road Estate), Phase 2 Lerner Road	Approval	Lerner Road	DA8 3RH	3.28	42	Phase 1
Bexley	17040177	550288	178136	Erith Quarry (phase 1)	Approval	Fraser Road	DA8 1QU	7.93	86	Phase 1
Bexley	17040183	551981	177203	Former Linpac Site and Adjoining Warehouse Richmer Road	Approval	Richmer Road		5.45	336	Phase 2
Bexley	17040184	551376	178169	Former Riverside Swimming Centre Erith High Street	Approval	Erith High Street		0.37	71	Phase 1
Bexley	17040204	552210	177123	Howbury Centre Phase 3 Slade Green Road	Approval	Slade Green Road		2.66	96	Phase 1
Bexley	17040218	545191	176362	Land at Hill View	Approval	Hill View Drive	DA16 3RY	1.81	61	Phase 1
Bexley	17040261	546212	171956	ROXBY HOUSE & SIDCUP HOUSE	Approval	STATION ROAD	DA15 7EJ	0.30	2	Phase 1
Bexley	17040267	547399	179168	Thamesmead Peabody Development Land (Sedgemere)	Approval	Land West of Sedgemere Road	SE2 9SA	0.83	214	Phase 2
Bexley	17040295	548729	175368	Trinity Place	Approval		DA6 7AY	0.35	29	Phase 1
Bexley	17040301	551527	176324	Venners Wessex Drive	Approval	Wessex Drive	DA8	0.29	9	Phase 1
Bexley	17040308	551081	178487	Ballast Wharf, Erith	Approval	West Street	DA8	0.40	54	Phase 1
Bexley	17040320	547442	179736	Southmere Village	Approval		SE2 9LH	4.07	525	Phase 1
Bexley	17040326	547443	180063	Binsey Walk site, Thamesmead peabody development	Approval			2.47	259	Phase 3
Bexley	17040327	547398	179457	Coralline Walk, Thamesmead Peabody development	Approval			2.86	389	Phase 2
Brent	17050007	519394	186192	1 Olympic Way	Approval	Olympic Way		0.48	227	Phase 2
Brent	17050009	519778	184270	1 Wembley Point Harrow Road	Approval	Harrow Road		0.98	322	Phase 2
Brent	17050014	518742	185184	349 Brent House High Road	Approval	High Road		0.70	248	Phase 1
Brent	17050015	518948	185427	Mahatma Gandhi House	Approval	Wembley Hill Road		0.29	198	Phase 2
Brent	17050018	520239	190261	3 Burnt Oak Broadway	Approval	Burnt Oak Broadway		0.26	76	Phase 1
Brent	17050021	524186	184124	5 Ex Manor School The Avenue	Approval	The Avenue		0.73	74	Phase 1
Brent	17050045	516778	185228	Barham Park Estate Phases 2 & 3 Roundtree Road	Approval	Roundtree Road		2.38	216	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Brent	17050051	525307	182850	Bronte House & Fielding House Cambridge Road	Approval	Cambridge Road		1.28	-43	Phase 1
Brent	17050061	525141	183656	Car Park Brondesbury Road	Approval	Brondesbury Road		0.47	24	Phase 2
Brent	17050062	518121	185022	CAR PARK Montrose Crescent	Approval	Montrose Crescent		0.61	186	Phase 2
Brent	17050080	524656	183123	Cullen House Salusbury Road	Approval	Salusbury Road		0.90	106	Phase 2
Brent	17050111	519261	185955	Former Palace of Arts & Palace of Industry Site Engineers Way	Approval	Engineers Way		4.18	1223	Phase 4
Brent	17050120	525417	183097	Gloucester House and Durham Court Kilburn Park Road	Approval	Kilburn Park Road		1.14	27	Phase 1
Brent	17050155	519546	185857	Wembley Retail Park	Approval		HA9 OEG	1.44	184	Phase 3
Brent	17050200	518126	183464	Land at 255 Ealing Road	Approval	Ealing Road		0.45	125	Phase 1
Brent	17050202	520439	189841	Land at Junction of Capitol Way	Approval	Capitol Way		1.73	460	Phase 1
Brent	17050217	520816	183841	Land on site of former Craven Park Health Centre Knatchbull Road	Approval	Knatchbull Road		0.58	109	Phase 2
Brent	17050220	519385	185670	LAND SURROUNDING WEMBLEY STADIUM Royal Route	Approval	Royal Route		8.25	1801	Phase 4
Brent	17050238	523855	182823	Moberly Sports Centre Kilburn Lane	Approval	Kilburn Lane		0.67	71	Phase 1
Brent	17050305	519396	185862	Olympic Office Centre Car Park, 8 Fulton Road	Approval	Fulton Road		0.40	211	Phase 1
Brent	17050310	519070	185858	Palace of Arts and Industry Engineers Way	Approval	Engineers Way		1.04	475	Phase 1
Brent	17050313	520633	189673	Phases 2 & 3 Former Oriental City, 399 Edgware Road	Approval	Edgware Road		2.89	183	Phase 1
Brent	17050316	520922	186396	Press House Press Road	Approval	Press Road		0.40	23	Phase 1
Brent	17050333	520719	189524	Sarena House Grove Park	Approval	Grove Park		1.14	227	Phase 1
Brent	17050349	520326	184070	Stonebridge Primary School Annexe Twybridge Way	Approval	Twybridge Way		0.62	27	Phase 2
Brent	17050350	520588	183957	Stonebridge site 10, next to Stonebridge Park Hotel Hillside	Approval	Hillside		0.82	117	Phase 1
Brent	17050359	522550	184233	THAMES WATER DEPOT AND TRAINING SH, 225 Harlesden Road	Approval	Harlesden Road		0.53	26	Phase 2
Brent	17050360	522893	185781	Thames Water Utilities St Michaels Road	Approval	St Michaels Road		1.10	38	Phase 1
Brent	17050365	520537	183818	The Stonebridge School Shakespeare Avenue	Approval	Shakespeare Avenue		2.74	73	Phase 2
Brent	17050390	518460	185295	Chesterfield House	Approval	Park Lane	HA9 7RH	0.41	239	Phase 2
Bromley	17060005	536759	169662	12 Hayne Road BR3 4HY	Approval	HAYNE ROAD		0.31	9	Phase 2
Bromley	17060010	541966	159004	1 - 9 Church Road, SE19 2TF	Approval	Church Road		0.32	27	Phase 1
Bromley	17060014	540066	170005	25 Scotts Road BR1 3QD	Approval	Scotts Road		0.41	38	Phase 1
Bromley	17060017	544716	165959	39-41 and rear of 43 Oregon Square, BR6 8BH	Approval	Oregon Square		0.27	6	Phase 2
Bromley	17060019	541561	159537	49 Sunningvale Avenue, TN16 3BX	Approval	Sunningvale Avenue		0.30	8	Phase 2
Bromley	17060024	538956	164782	All Saints Catholic School Layhams Road, BR4 9HN	Approval	Layhams Road		2.20	48	Phase 2
Bromley	17060025	544757	159961	Angas Convalescent Home Church Approach, TN14 7QB	Approval	Church Approach		3.03	1	Phase 1
Bromley	17060035	543831	164723	Bassetts Day Care Centre Acorn Way, BR6 7WF	Approval	Acorn Way		2.67	106	Phase 2
Bromley	17060040	546117	166146	Berwick House, 8 - 10 Knoll Rise, BR6 0PG	Approval	Knoll Rise		0.28	22	Phase 1
Bromley	17060043	541992	167283	Blue Circle Sports Ground Phases 2-4 Crown Lane, BR2 8HB	Approval	Crown Lane		4.70	2	Phase 1
Bromley	17060077	536531	170328	213 Kings Hall Road, Beckenham BR3 1QN	Approval			0.52	3	Phase 2
Bromley	17060146	534303	170917	Crystal Palace Park Crystal Palace Park Road, SE26 6UT	Approval	Crystal Palace Park Road		79.14	180	Phase 3

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Bromley	17060151	536896	171330	Dylon International Ltd. Worsley Bridge Road, SE26 5AZ	Approval	Worsley Bridge Road		0.29	74	Phase 1
Bromley	17060164	541660	170758	Former Butten Buildings, Sunridge Park Plaistow Lane, BR7 5SG	Approval	Plaistow Lane		2.31	4	Phase 1
Bromley	17060165	546415	166476	Former Depot Site Church Hill, BR6 0LG	Approval	Church Hill		0.33	28	Phase 1
Bromley	17060169	537786	168015	GlaxoSmithKline, Langley Court South Eden Park Road, BR3 3GN	Approval	South Eden Park Road		10.54	179	Phase 2
Bromley	17060173	546888	169679	Grays Farm Production Village Grays Farm Road, BR5 3BD	Approval	Grays Farm Road		1.31	45	Phase 1
Bromley	17060207	542825	165931	Jackson Road Nursery, BR2 8NU	Approval	COPTHORNE AVENUE		1.73	9	Phase 2
Bromley	17060229	542823	164915	Land at Georgian House Holwood Park Avenue, BR6 8NQ	Approval	Holwood Park Avenue		0.29	1	Phase 2
Bromley	17060266	544252	167736	Mega House Crest View Drive, BR5 1BY	Approval	Crest View Drive		0.31	29	Phase 1
Bromley	17060272	541197	160894	Moxey Close, TN16 3GJ	Approval	Main Road		0.69	16	Phase 4
Bromley	17060273	540282	168645	Multistorey Car Park Simpsons Road, BR2 9AP	Approval	Simpsons Road		0.95	200	Phase 2
Bromley	17060285	534273	169870	ORCHARD LODGE, SE20 8BX	Approval	WILLIAM BOOTH ROAD		1.67	252	Phase 2
Bromley	17060295	541913	164583	Ravensbourne Westerham Road, BR2 6HE	Approval	Westerham Road		0.32	4	Phase 2
Bromley	17060330	536878	171269	Dylon International Worsley Bridge, Station Approach, SE26 5AZ	Approval			0.71	223	Phase 2
Bromley	17060349	534905	171066	The Haven Springfield Road, BR1 2LJ	Approval	Springfield Road		1.36	46	Phase 1
Bromley	17060351	540433	169468	The Old Town Hall 30 Tweedy Road, BR1 1RW	Approval	Tweedy Road		0.60	53	Phase 2
Camden	17070001	526717	184302	100 Avenue Road aka Theatre Square by Essential Living	Approval	Avenue Road	NW3 3HF	0.42	184	Phase 1
Camden	17070002	528310	184303	100 Chalk Farm Road	Approval	Chalk Farm Road	NW1 8EH	0.27	63	Phase 2
Camden	17070003	529773	183665	101 Camley Street	Approval	Camley Street	NW1 0PF	0.35	121	Phase 2
Camden	17070005	528095	185276	113a,115 and 117 Wellesley Road	Approval	Wellesley Road		1.88	191	Phase 1
Camden	17070008	525380	184657	187-199 West End Lane	Approval	West End Lane		0.92	198	Phase 1
Camden	17070010	528839	185396	19 Greenwood Place	Approval	Greenwood Place	NW5	0.50	42	Phase 1
Camden	17070011	530028	184215	Maiden Lane Estate	Approval	Maiden Lane		1.55	229	Phase 1
Camden	17070012	530246	181436	21 New Oxford Street	Approval	New Oxford Street	WC1A 1BA	0.39	21	Phase 1
Camden	17070014	530451	182844	Stratstone, 277A Gray's Inn Road	Approval	Gray's Inn Road	WC1X 8QF	0.30	60	Phase 1
Camden	17070016	525245	185837	328-338 Finchley Road	Approval	Finchley Road	NW3 7SU	0.96	128	Phase 1
Camden	17070021	528491	186797	57-84 & 85-112 Makepeace Mansions	Approval	Makepeace Avenue	N6 6HD	0.29	39	Phase 1
Camden	17070022	524943	184799	65 & 67 MAYGROVE ROAD	Approval	MAYGROVE ROAD	NW6 2EH	0.31	88	Phase 1
Camden	17070024	529232	184354	79 Camden Road	Approval	Camden Road	NW1 9EU	0.41	164	Phase 1
Camden	17070025	528210	183997	7 Chalcot Road	Approval	Chalcot Road	NW1 8LF	0.34	53	Phase 2
Camden	17070027	529563	184222	Agar Grove Estate Agar Grove	Approval	Agar Grove		2.87	245	Phase 1
Camden	17070036	527660	187431	Athlone House Hampstead Lane	Approval	Hampstead Lane	N6 4RU	4.92	23	Phase 1
Camden	17070042	527228	185318	Bartrams Convent Hostel	Approval	Rowland Hill Street	NW3 2AD	0.28	60	Phase 2
Camden	17070050	531163	181887	Bourne Estate (south) Portpool Lane	Approval	Portpool Lane	EC1N	1.25	55	Phase 1
Camden	17070059	529900	183731	Building T1, Kings Cross Central	Approval	York Way	N1C	0.41	129	Phase 1



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Camden	17070068	529890	181353	Centre Point Tower (Scheme A)	Approval	New Oxford Street	WC1A 1DD	0.37	95	Phase 1
Camden	17070072	525767	183882	CIP - Abbey Road Scheme Abbey Road	Approval	Abbey Road		2.12	167	Phase 2
Camden	17070094	528752	185684	FORMER B.R. STAFF ASSOCIATION CLUB COLLEGE LANE	Approval	COLLEGE LANE	NW5 1BJ	0.34	30	Phase 1
Camden	17070120	528818	184216	Hawley Wharf Chalk Farm Road	Approval	Chalk Farm Road	NW1	1.93	128	Phase 1
Camden	17070151	525365	185854	King's College London Kidderpore Avenue Hampstead Residence	Approval	Kidderpore Avenue		1.29	156	Phase 2
Camden	17070152	530126	183524	Kings Cross Central	Approval	York Way		23.62	766	Phase 2
Camden	17070158	528334	185521	Land at Kiln Place (Blocks 1-64 65-80 81-96 97-104 105-116 1 Kiln Place	Approval	Kiln Place		0.28	15	Phase 2
Camden	17070160	527938	184839	Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park	Approval	Grafton Terrace		5.97	70	Phase 2
Camden	17070164	525121	184808	Liddell Industrial Estate, 1-33 Liddell Road	Approval	Liddell Road		0.57	106	Phase 2
Camden	17070223	526135	184876	Land at Midland Crescent	Approval	Finchley Road	NW3 6NA	0.26	9	Phase 2
Camden	17070230	528748	186264	Mansfield Bowling Club	Approval	Croftdown Road	NW5 1HE	0.86	21	Phase 4
Camden	17070251	526314	183998	NW8 0DQ	Approval	Loudoun Road	NW8 0DJ	0.38	42	Phase 2
Camden	17070271	529001	182739	Regent's Park Estate - HS2 linked	Approval	Robert Street	NW1	3.03	-66	Phase 1
Camden	17070281	530976	182244	Royal Mail Phoenix Place Phoenix Place, Gough Street, Calthorpe Street	Approval	Phoenix Place, Gough Street, Calthorpe Street	WC1	1.12	345	Phase 2
Camden	17070284	529367	181903	Saatchi Block, Charlotte Street	Approval	Charlotte Street	W1T 4QP	0.65	55	Phase 1
Camden	17070295	529908	181272	St.Giles Circus site Charing Cross Road	Approval	Charing Cross Road		0.53	-7	Phase 1
Camden	17070310	530521	181891	Tybalds Estate	Approval	New North Street	WC1N	2.02	93	Phase 2
Camden	17070331	527561	185364	32 Lawn Road	Approval	Lawn Road	NW3 2XU	0.25	72	Phase 2
Croydon	17080009	533691	166322	13-27 Grant Road	Approval	Grant Road	CR0 6QY	0.36	67	Phase 1
Croydon	17080012	530975	161790	14-16 Foxley Lane	Approval	Foxley Lane	CR8 3ED	0.28	24	Phase 2
Croydon	17080015	530621	160500	169-183 Brighton Road	Approval	Brighton Road		0.70	26	Phase 2
Croydon	17080037	531967	170195	32 Biggin Way	Approval	Biggin Way	SE19 3XF	0.32	13	Phase 1
Croydon	17080044	532392	161493	51 Purley Bury Close	Approval	Purley Bury Close	CR8 1HW	0.28	3	Phase 1
Croydon	17080045	531485	161680	53 Whytecliffe Road South	Approval	Whytecliffe Road South	CR8 2AZ	0.32	87	Phase 1
Croydon	17080046	531934	165674	5 Cairo Road	Approval	Cairo Road	CR0 1XP	0.29	113	Phase 2
Croydon	17080056	531199	167755	7 Willett Road	Approval	Willett Road	CR7 6BA	0.29	49	Phase 1
Croydon	17080075	531624	167901	Beaumaris Court, 135-139 Brigstock Road	Approval	Brigstock Road		0.31	7	Phase 2
Croydon	17080078	531745	170947	S G Smith 409-411 Beulah Hill	Approval	Beulah Hill	SE19 3HD	0.29	9	Phase 1
Croydon	17080083	532483	162964	BMW House 375-401 Brighton Road	Approval	Brighton Road	CR2 6ES	0.61	39	Phase 1
Croydon	17080102	532526	165794	St Anne's House & Cambridge House, 20-26 Wellesley Road	Approval	Wellesley Road		0.27	197	Phase 2
Croydon	17080108	532618	165878	Carolyn House & Phili House, Dingwall Road	Approval	Dingwall Road	CR0	0.34	120	Phase 2
Croydon	17080136	532259	165366	The Exchange & Surrey House	Approval	Scarbrook Road	CR0 1SQ	0.34	6	Phase 2
Croydon	17080192	532295	166149	Delta Point, Wellesley Road	Approval	Wellesley Road	CR0 2RA	0.42	404	Phase 1
Croydon	17080202	533104	165392	Elizabeth Court Retirement	Approval	The Avenue	CR0 5PA	0.66	3	Phase 2
Croydon	17080218	532931	166081	Galaxy House, 41 Cherry Orchard Road	Approval	Cherry Orchard Road		0.44	290	Phase 1
Croydon	17080247	532422	165200	Impact House, 2 Edridge Road	Approval	Edridge Road	CR0	0.28	197	Phase 2

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Croydon	17080262	532782	165955	Land adjacent to East Croydon Station Dingwall Road	Approval	Dingwall Road	CRO 2NA	0.45	625	Phase 1
Croydon	17080263	532738	165833	Land adj east Croydon station and land at Cherry Orchard Road	Approval	Cherry Orchard Road		2.31	451	Phase 1
Croydon	17080265	532761	165943	Land Adj East Croydon Station George Street	Approval	George Street		1.26	625	Phase 2
Croydon	17080266	532077	168151	Land at R/of 45-55 & 53 Brigstock Road	Approval	Brigstock Road		0.25	20	Phase 2
Croydon	17080273	532440	165067	Leon House 233 High Street	Approval	High Street		0.94	307	Phase 2
Croydon	17080277	532218	159775	Little Hayes Nursing Home 29 Hayes Lane	Approval	Hayes Lane		0.25	9	Phase 1
Croydon	17080282	530794	166815	Lombard House, 2 Purley Way	Approval	Purley Way	CRO	0.28	96	Phase 2
Croydon	17080293	531496	166040	Marmi Works & Eurocrown House	Approval	GRAFTON ROAD	CRO 3RP	0.81	97	Phase 1
Croydon	17080300	532945	166596	Milton House, Gloucester Road	Approval	Gloucester Road	CRO 2BP	0.80	81	Phase 3
Croydon	17080400	532507	165345	Taberner House & Queens Gardens Park Lane	Approval	Park Lane	CRO 1EA	1.28	420	Phase 2
Croydon	17080411	532336	165823	The Whitgift Centre and land bounded by Wellesley Road	Approval	Wellesley Road	CRO	6.75	1000	Phase 2
Croydon	17080454	530963	165988	Whirpool House, 209 Purley Way	Approval	Purley Way	CRO	0.57	193	Phase 2
Croydon	17080549	532194	169258	Stanley Works, 29 Osborne Road	Approval	Osborne Road	CR7 8PD	0.39	31	Phase 2
Croydon	17080550	532788	165568	Land Adjacent to Croydon College	Approval	College Road	CRO 1PF	0.40	159	Phase 2
Croydon	17080551	534266	161488	Sanderstead Court, Addington Road	Approval	Addington Road	CR2 8RA	0.32	26	Phase 2
Ealing	17090002	512596	178777	19 Witley Gardens	Approval	Witley Gardens	UB2 4ES	0.42	56	Phase 1
Ealing	17090005	521669	180000	27 The Vale	Approval	The Vale	W3	0.40	94	Phase 1
Ealing	17090006	513120	182726	301-303 Ruislip Road	Approval	Ruislip Road	UB6 9SE	0.48	50	Phase 1
Ealing	17090007	520499	181692	Land at junction of Horn Lane and Western Ave (note pending app for 149 units)	Approval	Horn Lane	W3	0.80	72	Phase 2
Ealing	17090013	518616	181229	81 - 85 and 58 - 62 Madeley Road	Approval	Madeley Road	W5	0.55	18	Phase 1
Ealing	17090017	519962	179694	South Acton Estate (Acton Gardens) Phases 2, 3, 7-11 (boundary incorrect)	Approval	Arlington Court	W3	20.92	327	Phase 3
Ealing	17090019	520323	180017	Acton Town Hall	Approval	High Street	W3 6NE	0.30	71	Phase 1
Ealing	17090029	515721	185386	Allen Court Ridding Lane	Approval	Ridding Lane	UB6	1.81	24	Phase 1
Ealing	17090031	516667	180220	Archer House, Crossbow House, Target House & 1-72 Sherwood Close	Approval	Sherwood Close	W13	1.61	109	Phase 2
Ealing	17090067	515782	181831	Copley Close Estate - Copley Castle Bar, Copley Central & Copley North	Approval	Copley Close	W7	2.12	122	Phase 1
Ealing	17090079	517317	181549	Downhurst Residential Care Home, 76 Castlebar Road	Approval	Castlebar Road	W5 2DD	0.35	2	Phase 2
Ealing	17090092	512303	179271	St John's Church and Bus Depot (SOU9)	Approval	King Street & Western Road	UB2	0.46	36	Phase 1
Ealing	17090100	517584	180599	Former Ealing Cinema, 59-63 and Rear of 49 and 55 New Broadway	Approval	New Broadway		0.88	161	Phase 2
Ealing	17090101	515033	184537	Former GSK Site Greenford Road (see 164694FUL)	Approval	Greenford Road	UB6 0HE	9.30	1965	Phase 2
Ealing	17090102	518558	180992	Former Webbs Garden Centre Hanger Lane (Warner Court)	Approval	Hanger Lane	W5 2ED	0.37	51	Phase 1
Ealing	17090105	514079	181212	Golf Links Estate Peterhead Court	Approval	Peterhead Court	UB1 3LN	0.71	5	Phase 1
Ealing	17090112	515276	185341	Kellogg Tower (Sudbury Towers)	Approval	GREENFORD ROAD	UB6 0JA	0.42	263	Phase 4
Ealing	17090115	516281	180498	Green Man Lane Estate Singapore Road	Approval	Singapore Road	W13	5.47	306	Phase 2
Ealing	17090123	513138	179252	Havelock Estate Phases 2-4	Approval	Havelock Road, Willowbank Road, Damsonwood Road	UB2	13.68	99	Phase 3
Ealing	17090144	517589	180781	LAND AT DICKENS YARD & CHURCH 2-12 NEW BROADWAY	Approval	NEW BROADWAY	W5 2XA	1.86	141	Phase 1

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Ealing	17090146	520415	181884	Land bound by Kathleen Avenue, Allan Way, Court Way (NOT IN THE OA)	Approval	Allan Way, Court Way,	W3 7AL	0.94	51	Phase 2
Ealing	17090151	512654	181650	Lion House, 56 Kingsbridge Crescent	Approval	Kingsbridge Crescent	UB1 2DL	0.27	26	Phase 2
Ealing	17090165	512966	179703	Middlesex Business Centre Bridge Road	Approval	Bridge Road	UB2	4.80	835	Phase 2
Ealing	17090176	512901	184843	Land Adjacent to Northolt High School	Approval	Eastcote Lane	UB5	0.30	27	Phase 2
Ealing	17090195	513366	179345	Phase 1 Havelock Estate	Approval	Havelock Road	UB2	4.32	131	Phase 1
Ealing	17090196	520165	179392	South Acton Estate Phase 2 (not part of Acton Gardens Masterplan)	Approval	Bollo Bridge Road	W3	1.77	442	Phase 1
Ealing	17090197	519752	179461	South Acton Estate (Acton Gardens) Phase 4	Approval	Hanbury Road	W3 8RH	1.02	29	Phase 1
Ealing	17090208	512546	182985	Rectory Park Estate Northolt	Approval	Northolt	UB5	4.42	257	Phase 1
Ealing	17090225	521110	180950	A40 Acton Green Corridor Site 11 (OIS4 part)	Approval	A40	W3 7AL	0.59	44	Phase 2
Ealing	17090232	521281	180884	A40 Acton Green Corridor Site 12 (OIS4 part - linked to PP/2015/3265)	Approval	Western Avenue	W3	0.75	85	Phase 2
Ealing	17090242	516840	180842	Former BT Telephone Exchange - Castle House & Rome House (EAL13)	Approval	Gordon Road	W13	1.44	306	Phase 2
Ealing	17090251	513174	183481	SMITHS FARM AND ALLENDALE	Approval	KENSINGTON ROAD	UB6	1.37	68	Phase 4
Ealing	17090253	520035	179555	South Acton Estate (Acton Gardens) Phase 6	Approval	Bollo Bridge Road	W3	1.98	174	Phase 2
Ealing	17090254	519669	179436	South Acton Estate (Acton Gardens) Phase 5	Approval	Bollo Bridge Road	W3	0.92	111	Phase 1
Ealing	17090255	511761	179772	Southall Gas Works	Approval	The Straight	UB1	34.20	3728	Phase 5
Ealing	17090265	514687	180091	St Bernards Hospital - Site 1	Approval	Uxbridge Road	UB1	1.97	215	Phase 1
Ealing	17090275	512725	179763	The Arches Business Centre Merrick Road	Approval	Merrick Road		0.67	176	Phase 2
Ealing	17090280	520142	180177	The Oaks Phase 1	Approval	High Street	W3	0.67	142	Phase 2
Ealing	17090281	520207	180118	The Oaks Phase 2	Approval	High Street, Acton	W3	0.53	36	Phase 1
Ealing	17090289	521638	180683	Trinity Way Car Park and Garages	Approval	East Acton Lane	W3	0.79	84	Phase 1
Ealing	17090386	513286	185211	Perceval Court Garages	Approval	Newmarket Avenue	UB5 4EN	0.43	18	Phase 2
Enfield	17100002	530401	192109	1-5 Lynton Court, 80 - 98 Bowes Road	Approval	Bowes Road		0.85	79	Phase 1
Enfield	17100015	532839	196283	52 Sydney Road	Approval	Sydney Road		0.37	66	Phase 1
Enfield	17100023	532520	197280	9-85 Parsonage Lane	Approval	Parsonage Lane		0.36	-11	Phase 1
Enfield	17100101	531294	198023	Chase Farm Hospital The Ridgeway	Approval	The Ridgeway		15.30	500	Phase 2
Enfield	17100209	535068	195901	Former Middlesex University Campus, 188-230 (even) Ponders End High Street	Approval	Ponders End High Street		5.04	165	Phase 1
Enfield	17100251	529085	192058	Ladderswood Estate Station Road	Approval	Station Road		3.34	356	Phase 2
Enfield	17100254	534791	199897	Land at Waterworld, Bullsmoor Lane /Great Cambridge Road, Enfield Centred post code: EN1 4SF Grid R	Approval	BULLSMOOR LANE		3.27	61	Phase 2
Enfield	17100289	528615	192332	Land adjacent to New Southgate Station	Approval			0.44	44	Phase 1
Enfield	17100290	531634	192258	Open space - N13 6AF	Approval			1.18	3	Phase 4
Enfield	17100428	531395	197568	1 Hansart Way	Approval	Hansart Way	EN2 8NB	0.60	8	Phase 2
Greenwich	17110001	544801	173445	Gaelic Athletic Ground	Approval	Avery Hill Rd	SE9 2EY	5.32	136	Phase 2
Greenwich	17110008	543069	178552	36-38 Artillery Place	Approval	Artillery Place Woolwich	SE18 4AB	0.25	52	Phase 2
Greenwich	17110021	539402	178712	Alcatel-Lucent Christchurch Way	Approval	Christchurch Way Greenwich Peninsula	SE10 0AG	3.60	272	Phase 1
Greenwich	17110051	541789	175595	Rochester Way Social Club and adjoining open space	Approval	Briset Road Eltham	SE9 6LH	0.47	29	Phase 2
Greenwich	17110060	543431	179174	Callis Yard	Approval	Bunton St Woolwich	SE18 6LS	0.43	152	Phase 2
Greenwich	17110074	543543	178377	Connaught Estate	Approval	Brookhill Rd Woolwich	SE18	3.18	354	Phase 1

