

# **Royal Borough of Greenwich**

## **Local Development Framework**

### **Authority Monitoring Report**

**2014/15**

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## **1.0 Executive summary**

### **1.1 Key monitoring results for the 2014/15 reporting year**

#### **Housing**

- 1.1.1 Royal Greenwich has clearly demonstrated that it is well placed to respond to the upturn in the market in recent years, with high levels of permissions and a robust five year supply of deliverable sites for housing.
- 1.1.2 Planning permission was granted for 4,238 net additional dwellings thus considerably exceeding the average annual housing supply monitoring target of 2,595 set in the London Plan 2011 for Royal Greenwich. In addition, 1,291 net dwellings were completed. Family housing made up 21% of the permissions and 27% of the completions.
- 1.1.3 In the reporting year, 25% of permissions granted and 23% of completions were for affordable housing. 80% of the affordable housing granted planning permission was for social and affordable rented housing, with 70% of the affordable housing completions for social and affordable rented housing, thus meeting the Core Strategy objective for 70% of affordable housing coming forward as social/affordable rented housing.
- 1.1.4 In the reporting year