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Greenwich	17110101	544082	178978	Former Car Park & Units 12, 14, 15 and 16 Gunnery Terrace	Approval	Plumstead Rd Woolwich	SE18 6SW	0.84	394	Phase 2
Greenwich	17110104	540685	175438	Kidbrooke Village phase 2	Approval	Weigall Road Kidbrooke	SE3 9BU	5.04	97	Phase 1
Greenwich	17110106	541092	175230	Kidbrooke Village Phase 5	Approval	Kidbrooke Park Rd Kidbrooke	SE3	4.78	1144	Phase 4
Greenwich	17110117	540080	178974	Greenwich Millennium Village	Approval	Bugsby's & Peartree Ways Greenwich	SE10 0RT	8.01	1746	Phase 4
Greenwich	17110142	540982	175501	Kidbrooke Village Phase 3	Approval	Kidbrooke Park Road Kidbrooke	SE3	4.73	1238	Phase 4
Greenwich	17110143	541171	175156	Kidbrooke Village Phase 4	Approval	Kidbrooke Park Road Kidbrooke	SE3	1.92	374	Phase 1
Greenwich	17110149	539209	178727	Enderby Wharf (ex-Alcatel site)	Approval	Christchurch Way Greenwich	SE10	3.03	477	Phase 2
Greenwich	17110150	539283	179608	Knight Dragon site	Approval	Various, Greenwich Peninsula	SE10 0DX	46.11	12898	Phase 5
Greenwich	17110153	543575	178738	Thomas Street site 1	Approval	Wellington St, Love Lane & Woolwich New Rd Woolwich	SE18	1.00	307	Phase 2
Greenwich	17110156	538139	177680	262-298 & 304-318 Creek Road	Approval	Creek Road Greenwich	SE10 9SW	0.51	83	Phase 1
Greenwich	17110157	537786	177639	Creekside East	Approval	Copperas Street Deptford	SE8 3EY	0.47	249	Phase 2
Greenwich	17110166	539144	178515	Lovells, Granite, Badcocks & Pipers Wharves (River Gardens)	Approval	Banning St Greenwich	SE10 0NT	2.84	439	Phase 1
Greenwich	17110177	543051	179240	Mast Quay Phase 2	Approval	Woolwich Church Street Woolwich	SE18 5NP	0.76	218	Phase 2
Greenwich	17110191	542203	178851	Morris Walk (South) Estate	Approval	Prospect Vale Woolwich	SE18	4.30	52	Phase 2
Greenwich	17110213	540623	175720	Kidbrooke Village phase 6	Approval	Kidbrooke Park Rd Kidbrooke	SE3	4.09	847	Phase 3
Greenwich	17110215	542204	176905	Master Gunners Estate phase 2	Approval	Tellson Avenue Woolwich	SE18 4NX	1.14	19	Phase 1
Greenwich	17110388	543766	179134	Warren Masterplan	Approval	Beresford Street	SE18	14.98	2032	Phase 4
Hackney	17120001	535172	186934	Lathams Yard, Blocks 5 & 10	Approval	Mount Pleasant Hill		0.34	21	Phase 2
Hackney	17120003	533526	182890	SALP244 - 1-13 Long Street	Approval	Long Street		0.54	30	Phase 1
Hackney	17120004	533004	181905	1-17 Crown Place, 8-16 Earl Street	Approval	Earl Street		0.38	246	Phase 2
Hackney	17120005	532708	182703	SALP127 - 145 and 37 City Road	Approval	City Road	N1 6AZ	0.33	302	Phase 2
Hackney	17120008	533593	186675	SALP135 - Wilmer Business Park	Approval	Stoke Newington High Street		0.50	41	Phase 2
Hackney	17120009	534137	185902	1A Downs Road	Approval	Downs Road		0.38	79	Phase 2
Hackney	17120012	533601	187302	65 - 67 Stamford Hill	Approval	Stamford Hill		0.29	75	Phase 1
Hackney	17120013	533921	184918	67a - 71 Dalston Lane	Approval	Dalston Lane		0.40	121	Phase 1
Hackney	17120015	534450	184184	91 Lansdowne Drive	Approval	Lansdowne Drive		0.25	29	Phase 1
Hackney	17120016	533713	187173	SALP273 - 92-94 Stamford Hill	Approval	Stamford Hill		0.35	68	Phase 2
Hackney	17120035	535454	185005	Bridge House and Marian Court Homerton High Street	Approval	Homerton High Street		1.50	59	Phase 2
Hackney	17120047	532890	183707	Colville Estate Phase 2 - Plots C/E/F Southgate Road	Approval	Southgate Road		1.55	209	Phase 3
Hackney	17120048	532988	183691	Colville Estate Rest of Outline	Approval	Southgate Road		3.05	466	Phase 2
Hackney	17120071	534026	183160	5-9 Yorkton Street London E2 8NH	Approval			0.31	20	Phase 1
Hackney	17120083	534694	184680	E8 1BL	Approval			0.42	18	Phase 1
Hackney	17120114	535221	184830	Chatham Place	Approval		E9 6NQ	0.45	173	Phase 1
Hackney	17120120	535174	183992	E9 7QF	Approval			0.26	32	Phase 1
Hackney	17120135	534599	185897	Former Downsview School Tiger Way	Approval	Tiger Way		0.54	90	Phase 1
Hackney	17120136	534883	184191	Gransden Avenue, E8 3QA	Approval			0.34	42	Phase 2
Hackney	17120144	533876	184779	46-86 (Dalston Terrace)	Approval	DALSTON LANE		0.28	43	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Hackney	17120148	533725	183692	Haggerston West Estate & Kingsland Estate Clarissa Street	Approval	Clarissa Street		4.07	229	Phase 1
Hackney	17120152	533647	184602	Holy Trinity Primary School Beechwood Road	Approval	Beechwood Road		0.46	101	Phase 1
Hackney	17120160	533504	184850	10-34 Kingsland High Street and the north west side of Ashwin Street	Approval			0.25	106	Phase 2
Hackney	17120166	532766	187760	KSS 4 Woodberry Down (Phase1d) Newton Close	Approval	Newton Close		0.96	148	Phase 2
Hackney	17120167	532448	187746	KSS5 Woodberry Down, 307 Seven Sisters Road	Approval	Seven Sisters Road		0.47	176	Phase 1
Hackney	17120171	533318	182176	SALP128 - land bounded by Curtain Road/Hewett Street/Great Eastern Street/Fairchild Place/Plough Yard/Hearn St	Approval	Curtain Road/Hewett Street/Great Eastern Street/Fairchild Place/Plough Yard/Hearn		1.01	405	Phase 2
Hackney	17120172	533339	182105	Land Fronting Norton Folgate	Approval	Norton Folgate		1.21	329	Phase 1
Hackney	17120182	535430	186414	Ex - Magnet Ltd Ste	Approval	Leagrave Street	E5 9QX	0.32	48	Phase 2
Hackney	17120229	531708	186965	N4 2AS	Approval			0.52	10	Phase 1
Hackney	17120235	532577	182913	New Regent's College Upper School Nile Street	Approval	Nile Street		0.64	175	Phase 2
Hackney	17120247	532262	187395	Phase 1b and 2 Woodberry Down	Approval	Woodberry Down		4.61	724	Phase 1
Hackney	17120281	532259	186549	The Kings Crescent Estate Queens Drive	Approval	Queens Drive		3.23	490	Phase 2
Hackney	17120298	532362	187701	Woodberry Down Estate Phases 2 - 8 Seven Sisters Road	Approval	Seven Sisters Road		14.14	1653	Phase 5
Hackney	17120301	532534	187587	Kick Start Site 3, Woodberry Down Estate	Approval	Lordship Rd	N4	1.06	401	Phase 1
Hackney	17120305	532388	183404	49-50 Eagle Wharf Road	Approval	Eagle Wharf Road	N1 7ED	0.38	50	Phase 2
H&F	17130002	522669	178503	Town Hall Frontage and Land West of Nigel Playfair Avenue (West)	Approval	King Street		1.10	196	Phase 2
H&F	17130004	525368	175635	26 Sullivan Road, SW6	Approval	Sullivan Road		0.76	149	Phase 2
H&F	17130005	523195	179794	30-52 Goldhawk Road	Approval	Goldhawk Road		1.88	208	Phase 2
H&F	17130007	524374	176056	84 -90B Fulham High Street	Approval	Fulham High Street		0.36	58	Phase 1
H&F	17130009	525950	175723	Albert Wharf, Swedish Wharf And Comley's Wharf Wandsworth Bridge Road	Approval	Wandsworth Bridge Road		1.21	233	Phase 2
H&F	17130020	526436	176921	Buildings HF1, HF2, HF3, HF4 and HF5 Land adjacent to Chelsea Harbour Creek Chelsea Harbour Drive	Approval	Chelsea Harbour Drive		1.90	128	Phase 1
H&F	17130023	525435	177831	Car park Seagrave Road	Approval	Seagrave Road		3.02	490	Phase 1
H&F	17130028	526148	176785	Chelsea Creek, bounded by Imperial Road	Approval	Imperial Road		2.98	29	Phase 1
H&F	17130039	521342	179680	Edison Court And Tesla Court Warple Way	Approval	Warples Way		0.33	22	Phase 1
H&F	17130043	525100	178009	Empress State Building Empress Approach	Approval	Empress Approach		1.21	342	Phase 2
H&F	17130047	523205	180491	Former BBC Television Centre Wood Lane	Approval	Wood Lane		5.16	942	Phase 2
H&F	17130048	523390	180933	Former Dairy Crest Site, 58 Wood Lane	Approval	Wood Lane		4.97	1150	Phase 3
H&F	17130049	523252	181165	Former 'Woodlands' Site, 80 Wood Lane	Approval	Wood Lane		2.06	192	Phase 1
H&F	17130059	522688	179363	Goldhawk Industrial Estate, 2A Brackenbury Road	Approval	Brackenbury Road		0.62	57	Phase 1
H&F	17130067	523286	177976	Hammersmith Embankment Chancellor's Road	Approval	Chancellor's Road		2.84	606	Phase 2
H&F	17130082	525822	175656	Hurlingham Retail Park, 362 Wandsworth Bridge Road (Carnwath Road Industrial Estate)	Approval	Wandsworth Bridge Road		1.37	234	Phase 2
H&F	17130096	526240	176885	Land Bounded by Harbour Avenue	Approval	Harbour Avenue		0.49	89	Phase 1
H&F	17130097	523506	180477	Land North Of Westfield Shopping Centre Ariel Way	Approval	Ariel Way		7.01	1347	Phase 2
H&F	17130101	525104	178176	Lillie Bridge Rail Depot Empress Place	Approval	Empress Place		2.17	690	Phase 2

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H&F	17130136	523379	177612	Rainville Road	Approval	Rainville Road		0.44	57	Phase 1
H&F	17130142	523123	178116	Riverside studios and Queens wharf Crisp Road	Approval	Crisp Road		0.68	165	Phase 1
H&F	17130145	525339	177984	Roxby Place, Lillie Square Lillie Road	Approval	Lillie Road		0.31	41	Phase 1
H&F	17130225	524890	178172	Earls Court Exhibition Centre and Adj Land	Approval	Lillie Road	SW6 1TR	17.30	3293	Phase 4
Haringey	17140002	528903	189701	56 Muswell Hill	Approval	Muswell Hill	N10 3ST	0.43	28	Phase 1
Haringey	17140063	528273	188245	Highgate Magistrates Court	Approval	Archway Road		0.40	82	Phase 1
Haringey	17140066	528766	187453	Furnival House, 50 Cholmeley Park	Approval	Cholmeley Park		0.31	15	Phase 1
Haringey	17140099	530508	189451	Hornsey Reuse and Recycling Centre High Street	Approval	High Street	N8 7QB	2.14	440	Phase 2
Haringey	17140100	534888	191348	Imperial House, 64 Willoughby Lane	Approval	Willoughby Lane		0.27	40	Phase 2
Haringey	17140106	530815	189836	Clarendon Square	Approval	Hornsey Park Road		4.37	1080	Phase 2
Haringey	17140108	533184	189213	Lawrence Road (Phase 1)	Approval	Lawrence Road		1.51	264	Phase 1
Haringey	17140286	533892	189740	Protheroe House Chesnut Road	Approval	Chesnut Road		0.29	10	Phase 1
Haringey	17140355	533619	191540	Vacant land between 17 and 34	Approval	Pretoria Road	N17 8DX	0.37	52	Phase 1
Haringey	17140366	530204	188322	Hornsey Town Hall	Approval			1.39	123	Phase 2
Haringey	17140367	528339	189257	St Luke's Hospital	Approval			2.21	159	Phase 2
Harrow	17150010	515765	186131	1 to 5 Sudbury Hill	Approval	Sudbury Hill		0.64	63	Phase 1
Harrow	17150011	516052	188242	2-12, Comfort Hotel Northwick Park Road	Approval	Northwick Park Road		0.39	48	Phase 1
Harrow	17150022	515431	188050	51 College Road, Harrow	Approval	College Road		0.64	318	Phase 2
Harrow	17150027	517087	192433	Anmer Lodge & Stanmore car park, Coverdale Close	Approval	Coverdale Close		0.99	120	Phase 2
Harrow	17150051	518364	189918	Chichester Court	Approval	Chichester Court		0.77	29	Phase 1
Harrow	17150053	515199	188180	Queen's House & King's House	Approval	CLARENDON ROAD/KYMBERLEY ROAD		0.41	462	Phase 1
Harrow	17150054	515142	190138	Colart (former Winsor & Newton) Whitefriars Avenue	Approval	Whitefriars Avenue		2.29	189	Phase 1
Harrow	17150060	515703	188326	Cumberland Hotel, 1 - 3 St Johns Road	Approval	St Johns Road		0.38	121	Phase 1
Harrow	17150065	515679	188176	Equitable House & Lyon House, Lyon Road	Approval	Lyon Road		0.94	310	Phase 1
Harrow	17150071	513339	186293	Former Matrix PH, 219 Alexandra Avenue	Approval	Alexandra Avenue		0.28	60	Phase 1
Harrow	17150187	517549	192493	Jubilee House, Merrion Avenue	Approval	Merrion Avenue		0.56	67	Phase 2
Harrow	17150189	516809	190183	Kenton Lane Farm, (Braziers Farm), 323 Kenton Lane	Approval	Kenton Lane		1.43	29	Phase 1
Harrow	17150191	514329	189858	Kodak West, Harrow View	Approval	Harrow View		8.22	314	Phase 1
Harrow	17150192	514721	189753	Kodak East, Harrow View	Approval	Harrow View		16.09	1800	Phase 4
Harrow	17150197	515762	190686	Land at St Michaels and All Angels Church, and Wykeham Hall Bishop Ken Road	Approval	Bishop Ken Road		0.32	12	Phase 1
Harrow	17150218	513571	186988	Phase G East, Rayners Lane Estate Rayners Lane	Approval	Rayners Lane		0.71	30	Phase 1
Harrow	17150219	513506	186973	Phase G West (Blocks 1, 2 & 3), Rayners Lane Estate Rayners Lane	Approval	Rayners Lane		1.00	18	Phase 1
Harrow	17150236	516671	193923	Royal National Orthopaedic Hospital, Brockley Hill	Approval	Brockley Hill	HA7 4LP	7.40	347	Phase 2
Harrow	17150243	515698	188016	Sonia Court, Gayton Road Car Park & Former Library Site Gayton Road	Approval	Gayton Road		1.29	346	Phase 1
Harrow	17150257	514298	189016	St. George's Field, Pinner View	Approval	Pinner View		1.40	27	Phase 1
Harrow	17150264	514965	192995	The Princess Alexandra Care Home Common Road	Approval	Common Road		6.73	64	Phase 1
Harrow	17150268	514352	186546	Townsend House & Eaton House Northolt Road	Approval	Northolt Road		0.28	116	Phase 2

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Harrow	17150288	514926	188225	Quality Hotel, 12 - 22	Approval	Pinner Road	HA1 4HZ	0.34	64	Phase 1
Harrow	17150289	513098	187629	Imperial House, 175-205 Imperial Drive	Approval	Imperial Drive	HA2 7JW	0.54	203	Phase 2
Havering	17160001	552471	184107	1 Albyns Close	Approval	Albyns Close		0.51	-17	Phase 1
Havering	17160007	551173	187996	69 Oldchurch Road	Approval	Oldchurch Road		0.31	36	Phase 2
Havering	17160011	553660	192193	Hilldene North Parcel A	Approval	BRIDGWATER ROAD		0.25	21	Phase 1
Havering	17160051	553419	191368	Briar Road Shop Site Briar Road	Approval	Briar Road		0.52	35	Phase 2
Havering	17160074	551565	188759	Chaucer House and Hexagon House Mercury Gardens	Approval	Mercury Gardens		0.54	115	Phase 2
Havering	17160115	554485	190578	Former Harold Wood Hospital Gubbins Lane Phase 4B	Approval	Gubbins Lane		1.72	84	Phase 1
Havering	17160117	550728	183329	Former Mardyke Estate Phase 4 Lowen Road former Oldchurch Hospital site (west)	Approval	Lowen Road		0.73	97	Phase 1
Havering	17160119	550903	188037	Oldchurch Road	Approval	Oldchurch Road		2.47	63	Phase 1
Havering	17160121	550838	182791	Former Somerfield Depot New Road	Approval	New Road		2.99	497	Phase 2
Havering	17160137	554576	190657	Harold Wood Hospital Phase 2A	Approval	Gubbins Lane, Harold Wood, Romford	RM3 0AR	1.35	109	Phase 2
Havering	17160155	553627	189683	Interwood Site Stafford Avenue	Approval	Stafford Avenue		0.75	73	Phase 1
Havering	17160173	554346	192034	Land to the East of Gooshays Drive	Approval	Gooshays Drive		5.65	30	Phase 1
Havering	17160178	557602	188292	Lexington Way Garage Block Lexington Way	Approval	Lexington Way		0.45	12	Phase 2
Havering	17160187	550725	188414	St. Edwards Court	Approval	London Road		0.42	97	Phase 2
Havering	17160210	553654	190233	Moreton Bay Industrial Estate Southend Arterial Road	Approval	Southend Arterial Road		0.43	41	Phase 2
Havering	17160224	550814	189248	(rear of) 143 North Street, Romford	Approval			0.29	40	Phase 2
Havering	17160225	553920	187552	75 North Street	Approval			0.58	44	Phase 2
Havering	17160235	554643	190574	Phase 2B, Former Harold Wood Hospital Gubbins Lane	Approval	Gubbins Lane		1.72	136	Phase 2
Havering	17160306	555811	186535	Old Windmill Hall Site	Approval	St. Mary's Lane		0.30	22	Phase 4
Havering	17160339	551294	187886	Former Ice Rink	Approval	Rom Valley Way		2.88	71	Phase 2
Havering	17160345	551644	187514	Site at Roneo Corner, junction of Rom Valley Way	Approval	Rom Valley Way		0.59	141	Phase 1
Havering	17160365	553935	185461	St George's Hospital, 117 Suttons Lane, Hornchurch, (RM12 6RS)	Approval			11.80	279	Phase 4
Havering	17160383	550546	183373	The Mardyke Estate Lowen Road	Approval	Lowen Road		1.50	23	Phase 1
Havering	17160384	550637	183314	The Mardyke Estate Lower Mardyke Avenue	Approval	Lower Mardyke Avenue		2.05	-66	Phase 1
Havering	17160436	551702	187529	Neopost House	Approval	South Street		0.58	120	Phase 2
Havering	17160439	552760	185182	1 Kilmartin Way	Approval			0.68	18	Phase 2
Havering	17160440	551533	188398	Portman House	Approval	Victoria Road		0.26	24	Phase 2
Havering	17160445	550081	192297	Pinewoods Public House	Approval	St. Johns Road		0.40	32	Phase 4
Havering	17160448	551845	185364	Former Dunningford School	Approval	Dunningford Close		2.41	113	Phase 2
Hillingdon	17170005	509662	179468	SA 3: Eastern End of Blyth Road, Hayes, Botwell	Approval	Blyth Road		0.34	120	Phase 1
Hillingdon	17170009	508157	191448	42-46 DUCKS HILL ROAD	Approval	DUCKS HILL ROAD		0.47	2	Phase 1
Hillingdon	17170010	504911	183973	50 Riverside Way, Uxbridge	Approval	Riverside Way		0.27	14	Phase 2
Hillingdon	17170023	510949	185370	SA 20: Bourne Court, South Ruislip	Approval	Bourne Court		0.73	49	Phase 2
Hillingdon	17170058	504112	191180	SA 13: Royal Quay, Summerhouse Lane, Harefield	Approval	Park Lane		0.78	29	Phase 1
Hillingdon	17170083	509369	179618	SA 1: Enterprise House, Hayes	Approval	Blyth Road		0.63	96	Phase 2
Hillingdon	17170091	511007	185638	SA 19: Baintree Road, South Ruislip	Approval	Victoria Road	HA4 OEW	5.17	132	Phase 1

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Hillingdon	17170100	506452	179324	Former West Drayton Police Station, Station Road, West Drayton	Approval	Station Road		0.64	43	Phase 2
Hillingdon	17170161	509488	179479	SA 2(b): Gatefold Building, Hayes	Approval	BLYTH ROAD		0.71	132	Phase 1
Hillingdon	17170192	506953	179754	SA 32: Former NATS Site, West Drayton	Approval	PORTERS WAY		12.29	204	Phase 1
Hillingdon	17170205	505943	180194	SA 38(a): Padcroft Works, Tavistock Road, Yiewsley	Approval	Tavistock Road	UB7 7QT	0.88	208	Phase 2
Hillingdon	17170219	509107	181661	Pronto Industrial Estate, 585 - 591 Uxbridge Road, Botwell	Approval	UXBRIDGE ROAD		0.50	42	Phase 1
Hillingdon	17170224	506288	183767	SA 28(i): St Andrews Park, Uxbridge, Uxbridge North	Approval	Hillingdon Road	UB10 0RY	43.41	824	Phase 2
Hillingdon	17170225	508251	186537	RAF West Ruislip, High Road, West Ruislip	Approval	HIGH ROAD		8.59	268	Phase 1
Hillingdon	17170226	505892	180529	SA 39: Trout Road, Yiewsley	Approval	Trout Road		2.26	149	Phase 1
Hillingdon	17170261	506177	183865	SA 28(ii): St Andrews Park, Uxbridge, Uxbridge North	Approval	Hillingdon Road	UB10 0RY	1.40	249	Phase 2
Hillingdon	17170262	506302	183443	SA 28(iii): St Andrews Park, Uxbridge, Uxbridge North	Approval	Hillingdon Road	UB10 0RY	2.90	79	Phase 1
Hillingdon	17170285	510927	185265	The Former Bridge and Early Leaning Centre, Acol Crescent, South Ruislip	Approval	Acol Crescent		0.27	28	Phase 2
Hillingdon	17170287	509227	179575	SA 2(a): The Old Vinyl Factory, Hayes	Approval	BLYTH ROAD		5.16	510	Phase 2
Hillingdon	17170316	504976	183768	UB8 2QX	Approval			0.37	53	Phase 2
Hillingdon	17170324	505361	181324	SA 30: Grand Union Park, Packet Boat Lane, Uxbridge South	Approval	Packet Boat Lane	UB8 2GH	1.42	190	Phase 1
Hillingdon	17170431	506032	180047	SA 34: The Blues Bar, Yiewsley	Approval	Station Road	UB7 7BT	0.26	38	Phase 2
Hounslow	17180001	514491	175721	103a Pears Road	Approval	Pears Road		0.27	26	Phase 1
Hounslow	17180005	513450	175575	23-59 TRINITY SQUARE STAINES ROAD	Approval	STAINES ROAD		0.33	232	Phase 1
Hounslow	17180007	513608	175748	CENTRAL HOUSE	Approval	LAMPTON ROAD	TW3 1HY	0.54	211	Phase 1
Hounslow	17180008	520457	178559	408-430 Chiswick High Road	Approval	Chiswick High Road		0.52	137	Phase 2
Hounslow	17180009	520190	178574	500 and 30 to 32 Chiswick High Road	Approval	Chiswick High Road		0.40	63	Phase 1
Hounslow	17180011	515163	176314	575-579 LONDON ROAD	Approval	LONDON ROAD		0.48	62	Phase 1
Hounslow	17180013	513788	174792	77 - 87	Approval	Whitton Road		0.26	1	Phase 3
Hounslow	17180062	510914	177522	Centre of Redwood Estate	Approval	Redwood Estate		0.54	12	Phase 1
Hounslow	17180096	510674	173159	Feltham	Approval			0.29	47	Phase 2
Hounslow	17180109	518690	178005	FORMER THAMES WATER LAND KEW BRIDGE ROAD	Approval	KEW BRIDGE ROAD		1.03	15	Phase 1
Hounslow	17180110	512806	172555	FOUNTAINS CLOSE	Approval	FOUNTAINS CLOSE		3.16	54	Phase 1
Hounslow	17180115	517153	177790	GREAT WEST PLAZA RIVERBANK WAY	Approval	RIVERBANK WAY		1.60	165	Phase 2
Hounslow	17180125	517949	177944	Griffin Park Braemar Road	Approval	Braemar Road		1.63	75	Phase 2
Hounslow	17180145	512739	177661	Heston Leisure Centre and surrounding land New Heston Road	Approval	New Heston Road		8.12	211	Phase 1
Hounslow	17180152	514342	175865	HIGH STREET	Approval	HIGH STREET	TW3 1RB	0.84	58	Phase 2
Hounslow	17180157	521267	177807	Hogarth Business Park Burlington Lane	Approval	Burlington Lane		1.53	174	Phase 1
Hounslow	17180165	513631	175675	HOUNSLOW CENTRE, 1 LAMPTON ROAD	Approval	LAMPTON ROAD		0.42	115	Phase 2
Hounslow	17180166	513479	176332	HOUNSLOW CIVIC CENTRE AND 88 LAMPTON ROAD LAMPTON ROAD	Approval	LAMPTON ROAD		4.93	919	Phase 2
Hounslow	17180178	516561	175551	Isleworth House Richmond Road	Approval	Richmond Road		3.14	98	Phase 1
Hounslow	17180185	513859	175821	Key Site 1 High Street	Approval	High Street		2.48	506	Phase 2
Hounslow	17180190	517144	177524	Land and buildings at Commerce Road Industrial Estate Commerce Road	Approval	Commerce Road		4.05	520	Phase 2



Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Hounslow	17180191	518924	178236	Land at Lionel Road	Approval	Lionel Road		2.00	910	Phase 2
Hounslow	17180197	517643	177328	Land to the South Side of Brentford High Street and Watersid Brentford High Street	Approval	Brentford High Street		5.02	876	Phase 2
Hounslow	17180206	515838	176558	London Road Works	Approval	LONDON ROAD		1.59	203	Phase 1
Hounslow	17180211	513051	176771	MASTER ROBERT HOTEL	Approval	GREAT WEST ROAD		1.28	32	Phase 2
Hounslow	17180212	518213	177665	Maxfactor House, 40a High Street	Approval	High Street		0.25	22	Phase 2
Hounslow	17180244	517224	178286	Reynard Mills Windmill Road	Approval	Windmill Road		2.38	195	Phase 1
Hounslow	17180252	514307	175795	SITE EXTENDED TO INCLUDE HIGH STREET FRONTAGE	Approval	SCHOOL ROAD		0.70	284	Phase 2
Hounslow	17180276	516576	175752	Swan Court and White Lion Court	Approval	Swan Street	TW7 6RJ	0.66	139	Phase 1
Hounslow	17180302	510625	173050	TW13 4UN	Approval			0.38	72	Phase 2
Hounslow	17180425	519239	178324	WHEATSTONE HOUSE 650	Approval	CHISWICK HIGH ROAD		0.31	95	Phase 1
Islington	17190001	530939	183106	130-154, 154A Pentonville Road	Approval	Pentonville Road		0.34	117	Phase 1
Islington	17190002	532730	182413	White Collar Factory	Approval	Old Street		0.42	9	Phase 1
Islington	17190004	532200	182797	250 City Road	Approval	City Road		1.95	930	Phase 2
Islington	17190006	530470	184221	351 Caledonian Road	Approval	Caledonian Road		1.89	156	Phase 1
Islington	17190007	532137	183074	37-47 Wharf Road,	Approval	Wharf Road,		0.47	99	Phase 1
Islington	17190010	530557	184700	423-425, 429-435 [odd] Caledonian Road & 1-11 Balmoral Grove	Approval	Caledonian Road & 1-11 Balmoral Grove		0.89	252	Phase 2
Islington	17190012	530224	186137	443 - 445 Holloway Road	Approval	Holloway Road		0.51	80	Phase 2
Islington	17190014	532179	182563	76-96 Central Street (St Luke's Centre	Approval	Central Street		0.32	50	Phase 1
Islington	17190015	531734	184546	85 Canonbury Road	Approval	Canonbury Road		0.47	90	Phase 1
Islington	17190031	532891	182190	Zimco House, 16-28 Tabernacle Street & 10-14 Epworth Street	Approval	PAUL STREET		0.27	5	Phase 1
Islington	17190050	531269	186791	City North (Islington Trading Estate) Fonthill Road	Approval	Fonthill Road		0.86	355	Phase 2
Islington	17190063	532883	184673	Dover Court Estate, Dove Road;	Approval	Dove Road;		2.90	52	Phase 1
Islington	17190076	529960	185050	Estate Land and 1-8 Rowstock Gardens & Former Moorfield's Primary School, 40 Bunhill Row	Approval	Rowstock Gardens &		0.44	12	Phase 1
Islington	17190082	532617	182313	Former Moorfield's Primary School, 40 Bunhill Row	Approval	Bunhill Row		0.42	65	Phase 1
Islington	17190083	531590	183899	Former North London Mail Centre, 116 Upper Street	Approval	Upper Street		1.39	185	Phase 1
Islington	17190111	530229	183976	Kings Cross Triangle Site York Way	Approval	York Way		0.67	115	Phase 1
Islington	17190114	531962	182728	King Square Estate & part of Moreland Primary School Goswell Road	Approval	Goswell Road		2.01	131	Phase 1
Islington	17190115	531039	182367	Land north west of the Royal Mail Sorting Office Farringdon Road	Approval	Farringdon Road		3.62	336	Phase 2
Islington	17190154	530102	187243	174 Courtauld Road; 471-513 Hornsey Road	Approval			0.48	26	Phase 1
Islington	17190211	532192	183508	Packington Estate Phases 3-6 Packington Square	Approval	Packington Square		3.10	270	Phase 1
Islington	17190218	532441	182458	Redbrick Estate, 163, 169 - 173 Old Street	Approval	Old Street		1.42	55	Phase 2
Islington	17190223	531636	183941	Royal Mail Sorting Office, 5-6 Almeida Street	Approval	Almeida Street		0.38	76	Phase 1
Islington	17190239	530382	186312	The Beaux Arts Building, 10-18 Manor Gardens	Approval	MANOR GARDENS		0.75	1	Phase 1
Islington	17190241	530265	185125	Thornton Court, rear of 41-45 & undercroft 1-12, 43-52 Hartham Road	Approval	Hartham Road		0.30	15	Phase 1
Islington	17190251	529454	187560	Whitehall Park Primary School (Formerly Ashmount P. School) Ashmount Road	Approval	Ashmount Road		0.43	46	Phase 1
Islington	17190256	530015	186516	640-648 & 650 Holloway Road	Approval	Holloway Road	N19 3NU	0.25	39	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
K&C	17200004	524793	178827	Homebase - 195 Warwick Road	Approval		W14 8PU	1.13	243	Phase 2
K&C	17200005	527322	178196	196 to 222 King's Road	Approval		SW3 5XP	0.53	39	Phase 2
K&C	17200007	524747	178883	Telephone Exchange 213-215 Warwick Road	Approval		W14 8PU	0.56	160	Phase 3
K&C	17200008	525653	179803	Lancer Square - Kensington Church Street	Approval		W8 4EH	0.42	48	Phase 2
K&C	17200009	524701	178915	Former TA Centre 245 Warwick Road	Approval		W14 8PU	0.81	255	Phase 2
K&C	17200010	525106	179255	257-265 Kensington High Street	Approval		W8 6NA	0.35	62	Phase 2
K&C	17200011	524053	182368	Saga Centre- 326 Kensal Road	Approval		W10 5BN	0.30	25	Phase 2
K&C	17200012	527757	179636	K1, 1-33 Brompton Road	Approval		SW3 1ED	0.45	24	Phase 2
K&C	17200027	527450	178780	Clearings Draycott Avenue	Approval		SW3 2NA	0.54	78	Phase 1
K&C	17200033	525003	178527	Earls Court Exhibition Centre and Land Bounded by Warwick Road	Approval		SW5 9TA	1.65	930	Phase 1
K&C	17200041	524971	179847	Holland Park School Southern Site - Campden Hill	Approval		W8 7AF	0.80	69	Phase 1
K&C	17200064	526425	177022	Lots Road Power Station and Chelsea Creek - Lots Road	Approval		SW10 0QH	1.89	420	Phase 2
K&C	17200078	527347	178718	60-70 Sloane Avenue	Approval		SW3 3AL	0.28	49	Phase 2
K&C	17200125	525320	180493	66-70 and 72-74 Notting Hill Gate	Approval		W11 3HT	0.35	9	Phase 2
K&C	17200137	524221	181980	Wornington Green Estate (Phase II) Wornington Road	Approval		W10	1.28	193	Phase 2
K&C	17200138	525773	179597	Car Park 1- 17 Young Street	Approval		W8 5EH	0.26	53	Phase 3
Kingston	17210044	517832	169490	DEVELOPMENT AT THAMES SIDE WHARF VICARAGE ROAD	Approval	VICARAGE ROAD		0.51	97	Phase 2
Kingston	17210062	518269	168323	Hotel Antoinette	Approval	Beaufort Road		0.92	32	Phase 2
Kingston	17210064	518135	169754	P19d Gas Holder Site	Approval	Kingsgate Road		1.04	318	Phase 1
Kingston	17210077	518478	171226	HM Remand Centre Latchmere Lane	Approval	Latchmere Lane		1.31	35	Phase 1
Kingston	17210102	518075	169244	P2 Eden Quarter - South of Clarence Street	Approval	Clarence Street	KT1 1RP	2.54	380	Phase 2
Kingston	17210148	521485	168223	New Malden House	Approval	High Street	KT3 4EP	0.27	93	Phase 2
Kingston	17210163	518767	168273	Former Milk Depot, Lower Marsh Lane	Approval	Lower Marsh Lane	KT1 3BJ	0.49	48	Phase 2
Kingston	17210176	517534	167325	86-100 Brighton Road	Approval	Brighton Road	KT6 4AA	0.26	45	Phase 1
Kingston	17210183	518321	167075	Former Oak Hill Health Centre	Approval	Oakhill	KT6 6DY	0.30	41	Phase 2
Kingston	17210190	519723	165994	Tolworth Tower	Approval	Tolworth Broadway	KT6 7EL	1.32	386	Phase 2
Kingston	17210229	519398	164798	Northamber House	Approval	Davis Road	KT9 1HS	0.34	28	Phase 1
Kingston	17210255	519206	169586	Kingstons House	Approval	Coombe Road	KT2 7AB	0.26	19	Phase 2
Kingston	17210273	518853	165327	Tolworth Girls School & Playing Field	Approval	Fullers Way North		6.00	106	Phase 2
Kingston	17210284	518130	169078	Development Site At Former Post Office	Approval	Ashdown Road	KT1 2NH	1.02	313	Phase 2
Lambeth	17220004	529984	177353	10 Pascal Street	Approval	Pascal Street	SW8 4SH	0.72	332	Phase 3
Lambeth	17220007	530188	177555	12-20 Wyvil Road	Approval	Wyvil Road		0.33	278	Phase 2
Lambeth	17220012	531498	175121	16-22 Somerleyton Road	Approval	Somerleyton Road		0.29	74	Phase 2
Lambeth	17220016	530537	178377	2-16 (evens) Tinworth Street	Approval	Tinworth Street		0.58	9	Phase 1
Lambeth	17220021	531514	175721	2 Barrington Road	Approval	Barrington Road		0.32	104	Phase 1
Lambeth	17220023	530219	176208	330-340 and 19 Clapham Road	Approval	Clapham Road		0.63	78	Phase 1
Lambeth	17220024	529999	175554	34 - 36 Bedford Road	Approval	Bedford Road		0.26	40	Phase 1
Lambeth	17220029	530314	177778	Bondway Commercial	Approval	69-71 Bondway		0.28	450	Phase 3
Lambeth	17220030	530267	177869	Vauxhall Island Site, 7 to 93 Wandsworth Road	Approval	Wandsworth Road		0.43	291	Phase 3
Lambeth	17220031	531456	175495	86-88 Gresham Road	Approval	Gresham Road		0.29	71	Phase 1

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Lambeth	17220044	531827	172899	Avenue Park Road	Approval	Avenue Park Road		0.49	42	Phase 1
Lambeth	17220068	529900	173820	Clapham Park Estate	Approval	Poynders Road		27.15	1536	Phase 4
Lambeth	17220069	530047	174021	Clapham Park Estate - Precinct H1,2,3 & 6	Approval	Bourke Close		0.59	-1	Phase 1
Lambeth	17220071	530151	175887	363-369 CLAPHAM ROAD	Approval	CLAPHAM ROAD		0.30	28	Phase 2
Lambeth	17220095	530928	179934	Elizabeth House, 39 York Road	Approval	York Road		1.68	142	Phase 3
Lambeth	17220111	530493	178556	Hampton House, 20 Albert Embankment	Approval	Albert Embankment		0.40	252	Phase 1
Lambeth	17220116	531980	175766	Higgs Industrial Estate Herne Hill Road	Approval	Herne Hill Road		0.51	124	Phase 2
Lambeth	17220129	530278	177585	Keybridge House, 80 South Lambeth Road	Approval	South Lambeth Road		1.21	470	Phase 2
Lambeth	17220137	531073	175908	155A to 167 Stockwell Park Road	Approval	Stockwell Park Road		0.28	1	Phase 1
Lambeth	17220142	529931	174058	Clapham Park Estate - Precinct B6	Approval	King's Avenue	SW4	0.37	29	Phase 1
Lambeth	17220143	531484	177547	Land at St Agnes Place St Agnes Place	Approval	St Agnes Place		1.57	20	Phase 1
Lambeth	17220145	531077	180286	Land Bounded By Doon Street & Upper Ground	Approval	Doon Street & Upper Ground		0.40	236	Phase 2
Lambeth	17220164	530200	174703	2A Mandrell Road & land to the west	Approval	MANDRELL ROAD		0.26	16	Phase 1
Lambeth	17220171	529595	174963	MHT House Crescent Lane	Approval	Crescent Lane		0.39	36	Phase 1
Lambeth	17220179	531495	176771	Myatts Field North Housing Estate Akerman Road	Approval	Akerman Road		11.69	266	Phase 1
Lambeth	17220186	531161	178600	Nursery School, 10 Lollard Street	Approval	Lollard Street		0.63	89	Phase 1
Lambeth	17220190	530837	174882	Olive Morris House, 18 Brixton Hill	Approval	Brixton Hill		0.25	74	Phase 3
Lambeth	17220200	531685	175037	Phase 3, Loughborough Park Estate Loughborough Park Road	Approval	Loughborough Park Road		1.22	89	Phase 2
Lambeth	17220202	529962	174173	Clapham Park Estate - Precinct B2	Approval	King's Avenue		0.38	31	Phase 1
Lambeth	17220210	530032	177433	Sainsburys, 62 Wandsworth Road	Approval	Wandsworth Road		1.78	475	Phase 2
Lambeth	17220226	530440	178366	Texaco Garage	Approval	38-46 Albert Embankment		0.25	166	Phase 2
Lambeth	17220243	530842	179993	Shell Centre, 2 - 4 York Road	Approval	York Road		3.62	877	Phase 2
Lambeth	17220246	531422	175225	Somerleyton Road	Approval		SW9	1.25	234	Phase 2
Lambeth	17220327	530290	174650	The Livity School Mandrell Road	Approval	Mandrell Road		0.47	43	Phase 2
Lambeth	17220329	530897	175146	'The Triangle Site', Land West Of Brixton Hill	Approval	Brixton Hill		1.55	119	Phase 1
Lambeth	17220331	530929	175867	Thrayle House Benedict Road	Approval	Benedict Road		0.57	101	Phase 1
Lambeth	17220348	531267	175407	Brixton Village and Walton Lodge Laundry	Approval	COLDHARBOUR LANE		0.52	12	Phase 1
Lambeth	17220356	530273	172789	Wentworth House and 142-170 Streatham Hill	Approval	Streatham Hill		0.79	249	Phase 1
Lambeth	17220372	530200	175534	Fenwick Estate South	Approval	Willington Road		0.44	55	Phase 2
Lambeth	17220377	530221	177737	Vauxhall Square	Approval	Wandsworth Road		1.77	578	Phase 2
Lambeth	17220381	529947	174117	Clapham Park - Precinct B4	Approval	Helby Road	SW4	0.44	59	Phase 1
Lewisham	17230002	536025	171383	154 to 160 Sydenham Road	Approval			0.51	15	Phase 1
Lewisham	17230003	534089	171991	St Clements Heights, 165 Wells Park Road	Approval			2.18	50	Phase 1
Lewisham	17230021	536524	177687	Arklow Road Trading Estate	Approval			1.17	316	Phase 2
Lewisham	17230034	538953	175421	Boones Almshouses	Approval	Belmont Park		0.70	58	Phase 1
Lewisham	17230035	539308	175316	Boone Street, Dacre Park	Approval			0.96	25	Phase 2
Lewisham	17230052	536231	178678	CannonWharf	Approval	35 Evelyn Street		2.99	350	Phase 1
Lewisham	17230054	537355	173896	Catford Greyhound Stadium	Approval	Adenmore Road		5.44	419	Phase 2
Lewisham	17230061	536527	177756	SR House, Childers Street	Approval			0.50	83	Phase 1
Lewisham	17230063	536211	178827	19 Yeoman Street	Approval			0.33	72	Phase 1
Lewisham	17230068	536981	178173	Convoys Wharf	Approval	Prince Street		16.19	3514	Phase 4
Lewisham	17230072	536501	178329	Timber Yard, Oxestalls Road	Approval	Oxestalls Road		4.55	1131	Phase 3
Lewisham	17230085	534809	172746	Featherstone Lodge Eliot Bank	Approval			0.64	33	Phase 1
Lewisham	17230088	539064	172595	Excalibur Estate	Approval	Baudwin Road		6.16	219	Phase 1
Lewisham	17230089	537583	177247	Faircharm Trading Estate	Approval	Creekside		0.97	148	Phase 1
Lewisham	17230095	538762	172030	Forster House	Approval	Whitefoot Lane		0.68	-32	Phase 1

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Lewisham	17230108	538119	176559	Heathside and Lethbridge Estate	Approval	Blackheath Hill		6.06	416	Phase 3
Lewisham	17230126	537600	177458	Kent Wharf & 24a Creekside	Approval	Creekside		0.42	143	Phase 1
Lewisham	17230136	535387	173733	Land rear of 15-17a Tyson Road	Approval			0.91	68	Phase 1
Lewisham	17230143	539079	175737	BMW Garage	Approval	Lee Terrace		0.35	30	Phase 1
Lewisham	17230146	538193	175819	Lewisham Gateway	Approval	Lewisham High Street		1.91	800	Phase 2
Lewisham	17230160	535353	172364	Longfield Crescent Estate	Approval			1.63	27	Phase 1
Lewisham	17230169	536486	178858	Marine Wharf East	Approval	Plough Way		0.87	225	Phase 1
Lewisham	17230170	536362	178774	Marine Wharf West	Approval	Plough Way		2.87	106	Phase 1
Lewisham	17230173	540082	173949	Mayfields Hostel	Approval	Burnt Ash Hill		0.49	8	Phase 2
Lewisham	17230176	538927	174441	37-43 Nightingale Grove	Approval			0.25	6	Phase 1
Lewisham	17230181	538078	175444	Riverdale House	Approval	Molesworth Street		0.62	25	Phase 1
Lewisham	17230184	536135	178018	Neptune Works, Parkside House	Approval	Grinstead Road		1.14	199	Phase 1
Lewisham	17230202	538441	175341	ROBERT SQUARE BONFIELD ROAD	Approval	BONFIELD ROAD		0.26	3	Phase 1
Lewisham	17230232	535593	176970	Besson Street, New Cross Gate Centre	Approval		SE14 5AS	0.87	173	Phase 2
Lewisham	17230340	535419	178069	New Bermondsey. Surrey Canal Triangle	Approval	Surrey Canal Road		10.05	2365	Phase 4
Merton	17240002	526890	169628	191 - 193 Western Road	Approval	Western Road		0.42	48	Phase 1
Merton	17240003	524095	169281	26 Bushey Road	Approval	Bushey Road		0.33	17	Phase 1
Merton	17240007	523358	170157	9 The Drive	Approval	The Drive		0.27	7	Phase 1
Merton	17240029	523299	170082	Blossom House School, 8A The Drive	Approval	The Drive		0.56	13	Phase 2
Merton	17240035	526764	170262	Brown & Root House, 125 High Street Collier's Wood	Approval	High Street Collier's Wood		0.48	177	Phase 1
Merton	17240097	522590	170217	Former Atkinson Morley Hospital Copse Hill	Approval	Copse Hill		2.75	59	Phase 1
Newham	17250003	539944	180754	23-34 Tidal Basin Road	Approval	Tidal Basin Road		0.42	360	Phase 1
Newham	17250006	539718	185004	4 McGrath Road (HSG 5)	Approval	McGrath Road		0.31	26	Phase 2
Newham	17250016	539591	181452	Area 7 & 1C Newham Way	Approval	Newham Way		4.84	576	Phase 3
Newham	17250063	538765	184248	Central House, 2 Broadway	Approval	Broadway		0.25	342	Phase 1
Newham	17250079	541230	180310	Connaught Bridge (Silvertown Quays)	Approval	North Woolwich Road		26.70	2770	Phase 5
Newham	17250171	539759	181047	Former Goswell Bakeries And Vacant Warehouses Site Caxton Street North	Approval	Caxton Street North		0.80	336	Phase 1
Newham	17250175	543981	180901	Gallions Quarter Atlantis Avenue (Armada South)	Approval	Atlantis Avenue		0.93	292	Phase 2
Newham	17250176	543954	180799	Gallions Quarter Atlantis Avenue (Gallions 1, 2A and 2B)	Approval	Atlantis Avenue		2.93	400	Phase 2
Newham	17250203	540273	181629	Kier Hardie Primary School Edwin Street	Approval	Edwin Street		3.62	341	Phase 1
Newham	17250225	541554	183679	London Transport Bus Garage Redclyffe Road	Approval	Redclyffe Road		0.90	192	Phase 2
Newham	17250266	539519	181475	Phase 2, Plots B, C1 & C2, Area 7 and 1C Barking Road	Approval	Barking Road		0.79	349	Phase 1
Newham	17250271	541066	183024	Pragel Street	Approval			0.32	21	Phase 1
Newham	17250278	539624	181659	Rathbone Market Barking Road	Approval	Barking Road		1.42	216	Phase 1
Newham	17250303	540056	180794	Site We8, The Pumping Station Site Tidal Basin Road	Approval	Tidal Basin Road		0.74	161	Phase 1
Newham	17250320	538754	184375	Stratford Centre and Morgan House The Mall	Approval	The Mall		2.93	587	Phase 3
Newham	17250359	541524	183414	West Ham United Football Club Green Street	Approval	Green Street		3.46	842	Phase 2
Newham	17250368	544215	180626	Ivax Quays (Great Eastern Quays)	Approval	Albert Basin		5.94	819	Phase 2
Newham	17250372	540877	179890	Phase 1 Minoco Wharf [new main polygon]	Approval	Woolwich Road	E16 2BG	15.52	3390	Phase 3
Redbridge	17260011	544887	186925	501 High Road	Approval	High Road		0.28	105	Phase 1
Redbridge	17260016	543413	186232	60-70 Roden Street	Approval	Roden Street	IG1	0.64	354	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Redbridge	17260017	542941	186589	61-63 & rear of 59-91 Wanstead Park Road	Approval	Wanstead Park Road	IG1 3TQ	0.59	37	Phase 1
Redbridge	17260071	543416	186395	Development Site Adjacent 39 Ilford Hill	Approval	Ilford Hill		0.43	141	Phase 1
Redbridge	17260257	543343	186340	Depot Mill Road / Mill House	Approval	Ilford Hill		0.92	354	Phase 2
Redbridge	17260276	543411	186357	Peachey House, 39 Ilford Hill	Approval	Ilford Hill		0.25	223	Phase 1
Redbridge	17260288	544180	186595	Riches Road	Approval			0.25	154	Phase 1
Richmond	17270002	517205	170045	1-5 and Outbuildings, The Maples Upper Teddington Road	Approval	Upper Teddington Road		0.32	5	Phase 1
Richmond	17270006	515077	171147	38-42 Hampton Road	Approval	Hampton Road		0.50	35	Phase 1
Richmond	17270043	519214	175565	EXPRESS DAIRIES	Approval	ORCHARD ROAD		0.28	31	Phase 1
Richmond	17270067	518559	171324	HMP Latchmere House Church Road	Approval	Church Road		1.30	42	Phase 1
Richmond	17270074	519632	177063	Inland Revenue Ruskin Avenue	Approval	Ruskin Avenue		1.01	170	Phase 1
Richmond	17270084	515401	173752	Land A316 Junction Langhorn Dr Richmond College Incl Craneford Way East Playing Fields Egerton Road	Approval	Egerton Road		8.87	180	Phase 2
Richmond	17270087	512359	173525	Land North Of Mill Farm Business Park Millfield Road	Approval	Millfield Road		0.28	24	Phase 1
Richmond	17270089	516156	173339	LONDON BOROUGH OF RICHMOND UPON THAMES - now Queens House	Approval	RICHMOND ROAD		0.25	45	Phase 1
Richmond	17270121	516642	175361	Railshead Road - Waterside Business Centre	Approval			0.33	21	Phase 1
Richmond	17270126	518414	173737	Royal Star And Garter Home Richmond Hill	Approval	Richmond Hill		0.69	86	Phase 1
Richmond	17270132	518555	174702	Silver Birches 2-6 Marchmont Road	Approval	Marchmont Road		0.30	9	Phase 2
Richmond	17270142	522407	177960	St Pauls School Lonsdale Road	Approval	Lonsdale Road		18.13	2	Phase 1
Richmond	17270154	516797	171343	Teddington Studios Broom Road	Approval	Broom Road		1.71	220	Phase 2
Richmond	17270159	517540	170254	The Avenue Centre, 1 Normansfield Avenue, TW11 9RP	Approval	Normansfield Avenue		0.52	15	Phase 2
Richmond	17270167	515032	172775	Third Cross Road	Approval			0.27	8	Phase 1
Richmond	17270229	516167	173725	Twickenham Railway Station London Road	Approval	London Road		1.02	115	Phase 2
Richmond	17270232	515960	173637	Twickenham Sorting Office London Road	Approval	London Road		1.25	110	Phase 1
Southwark	17280001	531608	180448	1-16 Blackfriars Road	Approval	Blackfriars Road		0.64	274	Phase 1
Southwark	17280002	531692	179549	128-150 BLACKFRIARS ROAD	Approval	BLACKFRIARS ROAD		0.99	336	Phase 1
Southwark	17280003	531572	179759	1, 3-5, 7-19 Valentine Place	Approval	Valentine Place		0.42	61	Phase 1
Southwark	17280004	532395	177302	16A AND 166-176A (EVENS) WYNDHAM ROAD	Approval	WYNDHAM ROAD		0.28	75	Phase 1
Southwark	17280005	532465	176835	1-6 and 307-311 CAMBERWELL NEW GREEN	Approval	CAMBERWELL NEW GREEN		0.33	101	Phase 1
Southwark	17280006	533013	179553	175-179 LONG LANE	Approval	LONG LANE		0.34	95	Phase 2
Southwark	17280007	532203	178467	Chatelaine House	Approval	Walworth Road		0.33	54	Phase 2
Southwark	17280008	532153	180383	185 Park Street	Approval			0.47	163	Phase 2
Southwark	17280012	532179	178534	2-16 AMELIA STREET	Approval	AMELIA STREET		0.26	55	Phase 1
Southwark	17280013	532339	178374	237 WALWORTH ROAD	Approval	WALWORTH ROAD		0.30	67	Phase 2
Southwark	17280014	536002	179592	24-28 QUEBEC WAY	Approval	QUEBEC WAY		0.43	94	Phase 2
Southwark	17280015	534635	176676	2-4 WOODS ROAD	Approval	WOODS ROAD		0.63	122	Phase 1
Southwark	17280019	531988	179302	80-94 NEWINGTON CAUSEWAY	Approval	NEWINGTON CAUSEWAY		0.52	335	Phase 1
Southwark	17280020	535007	177574	8-24 SYLVAN GROVE	Approval	SYLVAN GROVE		0.33	80	Phase 1
Southwark	17280031	535912	180230	AND DEPOT ADJACENT TO STAIUM SALTER ROAD	Approval	SALTER ROAD		2.07	103	Phase 1
Southwark	17280033	533044	178125	AYLESBURY ESTATE ALBANY ROAD	Approval	ALBANY ROAD		20.88	644	Phase 5
Southwark	17280034	532702	177789	Aylesbury Estate, Land Bounded ALBANY ROAD	Approval	ALBANY ROAD		4.47	264	Phase 3

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Southwark	17280050	534532	178929	Blue Anchor Lane	Approval			0.27	37	Phase 2
Southwark	17280055	532425	179815	BRANDON HOUSE, 180 BOROUGH HIGH STREET	Approval	BOROUGH HIGH STREET		0.39	97	Phase 1
Southwark	17280062	532460	176932	Camberwell	Approval			0.32	66	Phase 2
Southwark	17280070	532141	178960	Castle Industrial Estate Elephant Road	Approval	Elephant Road		0.60	380	Phase 1
Southwark	17280072	534335	179751	Chambers Wharf	Approval			1.39	407	Phase 3
Southwark	17280088	535700	179450	Decathlon and What Surrey Quays Road	Approval	Surrey Quays Road		3.67	1030	Phase 3
Southwark	17280117	535834	179572	FORMER MULBERRY BUSINESS PARK CANADA STREET	Approval	CANADA STREET		1.32	33	Phase 2
Southwark	17280170	533513	180065	Land adjacent Lambeth College & Potters Fields, 1 Tower Bridge Road	Approval	Tower Bridge Road		1.56	374	Phase 1
Southwark	17280172	532877	177082	LAND AT 1-12 HOUSEMAN WAY, 30-51 HOUSEMAN WAY AND	Approval	HOUSEMAN WAY, 30-51 HOUSEMAN WAY AND		0.56	29	Phase 2
Southwark	17280173	532572	177138	LAND AT 30-72 LOMOND GROVE	Approval	LOMOND GROVE		0.48	28	Phase 2
Southwark	17280174	532948	177204	LAND AT CAMBERWELL HOUSING OFFICE, HARRIS STREET	Approval	HARRIS STREET		0.43	23	Phase 2
Southwark	17280175	534894	175745	LAND BOUNDED BY SCYLLA ROAD	Approval	SCYLLA ROAD		0.45	22	Phase 1
Southwark	17280176	532571	178607	Land bounded by Wadding Street	Approval	Wadding Street		0.67	140	Phase 1
Southwark	17280180	531541	179903	LESOCO UFFORD STREET	Approval	UFFORD STREET		0.40	44	Phase 1
Southwark	17280200	532188	178297	MANOR PLACE DEPOT SITE, 17-21 & 33 MANOR PLACE,	Approval	MANOR PLACE,		1.80	270	Phase 2
Southwark	17280203	533315	179155	Marshall House, 6 Pages Walk	Approval	Pages Walk		0.54	82	Phase 1
Southwark	17280217	532262	178879	NEW KENT ROAD	Approval	NEW KENT ROAD		5.24	813	Phase 3
Southwark	17280250	532373	178762	PLOT 10, MP1 HEYGATE STREET	Approval	HEYGATE STREET		0.28	69	Phase 1
Southwark	17280251	532466	178736	PLOT H13, bounded by RODNEY ROAD	Approval	RODNEY ROAD		0.25	67	Phase 1
Southwark	17280252	532171	178775	PLOT H2 HEYGATE STREET	Approval	HEYGATE STREET		0.78	329	Phase 2
Southwark	17280253	532206	178678	Plot H3, bounded by HEYGATE STREET	Approval	HEYGATE STREET		0.82	118	Phase 2
Southwark	17280254	532298	178726	PLOT H6, WESTERN MOST PORTION OF MP1 HEYGATE STREET	Approval	HEYGATE STREET		0.61	-23	Phase 1
Southwark	17280256	536091	179464	Quebec Way Industrial Estate Quebec Way	Approval	Quebec Way		2.19	366	Phase 1
Southwark	17280274	531723	180449	Ludgate House & Sampson House, 64 Hopton Street	Approval			2.15	489	Phase 3
Southwark	17280287	533480	179016	Rich Industrial Estate	Approval			1.97	406	Phase 2
Southwark	17280378	532401	177043	240 AND 252 CAMBERWELL ROAD	Approval	CAMBERWELL ROAD	SE5 0DP	0.69	164	Phase 1
Southwark	17280390	533013	178425	Site 7 at Aylesbury Estate, 1-27 & 28-59 WOLVERTON THURLOW STREET	Approval	THURLOW STREET		0.78	88	Phase 1
Southwark	17280392	533630	179237	SITE BOUNDED BY GRANGE WALK	Approval	GRANGE WALK		0.53	167	Phase 1
Southwark	17280395	531799	178793	Site of London Park Hotel, 80 Newington Butts	Approval	Newington Butts		0.50	457	Phase 1
Southwark	17280416	533793	177436	SUMNER ROAD, DANIEL GARDENS AND GARNIES CLOSE	Approval	AND GARNIES CLOSE		0.90	112	Phase 1
Southwark	17280448	534645	176843	PNAAP 5 Site of the former Wooddene Estate	Approval			1.71	10	Phase 2
Southwark	17280459	536468	179596	CWAAP 14 Docklands Settlement	Approval			0.74	28	Phase 1
Southwark	17280466	533778	177140	Land to the south of Southwark education and resource centre	Approval			0.58	42	Phase 2
Sutton	17290002	528087	165792	1-16 NIGHTINGALE CLOSE	Approval	NIGHTINGALE CLOSE	SM5 2DD	0.59	9	Phase 1
Sutton	17290003	529019	163803	13 - 21 Wallington Square	Approval	Wallington Square		0.36	30	Phase 1
Sutton	17290004	525852	162724	Grace Court	Approval	138 BRIGHTON ROAD		0.28	22	Phase 1
Sutton	17290006	526013	164080	15 Carshalton Road	Approval	CARSHALTON ROAD		0.26	94	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Sutton	17290007	528116	165960	1-72 CORBET CLOSE	Approval	CORBET CLOSE		1.33	-18	Phase 1
Sutton	17290008	528406	165844	Felnex Trading Estate	Approval	LONDON ROAD	SM6	7.76	725	Phase 2
Sutton	17290009	530568	165164	23-50 Richmond Green	Approval	Richmond Green		0.67	-7	Phase 2
Sutton	17290010	530848	164201	283 STAFFORD ROAD	Approval	STAFFORD ROAD		0.36	87	Phase 1
Sutton	17290011	529236	163730	31-35 STAFFORD ROAD	Approval	STAFFORD ROAD		0.28	29	Phase 2
Sutton	17290015	523277	165217	54 CHEAM COMMON ROAD	Approval	CHEAM COMMON ROAD		0.45	46	Phase 1
Sutton	17290038	530297	165118	Wandle Mills	Approval	Bridle Path		0.35	7	Phase 1
Sutton	17290049	526096	163981	Sutton Police Station and 17 Sutton Court Road	Approval	CHALK PIT WAY		0.29	82	Phase 1
Sutton	17290092	526920	164666	Gracewell Sutton	Approval	123 Westmead Road		0.51	20	Phase 1
Sutton	17290107	526110	163914	Land at South Point SUTTON COURT ROAD	Approval	SUTTON COURT ROAD		0.70	332	Phase 1
Sutton	17290113	528797	164543	Ludlow Lodge	Approval	ALCESTER ROAD		0.68	57	Phase 1
Sutton	17290131	525642	164836	Old Gas Works, 287 - 323 High Street	Approval	High Street		2.33	186	Phase 1
Sutton	17290133	527892	165113	Part of Carshalton College Site fronting Denmark Road	Approval	Denmark Road		0.45	57	Phase 1
Sutton	17290136	527766	166156	Phases 2 to 4 Durand Close Regeneration DURAND CLOSE	Approval	DURAND CLOSE		2.29	54	Phase 1
Sutton	17290137	527707	166162	Phases 3 to 4 DURAND CLOSE	Approval	DURAND CLOSE		0.59	76	Phase 1
Sutton	17290143	527947	166793	Redevelopment of Wandle Trading Estate, Technology Park Goat Road	Approval	Goat Road		2.45	124	Phase 1
Sutton	17290156	523498	165037	Victoria House	Approval	388 Malden Road		0.28	75	Phase 1
Sutton	17290159	525976	163798	Shops Opposite the Station	Approval	Mulgrave Court / Brighton Road		0.26	10	Phase 1
Sutton	17290165	525943	164252	Time Square Shopping Centre	Approval	High Street		0.79	62	Phase 3
Sutton	17290168	525766	164954	Former Burger King Site	Approval	High Street		0.29	40	Phase 1
Sutton	17290173	525788	165062	Helena House	Approval	High Street	SM1 3AB	0.27	39	Phase 1
Sutton	17290187	525495	162012	Belmont Local Centre and Employment Site	Approval		SM2 6BH	0.33	18	Phase 1
Sutton	17290189	524407	163285	Land at Cheam Station	Approval		SM2 7AY	0.31	19	Phase 1
Sutton	17290248	526087	163684	Sutherland House, 29 - 37 BRIGHTON ROAD	Approval	BRIGHTON ROAD		0.26	128	Phase 1
Tower Hamlets	17300001	533865	181515	10 Gunthorpe Street	Approval	Gunthorpe Street		0.44	17	Phase 1
Tower Hamlets	17300004	537147	180041	15 Westferry Road	Approval	Westferry Road		0.26	822	Phase 2
Tower Hamlets	17300005	537818	181569	160-166 Chrisp Street	Approval	Chrisp Street		0.71	254	Phase 1
Tower Hamlets	17300010	537672	183071	219-221 Bow Road	Approval	Bow Road		0.31	87	Phase 1
Tower Hamlets	17300013	536490	181210	25 Dalglish Street	Approval	Dalglish Street		0.29	60	Phase 2
Tower Hamlets	17300015	538232	180559	2 Trafalgar Way	Approval	Trafalgar Way		0.41	392	Phase 1
Tower Hamlets	17300017	537858	178427	443 to 451 Westferry Road	Approval	Westferry Road		1.28	173	Phase 1
Tower Hamlets	17300018	537661	179453	45 Millharbour	Approval	Millharbour		0.44	132	Phase 1
Tower Hamlets	17300021	537317	179846	50 Marsh Wall, 63-69 And 68-70 Manilla Street (Alp	Approval			0.38	632	Phase 2
Tower Hamlets	17300026	534116	181259	74 Alie Street	Approval	Alie Street		0.67	378	Phase 2
Tower Hamlets	17300027	537988	179450	7 Limeharbour	Approval	Limeharbour		0.29	155	Phase 1
Tower Hamlets	17300029	537650	181721	83 Barchester Street	Approval	Barchester Street		0.38	115	Phase 1
Tower Hamlets	17300035	538588	181262	Aberfeldy Estate East India Dock Road	Approval	East India Dock Road		6.14	1674	Phase 2
Tower Hamlets	17300040	533963	181323	Aldgate Place Whitechapel High Street	Approval	Whitechapel High Street		0.80	463	Phase 1
Tower Hamlets	17300047	537350	179928	Arrowhead Quay, east of 163 Marsh Wall	Approval	Marsh Wall		0.54	756	Phase 2
Tower Hamlets	17300051	534867	182213	Ashington House East, Orion House Coventry Road	Approval	Coventry Road		0.88	53	Phase 2
Tower Hamlets	17300128	537645	182126	Cranwell Close	Approval	Cranwell Close		1.55	528	Phase 1
Tower Hamlets	17300221	537537	179684	Enterprise Business Park, 2 Millharbour	Approval	Millharbour		1.02	901	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Tower Hamlets	17300234	534053	181180	Former Goodmans Fields Site, 74 Alie Street	Approval	Alie Street		1.09	700	Phase 2
Tower Hamlets	17300236	537387	179203	Former Westferry Printworks, 235 Westferry Road	Approval	Westferry Road		6.10	722	Phase 2
Tower Hamlets	17300241	538502	181554	Glaucus Works Leven Road	Approval	Leven Road		0.45	126	Phase 1
Tower Hamlets	17300255	534410	182178	Hemming Street	Approval			0.31	144	Phase 2
Tower Hamlets	17300261	539382	180778	Hercules Wharf, Castle Wharf and Union Wharf Orchard Place	Approval	Orchard Place		2.60	804	Phase 2
Tower Hamlets	17300262	537184	180540	Hertsmere House, 2 Hertsmere Road	Approval	Hertsmere Road		0.47	869	Phase 2
Tower Hamlets	17300266	533613	182321	Huntingdon Industrial Estate, 2-10 Bethnal Green Road	Approval	Bethnal Green Road		0.27	78	Phase 1
Tower Hamlets	17300275	537601	179713	Land at 3 Millharbour	Approval	Millharbour		2.99	1513	Phase 3
Tower Hamlets	17300278	534067	182220	Land at Fleet Street Hill	Approval	Fleet Street Hill		0.36	34	Phase 2
Tower Hamlets	17300280	538409	179502	Land at New Union Close	Approval	New Union Close		1.74	210	Phase 1
Tower Hamlets	17300283	537430	181581	Land at Phoenix Works Broomfield Street	Approval	Broomfield Street		0.43	143	Phase 1
Tower Hamlets	17300284	533925	180846	Land at Royal Mint	Approval	Royal Mint Street	E1	1.06	354	Phase 2
Tower Hamlets	17300286	533441	182029	Land bounded by Elder Street,	Approval	Elder Street,		0.37	40	Phase 1
Tower Hamlets	17300288	537162	180231	Land Bounded By Park Place Westferry Road	Approval	Westferry Road		0.53	568	Phase 1
Tower Hamlets	17300297	537005	181931	Leopold Estate Phase 2, Land Bounded By St Pauls Way	Approval	St Pauls Way		1.58	364	Phase 1
Tower Hamlets	17300300	536986	181673	Linton & Printon House & Burdett Estate Community Centre St Pauls Way	Approval	St Pauls Way		0.96	55	Phase 1
Tower Hamlets	17300311	538000	179771	Meridian Gate Marsh Wall	Approval	Marsh Wall		0.30	423	Phase 1
Tower Hamlets	17300329	534394	180602	News International, 1 Virginia Street	Approval	Virginia Street		2.44	109	Phase 1
Tower Hamlets	17300330	534531	180569	News International Site, 1 Virginia Street	Approval	Virginia Street		2.82	1271	Phase 4
Tower Hamlets	17300341	536162	181568	Ocean Estate Site H, west of Aston Street	Approval	Aston Street		0.89	225	Phase 1
Tower Hamlets	17300359	534789	183237	Peterley Business Centre, 472 Hackney Road	Approval	Hackney Road		0.54	218	Phase 1
Tower Hamlets	17300363	538159	180662	Poplar Business Park, 10 Prestons Road	Approval	Prestons Road		1.63	392	Phase 1
Tower Hamlets	17300367	538208	180069	Prestons Road	Approval	Prestons Road		1.64	167	Phase 2
Tower Hamlets	17300380	538360	180844	Robin Hood Gardens Estate Aspen Way	Approval	Aspen Way		4.80	1323	Phase 4
Tower Hamlets	17300395	535246	182448	Site At land adjacent railway viaduct Mantus Road	Approval	Mantus Road		0.71	93	Phase 2
Tower Hamlets	17300397	539299	181170	Site at Orchard Place Orchard Place	Approval	Orchard Place		4.88	1706	Phase 3
Tower Hamlets	17300410	534120	181163	South East block, Goodmans Fields, 74 Alie Street	Approval	Alie Street		1.00	415	Phase 2
Tower Hamlets	17300412	537733	179853	South Quay Plaza, 183-189 Marsh Wall	Approval	Marsh Wall		1.29	888	Phase 2
Tower Hamlets	17300428	537654	182766	Stroudley Walk Market Stroudley Walk	Approval	Stroudley Walk		0.86	78	Phase 2
Tower Hamlets	17300433	537880	179432	The Former London Arena, 36 Limeharbour	Approval	Limeharbour		2.68	1150	Phase 1
Tower Hamlets	17300459	537569	181904	Watts Grove Depot Glaucus Street	Approval	Glaucus Street		0.76	148	Phase 1
Waltham Forest	17310001	535796	189582	Mandora Site	Approval	Blackhorse Lane	E17 6DS	2.79	507	Phase 2
Waltham Forest	17310002	535927	189998	71- 81 Sutherland Road	Approval	Sutherland Road	E17 6BH	0.44	59	Phase 1
Waltham Forest	17310004	539013	193544	7 Simmons Lane (Friday Hill House)	Approval	Simmons Lane	E4 6JH	0.76	18	Phase 1
Waltham Forest	17310012	536634	188770	Alpha Business Centre, 60 South Grove (WTC site 15)	Approval	South Grove		1.49	520	Phase 2
Waltham Forest	17310059	537787	186146	Land Adjacent 132 Dunedin Road	Approval	Dunedin Road	E10 5PE	0.35	84	Phase 1
Waltham Forest	17310114	536692	189448	E17 6QB (Forest Health Care Centre & 47 Gainsford Rd - SSA Site 24)	Approval	Gainsford Road	E17	0.44	45	Phase 1
Waltham Forest	17310120	536530	188685	E17 7NW (Brunner Road site - South portion of WTC site 16)	Approval	Brunner Road	E17	0.60	183	Phase 2



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Waltham Forest	17310170	535610	189456	Ferry Lane Industrial Estate Wickford Way	Approval	Wickford Way	E17	1.59	440	Phase 2
Waltham Forest	17310191	537933	186159	Glyin Hopkin Site, 80 Ruckholt Road	Approval	Ruckholt Road	E10	0.76	116	Phase 1
Waltham Forest	17310217	536780	190895	Kimberley Industrial Estate & Billet Works Billet Road	Approval	Billet Road	E17	3.08	349	Phase 1
Waltham Forest	17310223	537208	188935	Land Adjacent to South of Walthamstow Central Station Hoe Street (Walthamstow Central Station Carpark Phase 2)	Approval	Hoe Street	E17	0.55	79	Phase 1
Waltham Forest	17310226	538329	191843	Land known as Block H, Hickman Avenue	Approval	Hickman Avenue	E4	0.53	83	Phase 1
Waltham Forest	17310254	538261	189458	Marlow Road Estate Marlowe Road	Approval	Marlowe Road	E17	4.24	226	Phase 2
Waltham Forest	17310312	536299	187204	(97 Lea Bridge Road)	Approval	Lea Bridge Road	E17	0.74	300	Phase 2
Waltham Forest	17310313	538948	185989	Stonelea & Thornebury, 33 Union Close	Approval	Union Close	E11	0.76	79	Phase 2
Waltham Forest	17310325	538128	189840	Thorpe Coombe Hospital. 714 Forest Road	Approval	Forest Road	E17 3HP	1.42	91	Phase 1
Waltham Forest	17310330	536073	189845	Unity Works Sutherland Road	Approval	Sutherland Road	E17	0.80	110	Phase 1
Waltham Forest	17310337	537609	191271	Walthamstow Greyhound Stadium, 300 Chingford Road	Approval	Chingford Road	E4	3.26	294	Phase 1
Wandsworth	17320004	530104	177799	Market Towers	Approval	Nine Elms Lane		0.79	496	Phase 2
Wandsworth	17320005	527275	177208	27-33 & 2-42 Parkgate Road &	Approval	Parkgate Road &		0.55	118	Phase 2
Wandsworth	17320008	529632	177345	Government Car and Dispatch Agency	Approval	Ponton Road		0.79	357	Phase 2
Wandsworth	17320010	524040	175456	56-70 (Wereldhave Site) Putney High Street	Approval	Putney High Street		0.38	95	Phase 2
Wandsworth	17320012	526629	175985	98 York Road	Approval	York Road		0.55	173	Phase 1
Wandsworth	17320024	528801	177172	Battersea Gasholders Site, 101 Prince of Wales Drive	Approval	Prince of Wales Drive		1.99	955	Phase 3
Wandsworth	17320026	528816	176879	Battersea Exchange	Approval	Queenstown Road		1.84	171	Phase 2
Wandsworth	17320027	528996	177476	Battersea Power Station	Approval	Kirtling Street		17.23	3644	Phase 4
Wandsworth	17320048	524264	174917	CARLTON DRIVE	Approval	CARLTON DRIVE		0.30	73	Phase 1
Wandsworth	17320049	525345	175071	Car Park and Land South of Osiers Road	Approval	Osiers Road		0.31	85	Phase 2
Wandsworth	17320051	529761	177430	Christies Auctioneer Warehouse, 40-42 Ponton road	Approval	Ponton road		1.08	510	Phase 2
Wandsworth	17320058	529145	177570	Cringle Dock	Approval	Cringle Street		1.13	422	Phase 3
Wandsworth	17320070	529793	177567	Embassy Gardens	Approval	Ponton Road		5.35	1339	Phase 3
Wandsworth	17320093	526543	175745	Homebase, 198 York Road	Approval	York Road		1.01	275	Phase 2
Wandsworth	17320101	526214	175419	Gargoyle Wharf	Approval			0.77	276	Phase 1
Wandsworth	17320117	528680	177304	Marco Polo House, 346 Queenstown Road	Approval	Queenstown Road		1.26	454	Phase 2
Wandsworth	17320130	529682	177237	New Covent Garden Market Nine Elms Lane	Approval	Nine Elms Lane		23.14	2971	Phase 5
Wandsworth	17320140	527424	171301	Palladino & Wood House, 6 & 7 Laurel Close	Approval	Laurel Close		0.35	49	Phase 1
Wandsworth	17320142	527167	175235	Peabody Estate St Johns Hill	Approval	St Johns Hill		2.31	143	Phase 2
Wandsworth	17320164	525135	175165	River House and Park House Point Pleasant	Approval	Point Pleasant		0.46	42	Phase 2
Wandsworth	17320177	529310	177182	Sleaford Industrial Est & Dairy Crest Milk Distribution Depo Sleaford Street	Approval	Sleaford Street		1.13	386	Phase 1
Wandsworth	17320185	525738	174564	South Thames College Tower and Welbeck House 17-27 Garratt Lane	Approval	Garratt Lane		0.62	201	Phase 1
Wandsworth	17320186	527072	172514	Springfield Hospital Site, 61 Glenburnie Road	Approval	Glenburnie Road		33.44	813	Phase 2
Wandsworth	17320321	529541	177417	Royal Mail Group Site, Ponton Road	Approval			5.60	1870	Phase 4
Wandsworth	17320323	525608	174771	The Ram Brewery Site Wandsworth High Street	Approval	Wandsworth High Street		3.11	660	Phase 2
Wandsworth	17320325	529405	177555	Riverlight	Approval	Kirtling Street		2.05	74	Phase 1
Wandsworth	17320330	525377	175228	Wandsworth Riverside Quarter - Phase III Point Pleasant	Approval	Point Pleasant		2.15	172	Phase 2
Wandsworth	17320352	529098	177089	Tidbury Court	Approval			0.25	10	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Westminster	17330001	529072	178704	11 Belgrave Road	Approval	Belgrave Road		0.27	73	Phase 2
Westminster	17330002	529047	179453	1-3 Buckingham Gate	Approval	Buckingham Gate		0.38	72	Phase 1
Westminster	17330003	530034	178308	157 Millbank	Approval	Millbank		0.34	113	Phase 1
Westminster	17330004	528344	179698	1-5 Grosvenor Place	Approval	Grosvenor Place		0.27	23	Phase 2
Westminster	17330006	530990	180951	190 Strand	Approval	Strand		0.63	204	Phase 1
Westminster	17330008	528515	180806	1 Grosvenor Square	Approval	Grosvenor Square		0.26	43	Phase 1
Westminster	17330009	526631	183479	1 QUEENS GROVE	Approval	QUEENS GROVE		0.26	57	Phase 1
Westminster	17330010	528289	180881	20 Grosvenor Square	Approval	Grosvenor Square		0.25	36	Phase 1
Westminster	17330011	530187	178731	21 Millbank	Approval	Millbank		1.23	207	Phase 2
Westminster	17330013	529706	181394	26-32 Oxford Street	Approval	Oxford Street		0.26	18	Phase 1
Westminster	17330015	525028	182021	325 Harrow Road	Approval	Harrow Road		0.28	63	Phase 1
Westminster	17330017	529898	178961	33 Horseferry Road	Approval	Horseferry Road		0.35	160	Phase 2
Westminster	17330018	526981	182639	38-44 Lodge Road	Approval	Lodge Road		0.41	129	Phase 1
Westminster	17330020	526683	182149	466-490 Edgware Road	Approval	Edgware Road		0.30	76	Phase 2
Westminster	17330021	530921	181249	48 Carey Street	Approval	Carey Street		0.31	200	Phase 1
Westminster	17330023	527769	181029	53-59 Bryanston Street	Approval	Bryanston Street		0.41	54	Phase 1
Westminster	17330024	526541	181568	55-65 North Wharf Road	Approval	North Wharf Road		0.36	100	Phase 1
Westminster	17330026	528478	180364	5 Audley Square	Approval	Audley Square		0.28	24	Phase 1
Westminster	17330028	526870	181594	6 Merchant Square Harbet Road	Approval	Harbet Road		0.39	119	Phase 1
Westminster	17330030	529687	179385	8 Broadway	Approval	Broadway		0.37	268	Phase 2
Westminster	17330031	530313	181149	90 Long Acre	Approval	Long Acre		0.55	119	Phase 2
Westminster	17330033	530099	178826	Abell House & Cleland House John Islip Street	Approval	John Islip Street		0.80	275	Phase 1
Westminster	17330039	529248	179343	Alexandra Buildings Palace Street	Approval	Palace Street		0.32	63	Phase 1
Westminster	17330042	530919	180903	Arundel Great Court Surrey Street	Approval	Surrey Street		1.26	151	Phase 1
Westminster	17330043	528266	181658	Aybrook Street	Approval	Aybrook Street		0.34	79	Phase 2
Westminster	17330044	528221	181607	AYBROOK STREET	Approval	AYBROOK STREET		0.34	127	Phase 2
Westminster	17330058	529598	179478	BROADWAY LONDON UNDERGROUND HQ	Approval	BROADWAY		0.61	112	Phase 2
Westminster	17330065	526866	181661	Building 1, Merchant Square Harbet Road	Approval	Harbet Road		0.26	222	Phase 1
Westminster	17330066	529060	179209	BUILDING 7B/7C Buckingham Palace Road	Approval	Buckingham Palace Road		0.49	42	Phase 1
Westminster	17330067	528963	179231	BUILDINGS 5 6B AND 7A Buckingham Palace Road	Approval	Buckingham Palace Road		1.55	108	Phase 1
Westminster	17330068	528329	178254	BUILDINGS 6,7 & 8 Chelsea Bridge Road	Approval	Chelsea Bridge Road		1.40	88	Phase 2
Westminster	17330080	528417	178248	Chelsea Barracks Chelsea Bridge Road Outline Application site	Approval	Chelsea Bridge Road		2.57	449	Phase 2
Westminster	17330098	526888	181816	Development Site At 285-329 Edgware Road	Approval	Edgware Road		1.11	652	Phase 2
Westminster	17330099	528210	178324	Development Site At Chelsea Barracks Phase 1 Chelsea Bridge Road	Approval	Chelsea Bridge Road		0.69	74	Phase 1
Westminster	17330100	528259	178347	Development Site At Chelsea Barracks Phase 2 Chelsea Bridge Road	Approval	Chelsea Bridge Road		0.61	13	Phase 1
Westminster	17330101	527175	182274	Dev Site At 4 Lilestone Street	Approval	Lilestone Street		1.02	60	Phase 2
Westminster	17330106	528571	178339	Ebury Bridge Road	Approval	Ebury Bridge Road		1.87	99	Phase 2
Westminster	17330107	528460	178628	Ebury Square Johnson House	Approval			0.38	11	Phase 2
Westminster	17330112	525209	181969	Elmfield Way / Harrow Road, London, W9 3TU	Approval			0.43	91	Phase 2
Westminster	17330115	530185	179020	Ergon House, 9 Millbank	Approval	Millbank		0.51	162	Phase 2
Westminster	17330147	524524	182578	Jubilee Sports Centre Caird Street	Approval	Caird Street		0.62	72	Phase 1
Westminster	17330153	526449	182888	Land At Rear Of Grove Hall Court Hall Road	Approval	Hall Road		0.46	11	Phase 1
Westminster	17330154	525665	183113	Land At Scottish Towers Maida Vale	Approval	Maida Vale		1.09	67	Phase 2
Westminster	17330171	527630	181938	MARYLEBONE ROAD	Approval	MARYLEBONE ROAD		0.35	64	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
Westminster	17330181	526754	181637	North Westminster Community School phase 2 east North Wharf Road	Approval	North Wharf Road		1.23	335	Phase 2
Westminster	17330182	526671	181622	North Westminster Community Sch. Phase 1 (West) North Wharf Road	Approval	North Wharf Road		0.39	150	Phase 1
Westminster	17330183	526587	181595	North Wharf Road Dudley House	Approval	North Wharf Road		0.42	151	Phase 2
Westminster	17330200	526774	183513	Ordnance Hill St Johns Wood Barracks	Approval	Ordnance Hill		2.24	163	Phase 1
Westminster	17330201	525536	183368	Oxford Road Tollgate Gardens Estate	Approval	Oxford Road		1.24	106	Phase 1
Westminster	17330210	526441	181818	PORTEUS ROAD	Approval	JOHN AIRD COURT		1.81	9	Phase 2
Westminster	17330220	525782	181066	Queensway Whiteleys Centre	Approval	Queensway		1.48	103	Phase 2
Westminster	17330226	528881	180271	Reed House, 82-84 Piccadilly	Approval	Piccadilly		0.37	47	Phase 1
Westminster	17330232	528628	182041	Park Place	Approval	18-25 Park Crescent		0.93	70	Phase 1
Westminster	17330290	528805	181052	W15 1BD Proposal Site D1 18-19 Hanover Square	Approval			0.43	3	Phase 2
Westminster	17330315	529542	181432	Western District Office, 35-50 Rathbone Place	Approval	Rathbone Place		0.92	162	Phase 1
Westminster	17330322	525046	182120	Elgin Estate	Approval	Harrow Road	W9 2AT	1.03	43	Phase 2
OPDC	17490136	520758	181734	Carphone Warehouse HQ	Approval	Portal Way	W3 6RT	1.55	764	Phase 2
LLDC	17500002	537175	184169	1 Smeed Road	Approval	Smeed Road		0.45	120	Phase 1
LLDC	17500003	536947	184454	24-26 White Post Lane	Approval	White Post Lane		0.45	103	Phase 2
LLDC	17500005	538100	183344	68-70 High Street, E15 2NE	Approval	High Street		0.42	173	Phase 2
LLDC	17500007	537134	184657	80-84 & 88 Wallis Road SA1.1	Approval	Wallis Road		0.43	120	Phase 2
LLDC	17500008	538271	183539	80 - 92 High Street	Approval	High Street		0.25	202	Phase 1
LLDC	17500021	538022	183284	CENTRAL HOUSE 32-66	Approval	HIGH STREET		0.64	17	Phase 1
LLDC	17500022	538642	184865	Chobham Farm Zone 4 Leyton Road SA2.1	Approval	Leyton Road		2.16	471	Phase 2
LLDC	17500023	537800	185195	Chobham Manor Phase 1 SA2.3	Approval	Honour Lea Avenue		2.77	260	Phase 1
LLDC	17500024	537898	185274	Chobham Manor Phase 2 SA2.3	Approval	off Temple Mills Drive		2.45	207	Phase 1
LLDC	17500025	538601	183994	Duncan House, High Street	Approval	High Street		0.41	44	Phase 2
LLDC	17500048	537301	184037	Land at Bream Street at the junction Stour Road & Dace Rd Bream Street	Approval	Bream Street		0.89	202	Phase 2
LLDC	17500049	538128	182847	Land at Bromley by Bow North (Phase 3)	Approval	Bromley by Bow North		2.12	410	Phase 3
LLDC	17500050	537893	183262	Land at Cook's Road (Phase 1) Cook's Road	Approval	Cook's Road		0.70	194	Phase 2
LLDC	17500051	537120	184197	Neptune Wharf SA1.6	Approval	Wyke Road		2.56	569	Phase 3
LLDC	17500055	538229	183196	Plot R1 Strand East	Approval	Sugar House Lane		0.79	161	Phase 2
LLDC	17500056	538171	185075	NO8 Land West Of Celebration Avenue SA2.2	Approval	Celebration Avenue		0.47	481	Phase 2
LLDC	17500063	538525	183539	PDZ12, adjacent to Carpenters Road	Approval	Carpenters Road		3.34	400	Phase 3
LLDC	17500064	537973	184291	PDZ1, adjacent to the Aquatics Centre Carpenters Road SA3.2	Approval	Carpenters Road		5.75	1700	Phase 3
LLDC	17500065	537956	183889	PDZ2, adjacent to City Mill River SA3.3	Approval	City Mill River		3.89	878	Phase 3
LLDC	17500066	537471	184352	PDZ4, adjacent to Carpenters Road	Approval	Carpenters Road		8.67	650	Phase 3
LLDC	17500067	537391	184830	PDZ5, adjacent to Carpenters Road	Approval	Carpenters Road		14.36	879	Phase 4
LLDC	17500068	538039	185333	Chobham Manor Phase 3 SA2.3	Approval	Temple Mills Road		3.30	254	Phase 2
LLDC	17500069	538027	183536	PDZ8, adjacent to Pudding Mill Lane	Approval	Pudding Mill Lane		7.84	1300	Phase 3
LLDC	17500070	538258	184815	Manhattan Loft Gardens SA3.1	Approval	North Loop Road		0.44	248	Phase 1
LLDC	17500084	537957	184885	N06 Stratford City Development SA2.2	Approval	Temple Mill Lane		0.48	524	Phase 2
LLDC	17500089	538246	182926	MU5 Strand East	Approval	Sugarhouse Lane		0.42	42	Phase 2
LLDC	17500090	538202	183007	Plot R6 Strand East	Approval	Sugar House Lane		1.01	103	Phase 2
LLDC	17500096	538227	184350	Zone 2, International Square Westfield Avenue SA3.1	Approval	Westfield Avenue		1.24	333	Phase 1

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Identified housing capacity	Estimated completion
LLDC	17500097	538592	185022	Zones 2, 3, 5 Chobham Farm Leyton Road SA2.1	Approval	Leyton Road		3.26	392	Phase 3
LLDC	17500104	537037	184485	White Post Lane/Hepscott Road	Approval	White Post Lane	E9 5HB	0.43	85	Phase 2
LLDC	17500106	538220	183305	Strand East (North East pt)	Approval	Sugarhouse Lane	E15 2QS	1.25	8	Phase 2
LLDC	17500107	538141	183113	Strand East (remainder outline)	Approval	Sugarhouse Lane	E15 2QS	5.39	886	Phase 3
LLDC	17500108	538047	182970	Bromley by Bow North Phase 2	Approval			0.57	112	Phase 1
LLDC	17500110	538150	185246	N05 Stratford City SA2.2	Approval			0.43	48	Phase 2
LLDC	17500111	538165	184907	N18/N19 Stratford City SA2.2	Approval			0.42	710	Phase 2
LLDC	17500112	537800	185082	Chobham Manor Phase 4 SA2.3	Approval			0.50	137	Phase 2

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# Appendix E

## Allocations sites

## Mayor of London. The London Strategic Housing Land Availability Assessment 2017

### Appendix E – SHLAA 2017 Allocations

This site list provides details of the sites that have been identified through the 2017 SHLAA as being sites that are existing or emerging site allocations for housing or mixed-use development. Estimated completion refers to the phase in which the final units of a development are expected to be completed in.

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
B&D	17020012	549180	186843	ES08: Becontree Heath (Site A)	Allocation	ALTHORNE WAY		0.63	Phase 2
B&D	17020014	544284	183826	ES15: Abbey Sports Centre	Allocation	Axe Street		0.35	Phase 2
B&D	17020028	547545	186576	Brockelbank Lodge	Allocation	BECONTREE AVENUE		0.44	Phase 4
B&D	17020033	546640	183132	Chelmer Crescent Garages	Allocation			0.31	Phase 3
B&D	17020051	548246	183646	ES04: Dagenham Leisure Park	Allocation	COOK ROAD		3.40	Phase 3
B&D	17020064	546075	183205	Farr Avenue Shops	Allocation	Farr Avenue		0.48	Phase 5
B&D	17020097	544431	184448	ES21: Wakering Road	Allocation			1.61	Phase 5
B&D	17020116	545415	183120	AS08: Barking Riverside Gateways (Thames Road Site North)	Allocation			1.16	Phase 4
B&D	17020128	548957	183511	ES03 Merriellands Crescent 2	Allocation			2.24	Phase 3
B&D	17020144	547663	189610	ES26: Reynolds Court and Padnall Court (Estate Renewal)	Allocation	PADNALL COURT		3.20	Phase 3
B&D	17020193	548917	183041	RM9 6PR	Allocation			1.32	Phase 5
B&D	17020194	549142	183461	RM9 6PS	Allocation			0.77	Phase 5
B&D	17020202	549788	183037	ES05: Beam Park	Allocation	NEW ROAD		20.30	Phase 4
B&D	17020203	549227	186416	ES31: Strangate Garages	Allocation			0.36	Phase 3
B&D	17020204	544281	184294	ES18: Crown House	Allocation			0.45	Phase 2
B&D	17020226	543811	183812	ES27: Tesco Car Park, Barking Town Centre	Allocation			1.14	Phase 3
B&D	17020233	547510	184379	WOODWARD LIBRARY	Allocation	WOODWARD ROAD		0.53	Phase 3
B&D	17020237	544394	184401	ES20: Trocoll House	Allocation			0.27	Phase 2
B&D	17020239	543854	184011	AS41: Abbey Retail Park (Former Sainsbury Development Scheme)	Allocation			2.10	Phase 4
B&D	17020240	544827	183337	AS18: Kingsbridge	Allocation			0.32	Phase 2
B&D	17020241	544724	183214	AS39: South of Gascoigne	Allocation			1.70	Phase 3
Barnet	17030016	525281	190932	TESCO 21 TO 29 BALLARDS LANE, N3 1XP	Allocation	BALLARDS LANE	N3 1XP	1.09	Phase 4
Barnet	17030061	526550	196303	Albert Road	Allocation			0.26	Phase 2
Barnet	17030062	526479	196596	Albert Road Gas Holder	Allocation			2.21	Phase 4
Barnet	17030075	526599	196028	Sainsburys New Barnet	Allocation			0.54	Phase 2
Barnet	17030167	519374	191599	EDGWARE FORUMSIDE	Allocation	STATION ROAD AND EDGWARE ROAD		1.37	Phase 4
Barnet	17030176	526678	196141	East Barnet Road garage site	Allocation			0.59	Phase 3
Barnet	17030188	525412	190614	finchley central station car park	Allocation			1.01	Phase 3
Barnet	17030301	524255	196334	Marie Foster Home, Wood Street	Allocation			1.00	Phase 2
Barnet	17030330	528029	193518	North London Business Park	Allocation	Oakleigh Road South	N11 1NP	16.43	Phase 5
Barnet	17030341	520725	189811	Merit House	Allocation			0.99	Phase 4
Barnet	17030345	521670	190052	Middlesex University existing Accommodation	Allocation			1.87	Phase 3
Barnet	17030347	520984	189470	McDonalds island site Colindale	Allocation			0.53	Phase 3
Bexley	17040027	549491	175114	Former Civic Offices	Allocation	Broadway	DA6 7LB	1.54	Phase 2
Bexley	17040174	551379	178067	Erith Western Gateway	Allocation			4.62	Phase 3

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Brent	17050003	525284	183754	Kilburn Square &	Allocation	Kilburn High Road	NW6 6PR	0.60	Phase 3
Brent	17050026	518557	183762	Woodside Avenue Allocation	Allocation	MOUNT PLEASANT	HA0 1NR	2.47	Phase 3
Brent	17050040	521661	184941	Asiatic Carpets	Allocation	High Road	NW10 2DA	2.20	Phase 3
Brent	17050052	519111	186383	Brook Avenue	Allocation			1.01	Phase 4
Brent	17050066	521494	185031	CHANCEL HOUSE	Allocation	NEASDEN LANE	NW10 2UF	0.82	Phase 3
Brent	17050067	518625	185301	Chiltern Cutting	Allocation	ECCLESTONE PLACE		1.90	Phase 4
Brent	17050070	521530	184744	Church End Local Centre Car Park	Allocation	High Road, Church End	NW10 9EP	0.31	Phase 3
Brent	17050088	519556	186147	Amex House	Allocation	North End Road	HA9 0AD	0.52	Phase 3
Brent	17050104	519797	185941	Fifth Way	Allocation	Euro car parts		1.59	Phase 4
Brent	17050125	517886	183682	Alpertom House & Public House	Allocation	Bridgewater Road	HA0 1EH	0.69	Phase 4
Brent	17050128	518861	183836	Alperon Site Allocation	Allocation	Beresford Avenue	HA0 1PA	0.32	Phase 2
Brent	17050132	518414	183632	Sunleigh Road Allocation	Allocation	Woodside Road & Sunleigh Road	HA0 1TT	1.89	Phase 3
Brent	17050133	518699	183793	Alperon Site Allocation (Part)	Allocation	Beresford Avenue & Mount Pleasant (part)	HA0 1TX	1.31	Phase 2
Brent	17050144	518012	183689	Minavil House	Allocation	Rosemont Road	HA0 4PZ	0.49	Phase 2
Brent	17050164	518674	185392	Wembley Cutting	Allocation	Mostyn Avenue	HA9 8AX	0.58	Phase 4
Brent	17050173	519518	186526	The Torch/Kwik Fit	Allocation	Forty Lane	HA9 9FD	0.40	Phase 3
Brent	17050175	521668	183447	Harlesden Plaza & adjacent	Allocation	Tavistock Road	NW10 4NG	1.16	Phase 4
Brent	17050176	521792	184766	Homebase	Allocation	473 High Road	NW10	0.99	Phase 4
Brent	17050184	519627	186051	Watkin Road	Allocation	ALBION WAY		1.49	Phase 4
Brent	17050190	519718	185689	First Way	Allocation	Wembley Stadium Industrial Estate		5.39	Phase 4
Brent	17050193	520239	189168	Kingsbury Library and Community Centre	Allocation	Stag Lane		0.54	Phase 4
Brent	17050201	521380	185921	Land at Birse Crescent / Neasden Lane	Allocation	Neasden Lane	NW10 1SJ	0.34	Phase 3
Brent	17050214	519053	185365	LAND NEXT TO WEMBLEY STADIUM STATION South Way, HA9	Allocation	South Way		3.62	Phase 3
Brent	17050240	518901	189563	MORRISONS STORES PLC	Allocation	HONEYPOT LANE	NW9 6RN	3.32	Phase 4
Brent	17050248	516599	187759	Northwick Park Hospital	Allocation	Nightingale Avenue		23.70	Phase 4
Brent	17050330	519551	185962	Wembley Retail Park	Allocation	Rutherford Way		3.77	Phase 5
Brent	17050331	516869	188239	Sainsbury's Superstore	Allocation	Draycott Avenue		2.34	Phase 3
Brent	17050340	519684	185432	Pop in Centre	Allocation	South Way		2.52	Phase 4
Brent	17050368	519953	184120	UNISYS, Bridge Park Leisure Center & Adajcent	Allocation	BRENTFIELD	NW10 ORH	2.71	Phase 3
Brent	17050386	521669	184760	White Hart Lane	Allocation			0.31	Phase 3
Bromley	17060048	540309	168856	West of Bromley High Street and land at Bromley South, BR1 1EA	Allocation			4.90	Phase 3
Bromley	17060054	542190	168718	Land adjacent to Bickley Station, BR1 2BX	Allocation	Southborough Road	BR1 2BX	0.89	Phase 3
Bromley	17060056	541458	168818	Gas Holder Homesdale Road BR1 2SR	Allocation			1.01	Phase 3
Bromley	17060059	540683	169120	Civic Centre, BR1 3EW	Allocation			5.85	Phase 3
Bromley	17060063	539993	169405	The Hill Car Park and Adjacent Lands, BR2 0DA	Allocation			1.14	Phase 2
Bromley	17060116	540405	169735	Land Adj Bromley North Station, BR1 3NN	Allocation			2.82	Phase 3
Bromley	17060171	540053	169685	Site B Tweedy Way Bromley, BR1 3PX	Allocation			0.38	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Bromley	17060337	546401	169468	Bromley Valley Gym and adjacent lands, BR5 2QR	Allocation	Chipperfield Road		2.57	Phase 3
Bromley	17060375	540171	169467	Sainsburys Bromley Town centre BR1 1TP	Allocation			1.02	Phase 4
Bromley	17060388	545321	165891	Small Halls York Rise, BR6 8PR	Allocation			0.46	Phase 2
Camden	17070030	529462	183837	24-58 Royal College Street (Parcel Force Worldwide Depot)	Allocation	ST. PANCRAS WAY		1.54	Phase 3
Camden	17070041	529464	182796	Euston Station	Allocation			10.60	Phase 5
Camden	17070067	530520	181666	CENTRAL ST. MARTINS COLLEGE OF ART & DESIGN	Allocation	SOUTHAMPTON ROW		0.47	Phase 2
Camden	17070096	529304	183922	57-71 Pratt Street, 10-15 Georgiana Street and Royal College Street	Allocation			0.34	Phase 2
Camden	17070145	528748	185202	Kentish Town Regis Road Growth Area	Allocation	REGIS ROAD		6.47	Phase 3
Camden	17070157	530864	181649	Land at and bounded by 50-57 High Holborn, WC1V 6JF	Allocation	High Holborn		0.37	Phase 2
Camden	17070181	529334	184020	Bangor Wharf, Georgiana Street plus 118-130 Royal College Street	Allocation			0.26	Phase 2
Camden	17070188	529249	182730	National Temperance Hotel	Allocation		NW1 2LS	0.36	Phase 4
Camden	17070189	529238	182873	BHS Warehouse, 132-140 Hampstead Rd and 142 Hampstead Rd	Allocation	Hampstead Road		0.61	Phase 4
Camden	17070193	528967	183147	Granby Terrace (SA11)	Allocation			1.14	Phase 4
Camden	17070196	528189	184342	202-212 Regents Park Road, (Roundhouse Car Park)	Allocation	Regents Park Road		0.33	Phase 3
Camden	17070221	526019	184778	O2 Centre Car Park, O2 Centre, Homebase,	Allocation	Finchley Road		4.10	Phase 3
Camden	17070297	529680	183600	ST. PANCRAS HOSPITAL	Allocation	ST. PANCRAS WAY		2.12	Phase 3
Camden	17070309	525595	184867	156 WEST END LANE, TRAVIS PERKINS TRADING CO LTD	Allocation	WEST END LANE		0.60	Phase 2
Camden	17070318	529275	181821	Middlesex Hospital Annex	Allocation			0.30	Phase 2
Croydon	17080005	532214	165699	1-129 North End (Whitgift Centre)	Allocation	North End		2.98	Phase 3
Croydon	17080025	532499	165906	1 Lansdowne Road, CR9 1LL	Allocation	Lansdowne Road		0.48	Phase 3
Croydon	17080029	531142	165629	Superstores, Drury Crescent	Allocation	Drury Crescent	CR0 4XT	1.49	Phase 4
Croydon	17080030	530891	165803	Furniture Village, 222 Purley Way	Allocation	Purley Way	CR0 4XG	0.69	Phase 4
Croydon	17080035	533074	165701	30-38 Addiscombe Road	Allocation	Addiscombe Road	CR0 6SN	0.35	Phase 2
Croydon	17080040	532989	166045	44-60 Cherry Orchard Road	Allocation	Cherry Orchard Road	CR0 6BA	0.30	Phase 2
Croydon	17080052	533325	170416	Area around Community Centre on Westow Street	Allocation	Westow Street	SE19 3AF	0.74	Phase 4
Croydon	17080054	531209	167911	795-797 London Road	Allocation	London Road	CR7 6AW	0.26	Phase 4
Croydon	17080073	532299	168281	Ambassador House 3-17 Brigstock Road	Allocation	Brigstock Road	CR7 7JG	0.37	Phase 4
Croydon	17080082	532589	166133	8 Bedford Park	Allocation	Bedford Park	CR0 2AP	0.33	Phase 4
Croydon	17080093	530824	161037	88-90 Brighton Road	Allocation	Brighton Road	CR8 4DA	0.34	Phase 4
Croydon	17080104	529346	159165	Cane Hill Hospital Site, Farthing Way	Allocation	Farthing Way	CR5 3YL	8.43	Phase 2
Croydon	17080109	531551	161641	Car Park, 54-58 Whytecliffe Road South	Allocation	Whytecliffe Road South	CR8 2AW	0.46	Phase 4
Croydon	17080110	531023	164274	Wing Yip Retail	Allocation	Purley Way	CR0 4RE	1.53	Phase 4
Croydon	17080114	531004	165891	Decathlon, Trafalgar Way	Allocation	Trafalgar Way	CR0 4XT	1.23	Phase 4
Croydon	17080115	530567	165969	Valley Leisure Park, Hesterman Way	Allocation	Hesterman Way	CR0 4YA	2.31	Phase 4
Croydon	17080118	532735	165626	Sites 193, 182 and 247	Allocation	George Street	CR0	0.39	Phase 4
Croydon	17080133	532398	164862	Coombe Cross, 2-4 South End	Allocation	South End	CR0 1DL	0.25	Phase 4



Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Croydon	17080138	532630	165602	Suffolk House, George Street	Allocation	George Street	CR0 1PE	0.30	Phase 4
Croydon	17080139	532034	165609	Drummond Road Car Park	Allocation	Drummond Road	CR0 1TX	0.26	Phase 3
Croydon	17080166	531195	161574	1-9 Banstead Road	Allocation	Banstead Road	CR8 3EB	0.27	Phase 3
Croydon	17080177	532620	165772	Job Centre and Southern House	Allocation	17-21 Dingwall Road (186) and Wellesley Road (234)	CR9 2TN	1.06	Phase 4
Croydon	17080239	533414	170484	Norwood Heights Shopping Centre, Westow Street	Allocation	Westow Street	SE19	1.48	Phase 4
Croydon	17080240	530714	166609	Homebase & Matalan stores, 60-66 Purley Way	Allocation	Purley Way	CR0 3JP	3.52	Phase 4
Croydon	17080243	530996	164609	Morrisons Supermarket, 500 Purley Way	Allocation	Purley Way	CR0	3.58	Phase 4
Croydon	17080271	538283	162088	Land to West Side Central Parade, CR0	Allocation	Central Parade		2.31	Phase 2
Croydon	17080274	531916	166288	Lidl, Easy Gym and car park, 99-101 London Road	Allocation	London Road	CR0	1.27	Phase 4
Croydon	17080283	531525	165818	Stubbs Mead Depot	Allocation	Factory Lane	CR0 3RL	2.67	Phase 3
Croydon	17080287	532438	166068	Lunar House, Wellesley Road	Allocation	Wellesley Road		1.32	Phase 4
Croydon	17080291	529869	159753	Waitrose, 110-112 Brighton Road	Allocation	Brighton Road	CR5	0.38	Phase 3
Croydon	17080296	531588	167345	Croydon University Hospital Site	Allocation	London Road	CR7 7YE	8.59	Phase 3
Croydon	17080303	532658	165994	Multistorey Car Park Lansdowne Road	Allocation	Lansdowne Road	CR0 0XH	0.47	Phase 4
Croydon	17080307	533068	163902	Normanton Park Hotel, 34-36 Normanton Road	Allocation	Normanton Road	CR2 7AR	0.40	Phase 3
Croydon	17080311	532199	166054	Poplar Walk car park and, 16-44 Station Road	Allocation	Station Road	CR0 2rb	0.35	Phase 3
Croydon	17080319	532511	165524	St George's House	Allocation	Park Lane	CR0 1JA	0.30	Phase 2
Croydon	17080326	532427	165470	St George's Walk, Katharine House and Park House, Park Street	Allocation	Park Street	CR0	1.79	Phase 3
Croydon	17080328	530992	165538	PC World	Allocation	Trojan Way	CR0 4XL	1.01	Phase 4
Croydon	17080339	532292	166258	Prospect West and car park to the rear of 81-85 Station Road	Allocation	Station Road		0.54	Phase 4
Croydon	17080341	531205	161642	Purley Baptist Church, 2-12 Banstead Road	Allocation	Banstead Road	CR8	0.42	Phase 3
Croydon	17080348	532597	165974	Corinthian House & 28 Dingwall Road	Allocation	Lansdowne Road & Dingwall Road	CR0 2BX	0.34	Phase 4
Croydon	17080352	531447	163763	Croydon Garden Centre	Allocation	Waddon Way	CR0 4HY	1.03	Phase 3
Croydon	17080355	532921	165789	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	Allocation	Addiscombe Road	CR0 6SE	0.46	Phase 2
Croydon	17080356	531305	161770	Purley Back Lanes, 16-28 Pampisford Road	Allocation	Pampisford Road	CR8	0.64	Phase 3
Croydon	17080391	532979	165849	Stephenson House, Cherry Orchard Road	Allocation	Cherry Orchard Road	CR0 6BA	0.50	Phase 4
Croydon	17080394	533503	170564	Victory Place	Allocation	Westow Street and Church Road	SE19 2EZ	0.26	Phase 2
Croydon	17080404	531219	161379	Tesco, 2 Purley Road	Allocation	Purley Road	CR8 2HA	3.71	Phase 4
Croydon	17080418	531014	165353	294-330 Purley Way	Allocation	Purley Way	CR0 4XJ	2.55	Phase 4
Croydon	17080432	530468	166195	Valley Park (B&Q and Units A-G Daniell Way)	Allocation	Daniell Way	CR0 4YJ	6.62	Phase 4
Croydon	17080442	532276	165182	Wandle Multi-Storey Car Park, 1 Whitgift Street	Allocation	Whitgift Street	CR0 1DH	0.56	Phase 4
Croydon	17080448	532588	165692	Norfolk House, 1-28 Wellesley Road	Allocation	Wellesley Road	CR0 2AE	0.70	Phase 3
Croydon	17080451	532192	166181	West Croydon Train Station and shops	Allocation	North End	CR0 1UF	1.50	Phase 4
Croydon	17080465	531835	166458	Zodiac Court, 161-183 London Road	Allocation	London Road	CR0 2RJ	0.68	Phase 4
Croydon	17080552	532457	165957	Apollo House, Wellesley Road	Allocation	Wellesley Road		0.59	Phase 4
Croydon	17080553	532554	165972	Emerald House & Mott McDonald House	Allocation	Lansdowne Road & Sydenham Road		0.62	Phase 4
Croydon	17080554	531345	164762	Heath Clark, Stafford Road	Allocation	Stafford Road	CR0 4NG	3.56	Phase 3
Croydon	17080555	531433	161646	Purley Leisure Centre, car park and former Sainsbury's Supermarket	Allocation	High Street	CR8 2AA	0.67	Phase 3

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Croydon	17080556	537725	163903	Timebridge Community Centre, Field Way	Allocation	Field Way	CR0 9DX	1.78	Phase 2
Croydon	17080557	532175	168373	Supermarket, car park, 54 Brigstock Road	Allocation	Brigstock Road	CR7 8RX	0.65	Phase 4
Croydon	17080558	532069	166007	1-19 Derby Road	Allocation	Derby Road	CR0 3SE	0.31	Phase 3
Croydon	17080559	534918	159550	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Allocation	Shaw Lane	CR6 9AW	0.53	Phase 3
Croydon	17080560	530953	165663	Harveys Furnishing Group Ltd, 230-250 Purley Way	Allocation	Purley Way	CR0 4XG	1.00	Phase 4
Croydon	17080561	531919	165729	Northern part of, 5 Cairo New Road	Allocation	Cario New Road	CR0 1XP	0.25	Phase 3
Croydon	17080562	531894	166380	Praise House, 145-149 London Road	Allocation	London Road	CR0 2RG	0.25	Phase 4
Croydon	17080563	532010	167868	Day Lewis House, 324-338 Bensham Lane	Allocation	Bensham Lane	CR7 7EQ	0.28	Phase 3
Croydon	17080564	531784	166498	Vistec House & 14 Cavendish Road, 185 London Road	Allocation	London Road & Cavendish Road	CR0 2RJ	0.28	Phase 2
Croydon	17080565	532074	162316	Capella Court & Royal Oak Centre, 725 Brighton Road	Allocation	Brighton Road	CR8 2PG	0.87	Phase 4
Croydon	17080566	532659	167780	Grass area adjacent to, 55 Pawsons Road	Allocation	Pawsons Road	CR0 2QA	0.27	Phase 2
Croydon	17080567	534548	164905	Coombe Farm, Oaks Road	Allocation	Oaks Road	CR0 5HL	7.05	Phase 3
Croydon	17080568	532178	165182	Surface car park, Wandle Road	Allocation	Wandle Road	CR0	0.28	Phase 4
Croydon	17080569	535015	159592	359-367 Limpsfield Road	Allocation	Limpsfield Road	CR2 8BV	0.33	Phase 2
Ealing	17090104	512369	179548	The Green (SOU8)	Allocation	The Green	UB2	7.92	Phase 3
Ealing	17090136	511515	179446	Johnson Street (SOU10)	Allocation	Johnson Street	UB2	2.90	Phase 3
Ealing	17090145	513068	179958	Land at Park Avenue (SOU4 part)	Allocation	Park Avenue	UB1	1.81	Phase 2
Ealing	17090190	513261	180021	Barrett Industrial Park, Park Avenue (SOU4 part)	Allocation	Park Avenue	UB1	1.27	Phase 3
Ealing	17090217	516739	180703	West Ealing Station Approach (EAL11)	Allocation	Drayton Green Road & Hastings Road	W13	0.27	Phase 2
Ealing	17090218	516414	180388	66-88 Broadway (EAL 15)	Allocation	Broadway	W13	0.27	Phase 2
Ealing	17090219	516251	180360	Chignell Place (EAL17)	Allocation	Broadway & Chignell Place	W13	0.35	Phase 2
Ealing	17090220	514426	182183	Greenford Crossroads (GRE2)	Allocation	Ruilsip Road East & Greenford Road	UB6	0.37	Phase 3
Ealing	17090222	512843	179622	Honda Garage (SOU6 part)	Allocation	Merrick Road	UB2	0.42	Phase 2
Ealing	17090223	515321	180124	144-164 Uxbridge Road and 1-3 Westminster Terrace (HAN2)	Allocation	Uxbridge Road	W7	0.43	Phase 2
Ealing	17090226	520610	180176	Acton Central Yard (ACT5)	Allocation	High Street	W3 6LJ	0.60	Phase 3
Ealing	17090227	520790	181265	A40 Acton Green Corridor Site 10 (OIS4 part)	Allocation	Western Avenue	W3 6YW	0.61	Phase 2
Ealing	17090228	517708	180637	Sandringham Mews (EAL5)	Allocation	High Street/Sandringham Mews	W5	0.63	Phase 4
Ealing	17090229	516524	180349	Maitland Yard (EAL14)	Allocation	Broadway/Leeland Terrace	W13	0.63	Phase 4
Ealing	17090230	514251	182636	Ravenor Park Farm (GRE1)	Allocation	Oldfield Lane South	UB6	0.66	Phase 2
Ealing	17090231	517148	180641	Craven House, Bilton House and land to rear of Cavalier House (EAL9)	Allocation	Uxbridge Road	W5	0.69	Phase 4
Ealing	17090234	515559	179907	Wickes & Nissan (HAN3)	Allocation	Boston Road	W7	1.26	Phase 2
Ealing	17090238	517983	180919	Ealing Broadway Crossrail Station (EAL2)	Allocation	New Ealing Broadway	W5	1.05	Phase 2
Ealing	17090240	519953	180250	Acton Gateway (ACT2)	Allocation	Steyne Road/High Street	W3	1.29	Phase 3
Ealing	17090241	516313	180282	59-119 Broadway and New Ealing House (EAL16)	Allocation	Broadway	W13	1.40	Phase 4
Ealing	17090243	515890	181414	Greater Copley & Copley South - Copley Close Estate (OIS6 part)	Allocation	Copley Close	W7	1.77	Phase 2
Ealing	17090244	517823	180845	Arcadia (EAL3)	Allocation	The Broadway/Springbridge Road/Haven Green	W5	1.79	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Ealing	17090245	515937	181414	Phase 2F Greater Copley East (OIS6 part)	Allocation	Cheyne Path	W7	1.98	Phase 2
Ealing	17090248	517828	180640	Ealing Broadway Shopping Centre (EAL4)	Allocation	The Broadway/High Street	W5	3.59	Phase 3
Ealing	17090250	514949	184126	Greenford Green - south (OIS7 part)	Allocation	Rockware Avenue/Oldfield Lane North	UB6	8.86	Phase 4
Ealing	17090260	512731	180065	Iceland, Quality Foods and 63-95 South Road (SOU2)	Allocation	South Road	UB1	1.24	Phase 3
Ealing	17090261	512547	180037	Beaconsfield Road/South Road - college, sorting office, Kings Hall, Hambrough Primary School (SOU3)	Allocation	Beaconsfield Road/South Road	UB1	3.24	Phase 2
Ealing	17090296	512767	179893	Southall Gateway	Allocation	South Road/Park Avenue	UB1	1.84	Phase 3
Ealing	17090298	512709	179702	Southall East - The Limes (SOU6 part)	Allocation	Merrick Road	UB2	0.60	Phase 3
Ealing	17090319	512977	180334	44-56 High Street & Lidl (SOU1 part)	Allocation	High Street	UB1	0.46	Phase 3
Ealing	17090387	512863	179783	Malgavita Works (SOU6 part)	Allocation	25-27 Merrick Road	UB2 4AU	0.64	Phase 2
Enfield	17100260	535491	191897	Meridian Water, Leaside Road	Allocation			66.94	Phase 3
Enfield	17100287	529295	192543	Arnos Grove Station Car Park - West	Allocation		N11 1AN	0.53	Phase 3
Enfield	17100370	529010	191934	Station Road, New Southgate	Allocation			2.59	Phase 5
Enfield	17100415	529381	192525	Arnos Grove Station Car Park - East	Allocation	Walker Close		0.37	Phase 3
Greenwich	17110006	543874	178888	Spray Street SPD site 1	Allocation	Parry Place Woolwich	SE18 6AP	1.43	Phase 3
Greenwich	17110054	544656	179636	Broadwater Dock, Gallions Park West	Allocation	Camelot Close Thamesmead	SE28 0ES	5.66	Phase 4
Greenwich	17110058	543487	179172	Riverside House East	Allocation	Bunton St Woolwich	SE18 6BU	0.43	Phase 2
Greenwich	17110080	543521	179112	Lidl supermarket (recent redevelopment)	Allocation	Macbean & Creton Sts Woolwich	SE18 6LW	0.53	Phase 4
Greenwich	17110083	537959	177291	Davy's Wine Cellar	Allocation	161-171 Greenwich High Rd Greenwich	SE10 8JA	0.48	Phase 4
Greenwich	17110085	541680	178904	Westmoor & Mirfield Streets	Allocation	Woolwich Rd, Westmoor St & Mirfield St Charlton	SE7 8LX	0.97	Phase 4
Greenwich	17110116	543325	179268	Waterfront Leisure Centre/ Glass Yard	Allocation	Woolwich High St	SE18 6DL	0.62	Phase 3
Greenwich	17110125	543289	179160	HARE STREET MORTGRAMMIT SQUARE AND CO OP SITES	Allocation	Woolwich High St, Hare St & Powis St	SE18	0.46	Phase 3
Greenwich	17110128	543745	178727	Wilkinson	Allocation	Woolwich New Rd, Willmount St, Helen St & Vincent Rd Woolwich	SE18 6EU	0.89	Phase 3
Greenwich	17110136	540858	175807	Former Thomas Tallis School site	Allocation	Kidbrooke Park Rd Kidbrooke	SE3 9BY	1.82	Phase 2
Greenwich	17110167	543619	179028	Beresford & Macbean Sts	Allocation	Beresford & Macbean Sts Woolwich	SE18	0.98	Phase 3
Greenwich	17110169	540521	178541	Greenwich Retail Park	Allocation	Woolwich Rd/Bugsby's Way	SE7 7ST	12.10	Phase 5
Greenwich	17110173	540854	178583	Sainsbury and Marks & Spencer Carpark	Allocation	Gallions Rd Charlton	SE7 7SA	2.49	Phase 5
Greenwich	17110188	540511	175404	Moorhead Way	Allocation	Moorhead Way Kidbrooke	SE3	1.65	Phase 2
Greenwich	17110203	542874	174517	Orangery Lane	Allocation	Orangery Lane/Eltham High St Eltham	SE9 1TQ	1.77	Phase 5
Greenwich	17110208	540984	178603	Makro/Booker	Allocation	Woolwich Rd & Hope And Anchor Lane Charlton	SE7 7RZ	3.50	Phase 4
Greenwich	17110209	541569	178840	Penhall Road	Allocation	Penhall Rd Charlton	SE7 8RX	3.50	Phase 4
Greenwich	17110242	538220	177437	Royal Hill Court	Allocation	off Greenwich High Rd	SE10 8NE	0.32	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Greenwich	17110266	541755	179209	Geissler Building	Allocation	Bowater Rd Woolwich	SE18 5TF	1.58	Phase 2
Greenwich	17110294	541129	178874	VIP Industrial Park	Allocation	Anchor And Hope Lane Charlton	SE7 7TB	2.59	Phase 3
Greenwich	17110296	541192	178676	Charlton Gate & Ropery Business Parks	Allocation	Anchor And Hope Lane Charlton	SE7 7RX	4.74	Phase 3
Greenwich	17110297	541380	178755	Stone Lake Retail Park	Allocation	Woolwich Rd Charlton	SE7 8LU	5.18	Phase 4
Greenwich	17110340	541503	179075	Ashleigh Industrial Estate	Allocation	Westmoor St/Herringham Rd/New Lydenburg St Charlton	SE7 8NQ	5.35	Phase 5
Greenwich	17110353	543502	178849	Island site	Allocation	Wellington, Thomas, Calderwood & Polytechnic Sts Woolwich	SE18 6HU	1.13	Phase 2
Greenwich	17110356	540637	178211	Restore premises	Allocation	Victoria Way Charlton	SE7	2.00	Phase 2
Greenwich	17110376	543775	178833	Woolwich Arsenal DLR station	Allocation	Woolwich New Road Woolwich	SE18	0.30	Phase 2
Greenwich	17110382	545819	180788	Tripcock Point East	Allocation	west of Thamesmead District Centre, Thamesmead	SE28 8RD	29.85	Phase 5
Greenwich	17110383	543397	178601	Thomas Street site 2	Allocation	Love Lane		1.40	Phase 2
Greenwich	17110384	541070	179087	Anchorage Point Industrial Estate	Allocation	Anchor And Hope Lane Charlton	SE7 7SQ	2.24	Phase 4
Greenwich	17110387	539193	178940	Tunnel Glucose Wharf (former)	Allocation	Tunnel Ave Greenwich	SE10 0PA	3.33	Phase 4
Greenwich	17110394	541260	179016	Herringham Road Industrial land	Allocation			5.54	Phase 4
Greenwich	17110397	541016	175646	Kidbrooke Station	Allocation	Kidbrooke Park Rd	SE3	1.87	Phase 2
Greenwich	17110399	541385	179219	Charlton Riverside East	Allocation	Herringham Rd Charlton	SE7 8NJ	1.51	Phase 2
Hackney	17120033	535097	184992	Bus Depot Hackney Central	Allocation			0.80	Phase 5
Hackney	17120059	533104	183950	SALP270 - Rose Lipman Centre	Allocation	Downham Road	N1 5TH	0.74	Phase 3
Hackney	17120067	533538	182204	SALP108 - Bishopsgate Goodsyard	Allocation			1.25	Phase 3
Hackney	17120086	534783	184604	Florfield Road Depot	Allocation			0.31	Phase 2
Hackney	17120088	535020	185068	The Rectory	Allocation	356 Mare Street, land rear of 392-396 Mare Street		0.26	Phase 2
Hackney	17120095	533694	184940	Kingsland Shopping Centre	Allocation	Kingsland Road	E2 8DP	2.34	Phase 5
Hackney	17120109	534756	183554	SALP225 - 40 - 43	Allocation	Andrews Road	E8 4QL	0.49	Phase 3
Hackney	17120122	535058	184203	SAP223 - 27-37 Well Street London	Allocation		E9 7QX	0.43	Phase 3
Hackney	17120147	533630	183001	SALP233 - 113-137 Hackney Road	Allocation	CREMER STREET	E2 8ET	0.57	Phase 3
Hackney	17120170	533180	182160	SALP125 - Land bounded by Curtain Rd, Worship Street, Scrutton Street	Allocation	WORSHIP STREET	EC2A 2BF	1.71	Phase 2
Hackney	17120174	534069	187891	SALP251 - Arriva/Stamford Bus Garage	Allocation	Rookwood Road	N16 6SS	0.74	Phase 2
Hackney	17120201	532822	186914	SALP279 - 71-73 Lordship Road	Allocation			0.25	Phase 2
Hackney	17120203	533621	187932	SALP285 - 151 Stamford Hill	Allocation	Stamford Hill		0.36	Phase 2
Hackney	17120207	533619	187013	SALP272 - 41-45 Stamford Hill	Allocation			0.34	Phase 5
Hackney	17120208	533980	187783	SALP12 - Tower Court [Approved Application 2016/1930]	Allocation	Clapton Common	E5 9AJ	0.68	Phase 2
Hackney	17120240	535095	184908	Tesco Site A1	Allocation			0.96	Phase 2
Hackney	17120246	535009	184242	SALP133 - London College of Fashion 182 Mare Street	Allocation		E8 3RF	0.46	Phase 3
Hackney	17120303	534453	186004	SALP 283 Nightingale Estate CURRENT APPLICATION 2016/2841	Allocation	Downs Road	E5 8LB	8.58	Phase 3
H&F	17130188	522920	180512	W12 7PA	Allocation			1.12	Phase 4
H&F	17130219	523108	180688	White City Close	Allocation			0.72	Phase 4
H&F	17130221	523327	180695	white city station	Allocation			0.93	Phase 2
Haringey	17140003	532358	187968	Vale/Eade Road (Part)	Allocation	EADE ROAD		1.62	Phase 3
Haringey	17140006	531493	189721	Westbury and Whymark Avenues	Allocation			0.46	Phase 4

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Haringey	17140016	532329	188306	Arena Design Centre	Allocation	Ashfield Road		0.97	Phase 2
Haringey	17140017	534498	190035	Ashley Road North	Allocation			4.32	Phase 2
Haringey	17140023	532272	190128	Barber Wilson	Allocation	CRAWLEY ROAD		1.04	Phase 3
Haringey	17140030	530943	190287	Morrison's Wood Green	Allocation			1.04	Phase 3
Haringey	17140034	531784	188982	Hawes and Curtis	Allocation	0		0.55	Phase 2
Haringey	17140043	530916	189550	Clarendon Road South	Allocation			2.17	Phase 4
Haringey	17140046	530789	190105	Wood Green Cultural Quarter (East)	Allocation			0.69	Phase 4
Haringey	17140047	530716	190167	Wood Green Cultural Quarter (North)	Allocation			0.52	Phase 4
Haringey	17140049	533597	191439	North of White Hart Lane	Allocation			1.02	Phase 3
Haringey	17140055	533127	191627	The Selby Centre	Allocation			1.36	Phase 3
Haringey	17140073	534015	191586	Northumberland Park North	Allocation			4.80	Phase 4
Haringey	17140075	531997	188123	Arena Retail Park	Allocation	WILLIAMSON ROAD		5.55	Phase 3
Haringey	17140077	534298	188469	Leabank and Lemsford Close	Allocation			1.40	Phase 3
Haringey	17140078	528001	188514	460-470 Archway Road	Allocation	ARCHWAY ROAD		0.86	Phase 3
Haringey	17140079	530984	189291	North of Hornsey Rail Depot	Allocation			0.68	Phase 2
Haringey	17140084	532032	189647	Haringey Professional Development Centre	Allocation	DOWNHILLS PARK ROAD		0.61	Phase 3
Haringey	17140088	532326	188188	Crusader Industrial Estate	Allocation			1.57	Phase 2
Haringey	17140104	528575	187467	Highgate Bowl	Allocation			3.32	Phase 4
Haringey	17140105	533183	189354	Lawrence Road (Phase 3)	Allocation	LAWRENCE ROAD		0.57	Phase 3
Haringey	17140110	533093	189362	45-63 Lawrence Road	Allocation			0.34	Phase 2
Haringey	17140133	527899	190912	Coppetts Wood Hospital	Allocation			1.26	Phase 3
Haringey	17140149	534321	189004	Fountayne Road	Allocation			1.10	Phase 5
Haringey	17140151	534363	189362	Tottenham Hale Retail Park	Allocation			4.77	Phase 5
Haringey	17140152	534137	188852	Constable Crescent	Allocation			0.71	Phase 5
Haringey	17140157	533087	189055	Brunel Walk and Turner Avenue	Allocation			1.44	Phase 2
Haringey	17140158	533613	188806	Apex House and Seacole Court	Allocation			0.53	Phase 2
Haringey	17140160	533312	188584	Gourley Triangle	Allocation			2.04	Phase 3
Haringey	17140165	532752	188032	Land between Seven Sisters and Tewkesbury Roads	Allocation			0.42	Phase 2
Haringey	17140183	533722	189664	Tottenham Chances and Nicholson Court	Allocation			0.48	Phase 2
Haringey	17140186	533703	190097	Tottenham Delivery Office	Allocation			0.44	Phase 3
Haringey	17140188	533754	190237	Bruce Grove Snooker Hall and Banqueting Suite	Allocation			0.43	Phase 3
Haringey	17140190	533324	190655	The Roundway	Allocation			0.60	Phase 3
Haringey	17140193	533775	191428	High Road West	Allocation			11.77	Phase 3
Haringey	17140197	534327	189543	Station Square West	Allocation			1.28	Phase 5
Haringey	17140198	534396	189726	Ashley Road South	Allocation			2.35	Phase 2
Haringey	17140199	534453	189543	Tottenham Hale Station	Allocation			1.38	Phase 5
Haringey	17140201	534889	189536	Hale Wharf	Allocation			6.31	Phase 2
Haringey	17140219	530998	190181	Wood Green Library	Allocation			1.31	Phase 3
Haringey	17140221	531413	189829	16-54 Wood Green High Road	Allocation			1.57	Phase 5
Haringey	17140223	531300	189951	Bury Road Car Park	Allocation			1.16	Phase 4
Haringey	17140225	530878	190004	Clarendon Square Gateway	Allocation			1.37	Phase 4
Haringey	17140226	530697	189927	NW of Clarendon Square	Allocation			0.31	Phase 3
Haringey	17140231	530841	190726	LBH Civic Centre	Allocation			1.07	Phase 3
Haringey	17140234	530884	190397	Station Road Offices	Allocation	10-48 Station Road/40 Cumberland Road, Wood Green	N22	0.90	Phase 3
Haringey	17140235	530871	190458	Wood Green Bus Garage	Allocation			1.29	Phase 5

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Haringey	17140245	531448	186847	Finsbury Park Bowling Alley	Allocation	2-8 Stroud Green Road/263-271 Seven Sisters Road		0.57	Phase 2
Haringey	17140246	531311	186998	18-20 Stroud Green Road	Allocation			0.42	Phase 3
Haringey	17140259	529907	188718	72-96 Park Road and Lynton Road	Allocation			0.53	Phase 2
Haringey	17140273	532325	188092	Omega Works	Allocation	Hermitage Road		0.51	Phase 3
Haringey	17140295	533827	189733	Tottenham Police Station and Reynardson Court	Allocation			0.54	Phase 3
Haringey	17140310	528555	188470	Summersby Road	Allocation			0.54	Phase 3
Haringey	17140314	532643	188027	Overbury and Eade Roads	Allocation			2.30	Phase 4
Haringey	17140322	534008	191271	Tottenham Hotspur Stadium Development (Southern part of site Bill Nicholson Way, Tottenham Hotspur S	Allocation	Bill Nicholson Way		9.00	Phase 2
Haringey	17140331	530880	190532	Green Ridings House	Allocation	Wood Green High Road	N22	0.58	Phase 5
Haringey	17140334	531208	190380	Mecca Bingo	Allocation			0.84	Phase 2
Haringey	17140337	530591	190016	L/A Coronation Sidings	Allocation			0.91	Phase 4
Haringey	17140338	530692	190065	Wood Green Cultural Quarter (South)	Allocation			2.04	Phase 4
Haringey	17140346	531443	188141	Wightman Road	Allocation	WIGHTMAN ROAD		0.45	Phase 2
Haringey	17140349	534470	191275	Northumberland Park	Allocation			27.64	Phase 4
Haringey	17140356	534354	189627	Station Square North	Allocation	Ashley Road	N17	1.25	Phase 2
Haringey	17140357	534065	189612	Welbourne Centre and Monument Way	Allocation		N17	1.24	Phase 3
Haringey	17140358	531935	189228	Red House Care Home	Allocation	West Green Road		0.60	Phase 3
Haringey	17140359	530624	189456	Cross Lane	Allocation	Cross Lane	N8	0.61	Phase 2
Haringey	17140360	528350	187948	Hillcrest	Allocation	North Hill		2.26	Phase 3
Haringey	17140361	528770	188033	Gonnerman Antiques and Goldsmith Court	Allocation		N6	0.72	Phase 3
Haringey	17140363	533984	188843	Herbert Road	Allocation			0.71	Phase 2
Haringey	17140364	529826	191154	Park Grove and Durnsford Road	Allocation			1.48	Phase 4
Haringey	17140365	528428	189143	Cranwood Care Home	Allocation			0.44	Phase 4
Haringey	17140368	532583	189467	Keston Centre	Allocation			0.87	Phase 2
Haringey	17140369	533600	188925	Wards Corner	Allocation			0.74	Phase 2
Harrow	17150023	515164	188135	College Road West	Allocation	COLLEGE ROAD & HEADSTONE ROAD		0.52	Phase 3
Harrow	17150029	519559	190961	HILL'S YARD, BACON LANE	Allocation	BACON LANE		0.26	Phase 3
Harrow	17150033	516426	190479	BELMONT HEALTH CENTRE AND LAND ADJACENT	Allocation	KENTON LANE		0.36	Phase 4
Harrow	17150088	515607	188483	Greenhill Way Car Park South	Allocation	Greenhill Way	HA1 2TB	0.89	Phase 3
Harrow	17150108	513987	186127	Sainsbury's, Roxeth Library & Clinic, Northolt Road	Allocation	Northolt Road	HA2 8EQ	0.53	Phase 3
Harrow	17150123	516077	189517	Harrow Leisure Centre	Allocation	Christchurch Avenue	HA3 5BD	5.76	Phase 2
Harrow	17150195	512842	187505	Rayners Lane Station car park	Allocation	High Worple		0.80	Phase 3
Harrow	17150205	515484	189181	Civic Centre, Station Road	Allocation	Station Road		4.67	Phase 2
Harrow	17150212	515602	189618	Travis Perkins, Palmerston Road	Allocation	Palmerston Road		0.26	Phase 3
Harrow	17150213	515548	189553	5-11 & 37-41 Palmerston Road and 27-33 & land adj 47 Masons Avenue	Allocation	Palmerston Road/Masons Avenue		0.67	Phase 2
Harrow	17150215	515540	188768	Tesco Superstore & car park, Harrow	Allocation	Station Road	HA1 2TU	2.21	Phase 4
Harrow	17150249	518180	191406	Canons Park Station car park and embankment	Allocation	Donnefield Avenue		0.42	Phase 3
Harrow	17150251	517713	192418	Stanmore Station car park	Allocation			1.45	Phase 4
Havering	17160010	551870	182444	Dovers Corner	Allocation			5.93	Phase 2
Havering	17160052	551240	188215	Bridge Close Estate	Allocation	BRIDGE CLOSE		3.13	Phase 3
Havering	17160084	550963	189066	Como Street Car Park	Allocation	Como Street		0.63	Phase 2

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Havering	17160146	551037	188708	37-59 High Street, Romford	Allocation			0.32	Phase 2
Havering	17160149	551346	188033	HOMEBASE LTD	Allocation	Rom Valley Way		1.49	Phase 3
Havering	17160200	550864	189194	MATALAN RETAIL LTD	Allocation	NORTH STREET		0.81	Phase 3
Havering	17160248	551352	188409	Station Gateway and Interchange Romford	Allocation	Atalanta Boulevard		2.23	Phase 2
Havering	17160260	550816	182937	Beam Parkway NR08	Allocation			0.46	Phase 3
Havering	17160261	550515	183020	Beam Parkway NR10	Allocation			0.38	Phase 3
Havering	17160263	550675	182976	Beam Parkway NR09	Allocation			1.13	Phase 3
Havering	17160265	551517	182575	Mudlands Industrial Estate	Allocation			4.02	Phase 3
Havering	17160266	551103	182848	Beam Parkway NR06A & NR068B	Allocation			0.53	Phase 3
Havering	17160267	551202	182719	Beam Parkway RW4B	Allocation			1.90	Phase 3
Havering	17160269	551281	182798	Beam Parkway NR04/05	Allocation			0.94	Phase 3
Havering	17160270	551420	182775	Beam Parkway NR02/03	Allocation			0.78	Phase 3
Havering	17160287	552005	182170	Former Rainham Library and offices, 7 Broadway, Rainham	Allocation			0.75	Phase 2
Havering	17160334	550451	182870	Beam Park	Allocation			10.50	Phase 4
Havering	17160360	552642	185662	Station Parade and Tadworth Parade	Allocation	Station Parade and Tadworth Parade		0.63	Phase 2
Havering	17160361	552583	185633	Station Parade and Tadworth Parade	Allocation	Station Parade and Tadworth Parade		0.74	Phase 2
Havering	17160413	550428	183043	A1306 Site NR11	Allocation			0.34	Phase 2
Havering	17160430	551001	182751	Suttons	Allocation	New Road, Rainham		2.04	Phase 3
Havering	17160450	550983	182881	A1306 Site NR7	Allocation			0.25	Phase 2
Havering	17160451	551230	182640	Rainham Steel	Allocation			1.92	Phase 3
Hillingdon	17170033	510672	185094	SA 18: West End Road, South Ruislip	Allocation	West End Road	HA4 6RE	0.76	Phase 2
Hillingdon	17170037	504967	182470	SA 29: Cape Boards Site, Iver Lane, Uxbridge South	Allocation	Iver Lane	UB8 2JG	8.23	Phase 2
Hillingdon	17170044	508550	181992	SA 11: Charles Wilson Engineers, Uxbridge Road, Charville	Allocation	Uxbridge Road	UB4 8JJ	0.84	Phase 2
Hillingdon	17170056	505918	180243	SA 38(b): Padcroft Works, Tavistock Road, Yiewsley	Allocation	Tavistock Road	UB7 7RQ	0.30	Phase 2
Hillingdon	17170073	511772	181718	SA 35: Former Vehicle Testing Station, Cygnet Way, Yeading	Allocation	Cygnet Way	UB4 9BS	1.69	Phase 2
Hillingdon	17170084	511263	187465	SA 10: 269-285 Field End Road, Eastcote, Cavendish	Allocation	Field End Road	HA4 9XA	0.36	Phase 2
Hillingdon	17170090	510192	181997	SA 12: Former Allotments and Melrose Close Car Park, Burns Close,	Allocation	Burns Close	UB4 0EJ	1.18	Phase 2
Hillingdon	17170134	507570	184942	SA 14(a): Hillingdon Circus and Master Brewer, Hillingdon, Uxbridge North	Allocation	Western Avenue	UB10 9NR	2.00	Phase 2
Hillingdon	17170177	507565	184706	SA 25: Long Lane, Hillingdon, Uxbridge North	Allocation	Long Lane	UB10 9JY	0.26	Phase 2
Hillingdon	17170184	505535	184197	SA 26: 148-54 High Street / 25-30 Bakers Street, Uxbridge	Allocation	High Street	UB8 1DU	0.66	Phase 2
Hillingdon	17170193	510112	179188	SA 5(a): Land South of the Railway, Hayes, Botwell	Allocation	Nestle Avenue		11.88	Phase 3
Hillingdon	17170200	509307	191320	SA 16: Northwood Station, Green Lane, Northwood	Allocation	Green Lane	HA6 2XL	1.21	Phase 2
Hillingdon	17170213	509437	179729	SA X: Crown Trading Estate	Allocation	Clayton Road	UB3 1AZ	1.35	Phase 2
Hillingdon	17170221	510200	179669	SA 22(b): Matalan Site, Pump Lane, Botwell	Allocation	Pump Lane	UB3 3NB	0.75	Phase 2

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Hillingdon	17170222	510108	179698	SA 22(a): Chailey Industrial Estate, Pump Lane, Botwell	Allocation	Pump Lane	UB3 3NB	1.79	Phase 2
Hillingdon	17170234	510135	187375	SA 15: Royal Mail Sorting Office, Park Way, Manor	Allocation	Park Way	HA4 4GD	0.26	Phase 2
Hillingdon	17170303	507776	184901	SA 14(b): Hillingdon Circus and Master Brewer, Hillingdon, Uxbridge North	Allocation	Western Avenue	UB10 9NR	3.48	Phase 2
Hillingdon	17170305	509567	179667	SA 4: Fairview Business Centre, Hayes, Botwell	Allocation	Clayton Road	UB3 1AN	1.41	Phase 2
Hillingdon	17170306	510104	179534	SA 24: Benlow Works, Silverdale Road, Hayes, Botwell	Allocation	Silverdale Road		0.47	Phase 2
Hillingdon	17170307	509924	179576	SA 23: Silverdale Road/Western View, Hayes, Botwell	Allocation	Silverdale Road	UB3 3BX	1.38	Phase 2
Hillingdon	17170312	505477	180213	SA 37: Former Coal Depot, Tavistock Road, Yiewsley	Allocation	Tavistock Road	UB7 7LZ	4.88	Phase 2
Hillingdon	17170339	509862	179284	SA 5(b): Land South of the Railway, Hayes, Botwell	Allocation	Nestle Avenue	UB3 4RY	1.40	Phase 2
Hillingdon	17170340	509737	179316	SA 5(c): Land South of the Railway, Hayes, Botwell	Allocation	Viveash Close		2.11	Phase 2
Hillingdon	17170432	509582	179463	SA 3(bi): Eastern End of Blyth Road, Hayes, Botwell	Allocation		UB3 1BY	0.36	Phase 2
Hillingdon	17170433	511770	180670	SA 36: Hayes Bridge, Uxbridge Road	Allocation			0.77	Phase 2
Hillingdon	17170434	506169	184053	SA 27: St Andrew's Park - Annington Homes Site	Allocation	St Andrews Road	UB10 ORX	3.09	Phase 2
Hounslow	17180014	517116	178114	A3002	Allocation			0.40	Phase 4
Hounslow	17180043	513667	176744	Berwyn Avenue	Allocation			0.44	Phase 2
Hounslow	17180044	511352	175838	BOMBARDIER AEROSPACE	Allocation	SALISBURY ROAD	TW4 6JQ	1.65	Phase 3
Hounslow	17180074	513585	175191	Clarence Terrace	Allocation			1.10	Phase 2
Hounslow	17180102	510601	173581	Fern Grove	Allocation			0.38	Phase 2
Hounslow	17180131	517746	177480	Half Acre	Allocation			0.97	Phase 2
Hounslow	17180143	512443	177355	Heston Health Clinic, Cranford Lane, Hounslow (TW5 9ER)	Allocation			1.30	Phase 2
Hounslow	17180163	514417	176032	Hounslow House	Allocation	LONDON ROAD		1.22	Phase 2
Hounslow	17180172	512228	176179	hounslow west station	Allocation			1.08	Phase 2
Hounslow	17180184	513966	175863	Royal Mail Delivery Office	Allocation	High Street	TW3 9BA	0.53	Phase 3
Hounslow	17180247	515455	174445	Rugby Road	Allocation			0.97	Phase 3
Hounslow	17180327	513570	175827	TW3 1JG	Allocation		TW3 1JG	0.30	Phase 2
Hounslow	17180329	514352	176044	Hounslow Bus Garage	Allocation	Kingsley Road	TW3 1PA	1.17	Phase 4
Hounslow	17180340	513390	175465	TW3 3LQ	Allocation			0.81	Phase 3
Hounslow	17180341	513482	175489	TW3 3LZ	Allocation			0.62	Phase 2
Hounslow	17180342	513596	175519	TW3 3NR	Allocation			0.54	Phase 2
Hounslow	17180348	511925	175642	TW4 6HD	Allocation			14.81	Phase 4
Hounslow	17180368	516243	177314	TW7 5JN	Allocation			0.39	Phase 2
Hounslow	17180371	516624	175879	TW7 6BH	Allocation			0.28	Phase 2
Hounslow	17180375	518271	177694	TW8 0DS	Allocation			0.36	Phase 2
Hounslow	17180390	516169	175531	TWICKENHAM ROAD	Allocation	TWICKENHAM ROAD		0.27	Phase 2
Hounslow	17180392	513860	176551	UPSTAGE	Allocation	SPRING GROVE ROAD		0.56	Phase 3
Hounslow	17180414	510097	173298	Ashmead Depot	Allocation			0.69	Phase 3
Hounslow	17180427	512395	175201	Travis Perkins	Allocation	Staines Road	TW4 5AP	0.57	Phase 2
Islington	17190071	531796	182929	Angel Gate	Allocation	Goswell Road		0.69	Phase 3



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Islington	17190112	533452	184837	1 Kingsland Passage and the BT Telephone Exchange	Allocation	Kingsland Green		0.47	Phase 3
Islington	17190165	531271	186909	Finsbury Park Core Site, Site C - Morris Place/Wells Terrace	Allocation			0.32	Phase 3
Islington	17190197	530638	185958	Morrison's supermarket	Allocation	Hertslet Road		0.94	Phase 5
Islington	17190242	529281	186994	Archway Campus	Allocation			1.16	Phase 3
Islington	17190257	532212	182483	Finsbury Leisure Centre	Allocation		EC1V 3PU	0.90	Phase 2
Islington	17190258	530287	185905	65-69 Parkhurst Road	Allocation			0.70	Phase 2
Islington	17190259	532190	182191	Richard Cloudesley School	Allocation			0.34	Phase 2
Islington	17190260	531537	183190	1-7 Torrens Street	Allocation		EC1V 1NQ	0.27	Phase 5
Islington	17190261	532524	182082	Car park at 11 Shire House, Whitbread Centre, Lamb's Passage	Allocation			0.28	Phase 2
K&C	17200047	523567	182269	Kensal Gasworks - Canal Way - Ladbroke Grove	Allocation		W10 5DW	15.28	Phase 5
K&C	17200111	524592	182004	Former Edenham Residential Home - Elkstone Road	Allocation		W10 5XA	0.81	Phase 2
Kingston	17210059	518351	169276	P5 Cattle Market car Park and Fairfield Bus Station	Allocation			0.70	Phase 3
Kingston	17210101	518184	169571	P10 Kingston Station	Allocation			0.71	Phase 5
Kingston	17210109	518127	169393	P1 Clarence Street North	Allocation	Clarence Street		1.03	Phase 3
Kingston	17210118	518362	169213	P6 Kingfisher Leisure Centre	Allocation			0.29	Phase 3
Kingston	17210204	518212	169243	P3b Eden Quarter	Allocation			1.92	Phase 4
Kingston	17210205	518187	169139	P3a Eden Quarter	Allocation			0.55	Phase 3
Kingston	17210249	518228	169678	P20 Canbury Place Car Park 13-43 and Richmond Road	Allocation			0.65	Phase 3
Kingston	17210256	517892	169547	P12 Northern Riverfront	Allocation			1.01	Phase 4
Kingston	17210259	518039	169053	P4 St James Area	Allocation			1.25	Phase 3
Kingston	17210260	518206	169798	P19a and P19e Sites adjoining Kingston College	Allocation	Richmond Road		0.43	Phase 3
Lambeth	17220098	530592	178749	8 Albert Embankment and land to the rear	Allocation	Albert Embankment		1.07	Phase 2
Lambeth	17220229	531164	180433	ITV Centre	Allocation	Upper Ground	SE1	0.72	Phase 2
Lambeth	17220234	531830	172393	286-362 Norwood Road	Allocation		SE27	1.89	Phase 5
Lambeth	17220339	531238	180453	Gabriel's Wharf & Prince's Wharf	Allocation	Upper Ground	SE1	0.54	Phase 5
Lambeth	17220342	532570	172042	Vale Street Depot	Allocation	Vale Street	SE27	0.59	Phase 4
Lambeth	17220378	531237	175469	Brixton Central (between the viaducts)	Allocation	Brixton Station Road		0.61	Phase 3
Lambeth	17220379	531241	175544	Pope's Road	Allocation	Brixton Station Road		0.53	Phase 3
Lambeth	17220380	530115	173503	Clapham Park Estate - Precinct M1 & M5	Allocation	New Park Road	SW2	0.66	Phase 1
Lewisham	17230001	535815	171482	113 to 157 Sydenham Road	Allocation			0.85	Phase 3
Lewisham	17230006	538901	174508	35 Nightingale Grove	Allocation			0.25	Phase 2
Lewisham	17230018	536694	177424	Amersham Vale	Allocation			1.08	Phase 2
Lewisham	17230092	535384	172911	West of Forest Hill Station	Allocation	Devonshire Road		0.45	Phase 2
Lewisham	17230125	537595	177387	Sun Wharf, Cockpit Arts	Allocation	Creekside		0.85	Phase 3
Lewisham	17230132	537726	177582	Thanet Wharf	Allocation	Copperas Street, Creek Road (East Site)		0.77	Phase 2
Lewisham	17230158	537948	175879	Lewisham Retail Park, east of Jerrard Street	Allocation			1.14	Phase 3
Lewisham	17230223	538118	174912	Place Ladywell	Allocation		SE13 6NT	0.78	Phase 3

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Lewisham	17230237	536069	177081	New Cross Gate Sainsbury	Allocation		SE14 5UQ	3.27	Phase 4
Lewisham	17230238	536211	177038	New Cross Station Sites	Allocation		SE14 6AR	0.61	Phase 3
Lewisham	17230271	536482	175933	111 and 115 Endwell Road	Allocation		SE4 1DN	0.44	Phase 2
Lewisham	17230304	536605	172092	Former Bell Green Gas Holders	Allocation		SE6 4RS	1.33	Phase 5
Lewisham	17230311	537319	177160	Former Tidemill School	Allocation		SE8 4RN	1.27	Phase 2
Lewisham	17230324	538788	174531	Driving Test Centre, Nightingale Grove	Allocation			0.41	Phase 2
Lewisham	17230338	539914	174871	Leegate Shopping Centre	Allocation	Leegate		1.68	Phase 2
Lewisham	17230343	538119	176048	Tesco Superstore	Allocation	Conington Road	SE13 7PY	2.58	Phase 2
Lewisham	17230366	538049	175857	Carpet Right	Allocation	Loampit Vale		0.28	Phase 3
Merton	17240004	527405	169130	49 Western Road, Mitcham, Merton	Allocation			2.27	Phase 2
Merton	17240016	524980	170416	Hartfield Road Car Park	Allocation			0.42	Phase 4
Merton	17240028	527730	168546	Birches / Freshfields, Whitford Gardens, Mitcham	Allocation			0.97	Phase 2
Merton	17240030	522526	168808	Next site off Bushey Road	Allocation	Bodnant Gardens		2.59	Phase 4
Merton	17240043	527740	169095	CAR PARK TO THE REAR OF	Allocation	1 TO 4 UPPER GREEN WEST		0.28	Phase 3
Merton	17240045	525920	167001	Chaucer Centre	Allocation	St Helier		0.63	Phase 2
Merton	17240108	526560	168232	Ravensbury Estate	Allocation			4.92	Phase 2
Merton	17240113	526050	169971	High Path Estate	Allocation	Merton High Street		7.85	Phase 3
Merton	17240156	525595	168252	York Close Car Park	Allocation			0.76	Phase 3
Merton	17240163	525687	168684	Morden Station and surrounding Land	Allocation			2.78	Phase 2
Merton	17240203	523925	169527	Southey Bowling Club	Allocation	Dundonald		0.54	Phase 2
Merton	17240214	525837	172805	Haslemere Industrial Estate	Allocation		SW18 4RL	0.82	Phase 5
Merton	17240216	526496	170211	Merton Youth Service Holmes Road	Allocation		SW19 1DN	0.33	Phase 3
Merton	17240218	525369	170413	153-177 The Broadway	Allocation		SW19 1JQ	0.29	Phase 4
Merton	17240225	525461	170490	SW19 1RY	Allocation			0.36	Phase 4
Merton	17240239	525851	168807	Morden Hall Medical Centre	Allocation		SW19 3DA	0.27	Phase 3
Merton	17240242	525692	168925	Kenley Road Car Park	Allocation		SW19 3HZ	0.29	Phase 3
Merton	17240314	526182	171857	Wimbledon Greyhound Stadium	Allocation	Wimbledon Park		5.25	Phase 2
Merton	17240318	527290	168544	Worsfold House	Allocation	Cricket Green		1.36	Phase 3
Merton	17240321	528824	169183	Eastfields Estate	Allocation	Acacia Road		6.63	Phase 3
Newham	17250001	540641	181028	17-19 (S28 west)	Allocation	FREEMASONS ROAD		1.03	Phase 3
Newham	17250026	539339	181655	BARKING ROAD (S13)	Allocation	BARKING ROAD		2.36	Phase 3
Newham	17250033	539817	181737	BECKTON ROAD (part of S15)	Allocation	BECKTON ROAD		2.54	Phase 3
Newham	17250042	539171	181757	Bidder Street (LMUA12)	Allocation			3.76	Phase 3
Newham	17250046	540636	179862	Deanston Wharf (S22)	Allocation	BRADFIELD ROAD		2.00	Phase 3
Newham	17250051	538880	184237	BROADWAY (S05)	Allocation	BROADWAY		0.31	Phase 3
Newham	17250052	540470	185427	Brooking Road (contains HSG1)	Allocation			0.49	Phase 3
Newham	17250054	540502	181345	BURRARD ROAD (HSG 20)	Allocation	BURRARD ROAD		1.23	Phase 3
Newham	17250057	538964	183241	Canning Road (LMUA9)	Allocation			0.62	Phase 3
Newham	17250059	538957	182980	Canning Road (S10)	Allocation			5.71	Phase 4

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Newham	17250064	538877	184460	CERIDIAN (Stratford Mall - remainder of the site)	Allocation	BROADWAY		2.76	Phase 4
Newham	17250084	538965	182731	Crows Road (S11/ Stephenson Street)	Allocation			8.37	Phase 3
Newham	17250086	542868	183580	Didsbury Close (S26)	Allocation			0.59	Phase 3
Newham	17250087	539778	180615	Dock Road site (S08)	Allocation	Dock Road site		8.85	Phase 3
Newham	17250105	539127	184574	E15 1EL (Morrisons and Stratford Library)	Allocation			0.94	Phase 3
Newham	17250107	539885	183305	E15 3HB (S29)	Allocation			1.69	Phase 3
Newham	17250109	538940	184263	E15 4SF (S05)	Allocation			0.71	Phase 3
Newham	17250113	540476	180103	E16 2AU (S22)	Allocation			0.67	Phase 3
Newham	17250118	539862	181817	E16 4DT (HSG19)	Allocation			0.47	Phase 3
Newham	17250135	542722	183523	E6 2BB (S26)	Allocation			1.90	Phase 3
Newham	17250151	540485	184958	E7 9HD (LMUA3)	Allocation			0.82	Phase 3
Newham	17250152	540391	184935	E7 9HZ Nursery Lane	Allocation			0.26	Phase 3
Newham	17250153	540305	184917	E7 9HZ (HSG6 and LIL9)	Allocation			0.33	Phase 4
Newham	17250166	540791	181072	ETHEL ROAD (S28 East)	Allocation	ETHEL ROAD		2.46	Phase 4
Newham	17250185	543553	181095	Heather Close (HSG24)	Allocation			1.42	Phase 3
Newham	17250188	540453	183092	Herbert Street (LMUA 7, Dulcia Mills)	Allocation			0.82	Phase 3
Newham	17250199	538783	184057	Kay Street (S05)	Allocation			0.54	Phase 3
Newham	17250201	540332	181177	KERRY CLOSE (HSG22 & HSG23)	Allocation	KERRY CLOSE		8.16	Phase 3
Newham	17250205	540569	179956	Knights Road	Allocation	BRADFIELD ROAD		0.62	Phase 3
Newham	17250218	543082	186201	land north of romford road	Allocation			1.92	Phase 3
Newham	17250220	539471	181044	land to west of victoria dock road (Limmo, S18)	Allocation			4.02	Phase 4
Newham	17250223	539151	184521	Litchfield Avenue (Solar House S05)	Allocation		E15 4LJ	0.25	Phase 3
Newham	17250226	540522	180016	L R RAYNER & SON (S22)	Allocation	BRADFIELD ROAD		0.81	Phase 3
Newham	17250232	539110	184418	Mantle Way (Stratford Office Village) (S05)	Allocation			0.65	Phase 3
Newham	17250235	538988	185177	MARYLAND ROAD (LMUA 11)	Allocation	MARYLAND ROAD		0.42	Phase 3
Newham	17250236	538990	184789	MARYLANDS WORKS SITE (LMUA10)	Allocation	ANGEL LANE		0.97	Phase 3
Newham	17250255	543199	179822	North Woolwich (HSG32)	Allocation	Pier Road		1.27	Phase 3
Newham	17250257	539819	180935	OCEAN HOUSE (S16)	Allocation	CAXTON STREET NORTH		0.85	Phase 4
Newham	17250265	541014	179910	Phase 1, Minoco Wharf Woolwich Road [ROYAL WHARF old MAIN POLYGON]	Allocation	Woolwich Road		5.27	Phase 2
Newham	17250282	541216	183690	Rochester Avenue (Queens Market)	Allocation			1.55	Phase 3
Newham	17250308	540286	185011	SPROWSTON MEWS SITE (LMUA8)	Allocation	SPROWSTON MEWS		0.66	Phase 3
Newham	17250309	540436	185207	Sprowston Road	Allocation			2.30	Phase 4
Newham	17250318	543078	179789	Store Road (HSG32)	Allocation			0.34	Phase 3
Newham	17250327	542461	183651	TAQUIA (S25)	Allocation	MYRTLE ROAD		2.18	Phase 3
Newham	17250337	539007	184308	TRAMWAY AVENUE	Allocation	TRAMWAY AVENUE		0.25	Phase 3
Newham	17250338	539904	181586	TRINITY STREET (S15)	Allocation	TRINITY STREET		6.11	Phase 3
Newham	17250349	539639	181080	VICTORIA DOCK ROAD (S17)	Allocation	VICTORIA DOCK ROAD		2.14	Phase 3
Newham	17250362	539161	181561	Wharf Street (LMUA12)	Allocation			1.97	Phase 4
Newham	17250369	544366	180767	Gallions 3B	Allocation	Magellan Boulevard		0.42	Phase 4
Redbridge	17260002	543202	188488	1A WOODFORD AVENUE	Allocation	WOODFORD AVENUE	IG2 6UF	0.53	Phase 2
Redbridge	17260004	544434	190354	2A FAIRLOP ROAD	Allocation	FAIRLOP ROAD	IG6 2EF	0.34	Phase 2
Redbridge	17260006	545522	191641	320 NEW NORTH ROAD	Allocation	NEW NORTH ROAD	IG6 3ES	1.07	Phase 2
Redbridge	17260007	543023	188389	374 Eastern Avenue Storage Buildings	Allocation	EASTERN AVENUE GANTS HILL	IG2 6NW	0.41	Phase 2
Redbridge	17260009	542989	186522	Garages to rear of 41 to 57 Wanstead Park Road	Allocation	WANSTEAD PARK ROAD	IG1 3TG	0.31	Phase 2
Redbridge	17260012	545192	186973	530-562 High Road, Ilford	Allocation	High Road	IG3	0.30	Phase 2

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Redbridge	17260013	544947	186949	531-549 High Road, Ilford	Allocation	High Road	IG1 1TZ	0.52	Phase 2
Redbridge	17260014	540401	192796	Hills of Woodford, High Road, Woodford Green.	Allocation	HIGH ROAD	IG8 0PR	0.35	Phase 2
Redbridge	17260015	545191	187020	573-603 High Road, Ilford	Allocation	High Road	IG1 1UD	0.30	Phase 2
Redbridge	17260018	546067	187266	706-720 High Road	Allocation	HIGH ROAD	IG3 8RS	1.02	Phase 2
Redbridge	17260019	543885	186651	68-96 Ley Street	Allocation	Ley Street	IG1 4BX	0.74	Phase 3
Redbridge	17260026	545921	187224	ALDI STORE	Allocation	700 HIGH ROAD		1.05	Phase 2
Redbridge	17260027	545906	191982	Alfreds Head Public House Manford Way, IG7 4DF	Allocation	Manford Way		0.33	Phase 2
Redbridge	17260041	544764	189475	Barkingside Station Car Park	Allocation	Carlton Drive	IG6 1NE	0.61	Phase 2
Redbridge	17260046	544384	188209	B & Q Store	Allocation	SPRINGFIELD DRIVE		0.59	Phase 4
Redbridge	17260051	547683	187749	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	Allocation	Cedar Park Gardens and Wangey Road	RM6 4BW	0.29	Phase 2
Redbridge	17260056	547672	187542	Car Park adjacent Chadwell Heath Station	Allocation	Station Road	RM6 4EE	0.31	Phase 2
Redbridge	17260057	543488	186317	Chapel Road	Allocation			0.25	Phase 2
Redbridge	17260062	543720	186324	CLEMENTS COURT	Allocation	CLEMENTS LANE	IG1 2QZ	0.25	Phase 2
Redbridge	17260066	543322	187042	247-275 CRANBROOK ROAD ILFORD	Allocation	CRANBROOK ROAD	IG1 4TG	0.46	Phase 2
Redbridge	17260068	544599	190347	Craven Gardens Car Park, Craven Gardens, Barkingside	Allocation			0.35	Phase 2
Redbridge	17260075	547078	188600	Dunelm Nursing Home and Grovelands Day Centre,	Allocation	GROVE ROAD		0.69	Phase 2
Redbridge	17260090	540512	190209	Station Estate	Allocation	Eastwood Close		0.64	Phase 2
Redbridge	17260112	544804	186330	TA Centre	Allocation	GORDON ROAD		2.27	Phase 3
Redbridge	17260131	543916	186575	177-207 High Road Ilford	Allocation	High Road	IG1 1DG	0.64	Phase 2
Redbridge	17260142	543808	186457	112 - 114 High Road	Allocation	High Road		0.27	Phase 2
Redbridge	17260144	543758	186270	Britannia Car Park	Allocation			0.25	Phase 3
Redbridge	17260145	544235	186607	262 – 268 High Road, Ilford	Allocation	High Road		0.26	Phase 2
Redbridge	17260149	544298	186726	Redbridge Enterprise and Ilford Retail Park	Allocation	High Road		1.92	Phase 3
Redbridge	17260151	543659	186379	Chapel Road, High Road and Clements Lane	Allocation	Chapel Road High Road and Clements Lane	IG1 2AF	0.72	Phase 2
Redbridge	17260152	543791	184818	330-348 Uphall Road, Ilford	Allocation	Uphall Road	IG1 2JJ	0.44	Phase 2
Redbridge	17260163	543664	186484	Land adjacent to Cranbrook Road, High Road	Allocation			0.81	Phase 2
Redbridge	17260164	544069	186745	Ley Street	Allocation			0.86	Phase 2
Redbridge	17260168	543782	186364	Site at Clements Road, Chadwick Road and Postway Mews	Allocation	Clements Road et al	IG1 8HR	0.64	Phase 2
Redbridge	17260174	545735	187225	Retail Parade at High Road, Seven Kings	Allocation	High Road	IG3 8RH	0.26	Phase 2
Redbridge	17260175	545827	187260	Retail Parade at High Road, Seven Kings	Allocation	High Road	IG3 8RL	0.31	Phase 2
Redbridge	17260178	546348	188651	Land at King George / Goodmayes Hospitals	Allocation			49.60	Phase 5
Redbridge	17260227	543961	186466	Kenneth More Theatre	Allocation	Kenneth More Road		0.39	Phase 2
Redbridge	17260235	544440	190464	Fullwell Cross Health Centre	Allocation			0.32	Phase 2
Redbridge	17260238	543968	186710	106-126 Ley Street, Ilford	Allocation	Ley Street		0.25	Phase 3
Redbridge	17260239	544408	187737	Ley Street Council Depot	Allocation	LEY STREET		2.56	Phase 2
Redbridge	17260240	545836	191985	LONDON BOROUGH OF REDBRIDGE	Allocation	MANFORD WAY		0.55	Phase 3
Redbridge	17260243	544543	187829	Lynn Road	Allocation			0.46	Phase 2
Redbridge	17260245	541064	191931	Madeira Grove Clinic, Madeira Grove, Woodford Green (IG8 7QH)	Allocation			0.27	Phase 2
Redbridge	17260248	545952	192062	Manford Way Town Centre	Allocation	MANFORD WAY		0.86	Phase 2
Redbridge	17260249	540489	189996	Marlborough Road	Allocation			0.34	Phase 2
Redbridge	17260251	541247	190700	MAYBANK ROAD	Allocation	CHIGWELL ROAD		1.09	Phase 2

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Redbridge	17260252	547190	187796	MAYES BROOK	Allocation	HIGH ROAD		1.34	Phase 2
Redbridge	17260255	546900	187679	METROPOLITAN POLICE	Allocation	High Road, Chadwell Heath		1.33	Phase 2
Redbridge	17260256	543251	186331	Mill Road Car Park	Allocation			0.31	Phase 2
Redbridge	17260262	543787	186668	The Exchange Car Park	Allocation			0.52	Phase 2
Redbridge	17260263	544963	188478	Newbury Park Station car park	Allocation	Eastern Avenue		0.73	Phase 2
Redbridge	17260265	544899	188425	newbury park station west car park	Allocation			0.41	Phase 2
Redbridge	17260266	547647	189059	Newton Industrial Estate, Eastern Avenue, RM6	Allocation	EASTERN AVENUE WEST		0.66	Phase 2
Redbridge	17260269	543873	186433	Redbridge Town Hall	Allocation	High Road		0.68	Phase 2
Redbridge	17260272	547198	188335	OES BUILDING UNIT 1 CLYDE WORKS CHADWELL HEATH LANE	Allocation	CHADWELL HEATH LANE		0.43	Phase 2
Redbridge	17260278	544167	189457	Queen Victoria House, Barkingside	Allocation	CRANBROOK ROAD		0.37	Phase 2
Redbridge	17260279	543546	186345	Ilford Island / Hospital Chapel [east]	Allocation			0.59	Phase 2
Redbridge	17260283	544712	190854	Oakfield	Allocation	FOREST ROAD		19.95	Phase 5
Redbridge	17260284	541921	188374	Redbridge Station car park	Allocation	Eastern Avenue		0.50	Phase 2
Redbridge	17260287	546573	187425	Tesco Superstore and Parking, 822 High Road Goodmayes	Allocation	HIGH ROAD	RM6 4HY	4.03	Phase 2
Redbridge	17260293	546851	187504	Goodmayes Retail Park	Allocation			2.69	Phase 2
Redbridge	17260296	547276	189394	Billet Road	Allocation		RM6 5RX	19.76	Phase 5
Redbridge	17260298	543549	186205	Sainsbury's Ilford	Allocation	Roden Street		1.94	Phase 2
Redbridge	17260303	544709	188965	SAINSBURYS SUPERMARKETS LTD	Allocation	KING GEORGE AVENUE		3.91	Phase 2
Redbridge	17260306	545747	187174	SEVEN KINGS LORRY AND CAR PARK	Allocation	HIGH ROAD		0.61	Phase 2
Redbridge	17260308	545459	187163	625-643 High Road / 4-32 Cameron Road, Seven Kings	Allocation	CAMERON ROAD		0.65	Phase 2
Redbridge	17260311	545903	188654	Ford Sports Site	Allocation			16.47	Phase 5
Redbridge	17260316	545766	191947	South of Manford Way TC	Allocation	FOREMARK CLOSE		0.35	Phase 2
Redbridge	17260319	540515	189986	south woodford car park	Allocation			0.43	Phase 2
Redbridge	17260328	545386	188387	SUFFOLK COURT	Allocation	SUFFOLK ROAD		1.36	Phase 2
Redbridge	17260333	543694	186636	The Exchange, Ilford	Allocation	HIGH ROAD		0.82	Phase 2
Redbridge	17260341	540576	189140	Wanstead Hospital, Hermon Hill, London Woodford Avenue/Cranbrook Road North, Gants Hill	Allocation			1.14	Phase 2
Redbridge	17260350	543319	188500	Woodford Avenue/Cranbrook Road North, Gants Hill	Allocation	WOODFORD AVENUE	IG2 6JX	0.35	Phase 2
Redbridge	17260354	540891	191662	Charteris Road and Woodford Station	Allocation	Charteris Road	IG8 0AS	0.81	Phase 2
Redbridge	17260359	544625	188237	Holiday Inn Express, Newbury Park	Allocation	Eastern Avenue		0.40	Phase 2
Redbridge	17260360	546978	192476	Marlyon Road Housing Estate	Allocation	Marlyon Road		1.07	Phase 2
Redbridge	17260361	540948	190484	Southend Road and Maybank Road	Allocation	Maybank Road		0.39	Phase 2
Redbridge	17260362	542934	188396	Wentworth House, Gants Hill	Allocation	Eastern Avenue		0.29	Phase 2
Redbridge	17260363	541118	190201	120 Chigwell Road	Allocation	Chigwell Road		0.87	Phase 2
Richmond	17270010	514632	174267	Amberside Close - Kneller Hall	Allocation			2.51	Phase 4
Richmond	17270012	514055	173842	ASHDALE CLOSE - Telephone Exchange, Whitton	Allocation	ASHDALE CLOSE		0.39	Phase 5
Richmond	17270026	520540	176043	Bulls Alley - part Stag Brewery	Allocation			0.90	Phase 3
Richmond	17270029	517660	171737	Cassel Hospital and surroundings	Allocation	HAM COMMON		3.92	Phase 4
Richmond	17270069	512908	170922	HNL CENTRE Mixed Use Area	Allocation	TANGLEY PARK ROAD		1.58	Phase 4
Richmond	17270076	519780	176915	Kew Biothane	Allocation			0.70	Phase 3
Richmond	17270098	517719	172234	Martingales Close - St Michael's Convent	Allocation			1.54	Phase 2
Richmond	17270112	519087	175591	Orchard Road	Allocation			2.58	Phase 4
Richmond	17270130	520474	176005	Ship Lane - part Stag Brewery	Allocation			2.10	Phase 3
Richmond	17270131	520283	176032	Ship Lane - part Stag Brewery	Allocation			3.36	Phase 4

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Richmond	17270151	521208	175688	SW14 8PQ - Barnes Hospital	Allocation			1.47	Phase 3
Richmond	17270175	515141	171763	TW11 8SQ - Strathmore Centre	Allocation			0.62	Phase 4
Richmond	17270183	513759	169715	TW12 2BD - now Hampton Traffic Unit, 60-68 Station Road, Hampton	Allocation			0.31	Phase 2
Richmond	17270186	513367	169142	TW12 2HF - Platts Eyot	Allocation			2.69	Phase 4
Richmond	17270201	516177	173434	TW1 3SZ - Twickenham Police Station	Allocation			0.26	Phase 4
Richmond	17270219	518109	175171	TW9 1EZ - Richmond Station	Allocation			1.21	Phase 5
Richmond	17270234	520791	175521	Upper Richmond Road West - Telephone Exchange and 172-176 Upper Richmond Road West	Allocation			0.44	Phase 4
Richmond	17270247	517125	172336	Ham Close	Allocation			3.00	Phase 4
Southwark	17280010	532262	179500	Draft NSP12: 21 and 25-29 Harper Road	Allocation			0.51	Phase 2
Southwark	17280094	536629	179525	CWAAP 15 Odessa Street Youth Club	Allocation			0.27	Phase 2
Southwark	17280106	533666	177080	PNAAP 8 Cator Street/Commercial Way	Allocation			0.49	Phase 2
Southwark	17280108	531975	178987	Elephant & Castle Shopping Centre and London College of Communication	Allocation			4.18	Phase 5
Southwark	17280307	534317	176044	PNAAP 22 Asda Supermarket	Allocation			0.31	Phase 2
Southwark	17280309	534411	176308	PNAAP 4 Copeland Industrial Park and 1-27 Bournemouth Road	Allocation			1.15	Phase 4
Southwark	17280310	534323	176432	Draft NSP56: Cinema and multi-storey car park, Moncrief Street	Allocation			0.81	Phase 3
Southwark	17280311	534474	176057	PNAAP 7 Copeland Road Car Park	Allocation			0.26	Phase 3
Southwark	17280314	534269	176639	Draft NSP55: Aylesham Centre and Peckham Bus Station	Allocation			2.66	Phase 4
Southwark	17280317	533614	176736	PNAAP 19 Former Kennedy Sausage Factory and former fire station, 82-86 Peckham Road and 3 Talfourd Road	Allocation			0.25	Phase 3
Southwark	17280319	533955	176833	PNAAP 16 Sumner House	Allocation			0.31	Phase 2
Southwark	17280394	535631	179172	CWAAP 5: Decathlon site (Site C), Surrey Quays Shopping Centre and overflow car park	Allocation	Canada Water		8.67	Phase 5
Southwark	17280406	534400	175936	Sternhall Lane (Part PNAAP24 Peckham Rye Baptist Church)	Allocation			0.30	Phase 3
Southwark	17280418	535904	179363	CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park	Allocation			8.94	Phase 5
Southwark	17280455	536644	179003	CWAAP 16 Yard in Association with Marina	Allocation			0.67	Phase 3
Southwark	17280458	536228	178961	CWAAP 12 Tavern Quay (East and West)	Allocation			0.28	Phase 1
Southwark	17280460	536027	179646	CWAAP 18 Land on Roberts Close	Allocation			0.36	Phase 3
Southwark	17280464	533992	176774	PNAAP 9 Land at south of Sumner Road (Flaxyards site)	Allocation			0.55	Phase 3
Sutton	17290012	525878	163962	Land North of Grove Road	Allocation	Grove Road		0.90	Phase 4
Sutton	17290042	525443	164897	Sutton Bus Garage	Allocation	Bushey Road	SM1 1QJ	0.52	Phase 2
Sutton	17290048	526231	164049	B&Q Sutton	Allocation	Chalk Pit Way		2.25	Phase 4
Sutton	17290066	525898	164392	South of Lodge Place	Allocation	HIGH STREET		0.37	Phase 2
Sutton	17290110	523720	165563	Resource Centre	Allocation	LONDON ROAD		0.31	Phase 3
Sutton	17290119	528065	166839	Mill Green Business Park MILL GREEN ROAD	Allocation	MILL GREEN ROAD		0.42	Phase 1
Sutton	17290140	524110	163956	HSS Hire Site and vacant land	Allocation	Malden Road		0.26	Phase 3
Sutton	17290153	525687	164736	Halfords Site	Allocation	HIGH STREET		0.29	Phase 4

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Sutton	17290160	525873	163852	Land South of Grove Road	Allocation	Grove Road		0.29	Phase 4
Sutton	17290166	525980	164146	Sutton Town Centre Block	Allocation	High Street		0.34	Phase 2
Sutton	17290167	525798	164771	Matalan Block	Allocation	High Street / Marshall Road	SM1 1PQ	0.55	Phase 3
Sutton	17290178	525896	164471	North of Lodge Place	Allocation	Lodge Place		0.30	Phase 2
Sutton	17290180	526777	164664	Land to rear of 107 Westmead Road	Allocation	Westmead Road		0.46	Phase 2
Sutton	17290184	525998	163620	Petrol Station North of Subsea 7	Allocation	Brighton Road	SM2 5BQ	0.32	Phase 3
Sutton	17290209	526156	166557	Rear of Rosehill Shops	Allocation	Wrythe Lane	SM5 1AF	0.25	Phase 3
Sutton	17290224	528966	163989	Napier Court. Whispering Moon Pub and Travis Perkins	Allocation	Woodcote Road		0.32	Phase 3
Sutton	17290225	528851	163915	Lidl Supermarket	Allocation	Beddington Gardens	SM6 0NW	0.35	Phase 2
Sutton	17290232	528555	166064	Land Adjoining Hackbridge Station	Allocation	London Road	SM6 7HN	1.19	Phase 3
Sutton	17290251	526163	163860	Sutton Station	Allocation	HIGH STREET		1.29	Phase 3
Sutton	17290255	525839	164186	St Nicholas House	Allocation	HIGH STREET		0.32	Phase 2
Sutton	17290265	529040	163595	WALLINGTON HALL	Allocation	STAFFORD ROAD		0.43	Phase 2
Sutton	17290275	528860	163758	Shotfield Car Park	Allocation	Woodcote Road		0.41	Phase 4
Sutton	17290280	526103	166573	Co-op	Allocation	WRYTHE LANE		0.42	Phase 2
Sutton	17290281	526030	164230	Houses Adjacent to Manor Park	Allocation	High Street		0.49	Phase 4
Sutton	17290282	525752	164079	Civic Centre	Allocation	St Nicholas Way		0.90	Phase 4
Sutton	17290283	525850	164642	Elm Grove	Allocation	Elm Grove		0.60	Phase 2
Sutton	17290284	525766	164259	Beech Tree Place	Allocation	Beech Tree Place		0.42	Phase 2
Sutton	17290285	528811	164000	Railway Approach Wallington	Allocation	Railway Approach Wallington		1.13	Phase 3
Tower Hamlets	17300019	537656	179407	47 Millharbour (Bonnington House)	Allocation			0.46	Phase 4
Tower Hamlets	17300043	538023	179809	ANGEL HOUSE - (Part of) Marsh wall East Site Allocation	Allocation	MARSH WALL		3.54	Phase 4
Tower Hamlets	17300049	538035	179140	ASDA, 151 East Ferry Road - Cross Harbour Town Centre Site Allocation	Allocation	East Ferry Road		5.87	Phase 3
Tower Hamlets	17300064	537989	180472	Billingsgate Market Site Allocation	Allocation			5.88	Phase 4
Tower Hamlets	17300070	537121	182068	Bow Common - Bow Common Lane	Allocation			3.95	Phase 4
Tower Hamlets	17300136	536915	181201	Docklands delivery Office Site Allocation	Allocation	DENISON HOUSE LANTERNS WAY		0.54	Phase 4
Tower Hamlets	17300163	537624	180531	North Quay Site Allocation	Allocation		E14 5GQ	2.31	Phase 4
Tower Hamlets	17300168	538322	181766	Ailsa Street Site Allocation	Allocation		E14 6RH	4.37	Phase 3
Tower Hamlets	17300183	533717	182221	Bishopsgate Site allocation	Allocation		E1 6GJ	2.56	Phase 3
Tower Hamlets	17300242	537655	179351	GLENGALL BRIDGE WEST - Part of Millharbour South Site Allocation	Allocation	49 TO 59 MILLHARBOUR		0.64	Phase 4
Tower Hamlets	17300247	537633	179216	Greenwich View - (Part of ) Millharbour South Site Allocation	Allocation			2.25	Phase 3
Tower Hamlets	17300285	537401	179832	Land between Marsh Wall, Byng Street and Manilla Street - Marsh Wall West	Allocation	MARSH WALL		0.41	Phase 3
Tower Hamlets	17300298	538703	181577	Leven Road Gas Works Site Allocation	Allocation			8.24	Phase 4
Tower Hamlets	17300305	537204	179890	Cuba street - part of Marsh Wall West	Allocation			0.36	Phase 3
Tower Hamlets	17300308	534662	183405	Marian Place, Gasworks - Site Allocation	Allocation			3.22	Phase 4
Tower Hamlets	17300331	534668	180691	The Highway - Site Allocation	Allocation	PENNINGTON STREET		1.63	Phase 3
Tower Hamlets	17300355	538676	180640	Reuters Site Allocation	Allocation			2.40	Phase 4
Tower Hamlets	17300364	537912	180655	Aspen Way Site Allocation	Allocation			2.59	Phase 4
Tower Hamlets	17300406	537946	179654	Skylines Village - Limeharbour Site Allocation	Allocation			4.97	Phase 4

Local planning authority	SHLAA Ref.	Easting	Northing	Name	Status	Street Name	Postcode	Gross site area (ha)	Estimated completion
Tower Hamlets	17300413	537638	179831	South Quay Plaza 4 - Part of Marsh Wall West site allocation	Allocation			0.38	Phase 2
Tower Hamlets	17300437	534742	181632	Whitechapel South Site Allocation	Allocation	WHITECHAPEL ROAD		12.59	Phase 4
Tower Hamlets	17300467	537854	181156	Willis Street - Crisp Street site Allocation	Allocation			3.91	Phase 3
Tower Hamlets	17300469	538027	180090	Wood Wharf - site allocation	Allocation	Prestons Road		9.29	Phase 3
Waltham Forest	17310027	535712	189432	Blackhorse Road Car Park (TfL Forest Road Carpark - Part of BHL site 1)	Allocation	Forest Road	E17	0.73	Phase 3
Waltham Forest	17310107	535956	189774	E17 6BH (Webbs Industrial Estate - Site BHL6)	Allocation		E17	1.69	Phase 2
Waltham Forest	17310108	536095	189772	E17 6BU (33 -39 Sutherland Road - south part of BHL4 South)	Allocation	Sutherland Road	E17	0.48	Phase 2
Waltham Forest	17310119	537031	189025	E17 7LW (The Mall - WTC Site 9)	Allocation	Selbourne Walk	E17	2.61	Phase 2
Waltham Forest	17310121	536459	188657	E17 7PN (St James Street Health Centre WTC Site 18)	Allocation	St James Street	E17	0.26	Phase 3
Waltham Forest	17310176	535736	189498	Forest Road (U and I site and Standard Music Venue - BHL sites 1c and 1e)	Allocation	Forest Road	E17	1.47	Phase 3
Waltham Forest	17310340	535974	189956	Wigmore Place (Site BHL4 North - excluding 22, 71-81 Sutherland Rd)	Allocation	Sutherland Road	E17	1.10	Phase 1
Waltham Forest	17310342	536793	188931	Willow Walk (Sainsbury's Supermarket)	Allocation	Selborne Road		0.70	Phase 4
Waltham Forest	17310352	536492	188728	North Portion of Brunner Road site and St James Carpark - North portion of WTC site 16 and WTC site 17	Allocation	Brunner Road	E17	0.54	Phase 2
Waltham Forest	17310353	536464	188731	St James Quarter - including west portion of WTC site 16	Allocation	Brunner Road	E17	0.36	Phase 4
Wandsworth	17320018	521988	172610	ASDA, Roehampton Vale	Allocation			1.95	Phase 5
Wandsworth	17320035	529321	177251	Booker and BMW sites	Allocation	Nine Elms Lane and Battersea Park Road		0.65	Phase 2
Wandsworth	17320057	525428	174978	Frogmore Depot	Allocation	FROGMORE		1.77	Phase 4
Wandsworth	17320063	525504	174901	Panorama Antennas	Allocation	DORMAY STREET		0.27	Phase 4
Wandsworth	17320094	525907	175147	Homebase, Swandon Way	Allocation	SWANDON WAY		0.96	Phase 2
Wandsworth	17320103	529292	177503	Securicor Site	Allocation	KIRTLING STREET		0.39	Phase 5
Wandsworth	17320108	525690	174971	Hunts Trucks and adjoining Gasholder, Armoury Way	Allocation			2.61	Phase 3
Wandsworth	17320111	526850	175749	Winstanley / York Road Estates	Allocation			15.38	Phase 3
Wandsworth	17320112	526722	176263	37 Lombard Road (Travis Perkins)	Allocation			0.62	Phase 4
Wandsworth	17320122	526050	175349	Mercedes Benz and Bemco, Bridgend Road	Allocation			0.55	Phase 5
Wandsworth	17320133	529517	177263	Metropolitan Police Warehouse Garage, Ponton Road	Allocation			0.50	Phase 4
Wandsworth	17320135	526007	173636	Atheldene, Garratt Lane	Allocation			1.25	Phase 2
Wandsworth	17320138	525445	175090	Linton Fuels site, Osiers Road	Allocation			0.32	Phase 2
Wandsworth	17320170	522165	173843	Alton Estate	Allocation	DANEbury AVENUE		5.35	Phase 3
Wandsworth	17320179	525791	175175	B&Q, Smugglers Way	Allocation			1.40	Phase 3
Wandsworth	17320189	527052	171137	St George's Hospital Car Park	Allocation	Maybury Street		0.97	Phase 5
Wandsworth	17320210	526741	176126	York Road Business Centre	Allocation			0.70	Phase 3
Wandsworth	17320211	526746	176345	19 Lombard Road, 80 Gwynne Road	Allocation			0.29	Phase 4
Wandsworth	17320212	526639	176128	36 Lombard Road	Allocation			0.30	Phase 4
Wandsworth	17320215	526409	175595	41-47 Chatfield Road	Allocation			0.31	Phase 5
Wandsworth	17320217	526604	175897	110 York Road, Battersea (Former Prices Candles factory)	Allocation			0.77	Phase 3



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Wandsworth	17320283	525337	175127	9, 11 and 19 Osiers Road	Allocation			0.41	Phase 4
Wandsworth	17320284	525354	174734	Armoury Way (Chelsea Cars)	Allocation			0.42	Phase 3
Wandsworth	17320319	525542	175021	Causeway Island	Allocation			0.34	Phase 5
Wandsworth	17320320	525561	174936	Keltbray Site, Wentworth House and adjacent land at Dormay Street	Allocation			0.39	Phase 5
Wandsworth	17320338	527207	175690	Land on the corner of Grant Road and Falcon Road	Allocation			0.89	Phase 5
Wandsworth	17320339	528629	173217	Sainsbury's car park, Balham	Allocation			0.61	Phase 5
Wandsworth	17320341	526442	175680	Gartons Industrial Estate, Gartons Way	Allocation			0.36	Phase 5
Wandsworth	17320346	526453	175743	Plantation Wharf, Gartons Way	Allocation			0.47	Phase 3
Wandsworth	17320347	525866	175039	Ferrier Street Industrial Estate	Allocation	Ferrier Street		1.02	Phase 5
Wandsworth	17320349	529311	177427	Cable and Wireless, Ballymore Site 6	Allocation	Battersea Park Road		0.33	Phase 5
Westminster	17330071	526945	182179	CAPLAND STREET	Allocation	CAPLAND STREET		0.32	Phase 2
Westminster	17330110	527282	181722	Edgware Road Station	Allocation			1.19	Phase 2
Westminster	17330134	525503	181859	HARROW ROAD part of E9 Proposal Site Westbourne Green	Allocation	HARROW ROAD		0.37	Phase 2
Westminster	17330142	526661	182071	PARSONS HOUSE	Allocation	HALL PLACE		0.93	Phase 2
Westminster	17330156	527067	182242	Gateforth & Cockpit Theatre	Allocation	Gateforth Street		0.66	Phase 3
Westminster	17330192	526889	182382	NW8 8LW Lisson Grove Council Offices	Allocation			0.41	Phase 2
Westminster	17330195	526958	182176	NW8 8RT Proposal site E6 Site bounded by Luton Street, Bedlow Close, Capland Street and 60 Penfold Street, NW8	Allocation			0.46	Phase 2
Westminster	17330205	526882	182002	Church Street Site C	Allocation	Church Street		1.25	Phase 3
Westminster	17330224	529269	178148	RANELAGH ROAD Housing Renewal Site	Allocation	RANELAGH ROAD		0.38	Phase 2
Westminster	17330239	525707	181830	SENIOR STREET part of Westbourne Green Proposal Site	Allocation	SENIOR STREET		0.36	Phase 2
Westminster	17330248	527286	181947	Stalbridge Street Proposal site E5 Site bounded by Shroton Street, Cosway Street, Bell Street, and Stalbridge Street, NW1.	Allocation			0.27	Phase 2
Westminster	17330269	527448	179716	SW7 1SE HYDE PARK BARRACKS	Allocation			1.42	Phase 3
Westminster	17330308	525874	181742	WARWICK ESTATE	Allocation	BOURNE TERRACE		0.71	Phase 2
Westminster	17330324	526463	181651	TravisPerkins	Allocation			0.29	Phase 3
Westminster	17330325	527280	182292	Gayhurst & Greenside Church Street Masterplan Site	Allocation	Littlestone Street		0.44	Phase 2
Westminster	17330326	527047	182015	Church Street site B	Allocation	Church Street		1.09	Phase 3
Westminster	17330327	526958	181923	Church Street Site A	Allocation	Edware Road Church Street Broadley Street		0.97	Phase 2
OPDC	17490028	520141	182477	ASDA	Allocation	CORONATION ROAD	NW10 7PP	3.91	Phase 2
OPDC	17490044	519243	182609	First Central	Allocation	Lakeside Drive	NW10 7QH	1.88	Phase 2
OPDC	17490079	522512	182348	Mitre Yard	Allocation	Scrubs Lane	NW10 6QY	0.66	Phase 2
OPDC	17490080	522025	182720	EMR	Allocation		NW10	3.85	Phase 4
OPDC	17490084	522145	182491	Car Giant (Old Oak Park)	Allocation	Hythe Road	NW10 6UN	20.22	Phase 4
OPDC	17490089	520664	181719	Portal Way Sites Cluster	Allocation	Portal Way	W3 6RU	1.89	Phase 3

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OPDC	17490098	521574	182412	Oaklands	Allocation	Old Oak Common Lane	NW10 6DU	2.02	Phase 2
OPDC	17490102	521689	182076	Old Oak Common Station and Surrounds	Allocation	Old Oak Common Lane	W3 7DS	13.79	Phase 4
OPDC	17490103	521718	182286	Old Oak Common Crossrail Depot	Allocation	Old Oak Common Lane	NW10 6DX	13.80	Phase 5
OPDC	17490118	520883	181887	Victoria Road Corner	Allocation	Victoria Road	W3 6UN	0.31	Phase 2
OPDC	17490119	520889	182071	Acton Wells West	Allocation	Victoria Road	NW10 6LU	4.72	Phase 4
OPDC	17490120	521156	182112	Acton Wells East	Allocation	Victoria Road	NW10 6DJ	3.16	Phase 4
OPDC	17490121	521011	181695	Victoria Estate	Allocation	Jenner Avenue	W3 6UU	3.18	Phase 4
OPDC	17490123	521277	181586	Westway Estate	Allocation	Old Oak Common Lane	W3 7XR	6.02	Phase 5
OPDC	17490133	522223	182926	Willesden Junction Station	Allocation	Station Approach	NW10 4UY	2.14	Phase 3
OPDC	17490137	522371	182608	Cumberland Business Park	Allocation	Scrubs Lane	NW10 6RE	1.26	Phase 3
OPDC	17490138	522578	182355	Scrubs Lane South-East Sites	Allocation	Scrubs Lane	NW10 6QU	0.89	Phase 2
OPDC	17490139	521401	181704	Walking on Wood	Allocation	Old Oak Common Lane	W3 7DX	0.59	Phase 2
OPDC	17490140	520957	181786	Perfume Factory	Allocation	Victoria Road	W3 6UG	1.09	Phase 2
OPDC	17490141	520855	181799	The Portal	Allocation	Victoria Road	W3 6UL	0.26	Phase 2
OPDC	17490142	521089	181967	Boden House	Allocation	Victoria Road	NW10 6NY	2.00	Phase 3
LLDC	17500001	537121	184742	115 Wallis Road: SA1.1	Allocation	WALLIS ROAD		1.06	Phase 4
LLDC	17500006	537068	184706	75-89 Wallis Road: SA1.1	Allocation	WALLIS ROAD		0.25	Phase 2
LLDC	17500011	538652	184657	Chobham Farm South SA3.1	Allocation	Angel Lane	E20	1.92	Phase 4
LLDC	17500015	538480	184092	Carpenters Estate SA3.4	Allocation	KENNARD ROAD		6.80	Phase 4
LLDC	17500020	537192	184644	Main Yard SA1.1	Allocation	WALLIS ROAD		0.72	Phase 3
LLDC	17500027	538650	184089	North-west Carpenters SA3.4	Allocation			0.50	Phase 4
LLDC	17500030	537203	183833	415 Wick Lane SA1.5	Allocation	Wick Lane		0.68	Phase 2
LLDC	17500039	538356	184110	Carpenters Estate SA3.4	Allocation	GIBBINS ROAD		0.45	Phase 3
LLDC	17500042	537797	183387	Barbers Road West SA4.3	Allocation	Barbers Road		3.23	Phase 4
LLDC	17500043	536468	184756	Bartrip Street South	Allocation	Bartrip Street		0.46	Phase 2
LLDC	17500044	537262	184455	Hamlet Trading Estate SA1.2	Allocation	WHITE POST LANE		0.51	Phase 3
LLDC	17500053	537079	184620	Adjacent to railway line Wallis Road SA1.1	Allocation	Wallis Road		0.55	Phase 2
LLDC	17500059	538095	183459	Marshgate Business Centre SA4.3	Allocation	Marshgate Lane		1.33	Phase 2
LLDC	17500071	537794	183211	PUDDING MILL AND COOKS ROAD OIL	Allocation	COOKS ROAD		1.57	Phase 3
LLDC	17500073	537205	184531	Queens Yard SA1.1	Allocation	WHITE POST LANE		0.84	Phase 2
LLDC	17500075	538715	183395	Rick Roberts Way Gasholders SA3.6	Allocation			1.01	Phase 3
LLDC	17500077	538268	183988	Rowse Close (Carpenters) SA3.4	Allocation	Warton Road		0.43	Phase 4
LLDC	17500078	538333	183921	Rowse Close East (Carpenters) SA3.4	Allocation			1.47	Phase 4
LLDC	17500080	537077	184330	McGraths Site SA1.3	Allocation	Trego Road		2.81	Phase 3
LLDC	17500088	538554	184279	Stratford Station Car Park SA3.4	Allocation			0.39	Phase 5
LLDC	17500092	538170	182700	Bromley-by-Bow South SA4.1	Allocation	Three Mill Lane		5.59	Phase 4
LLDC	17500109	538339	184432	Cherry Park SA3.1	Allocation			1.92	Phase 4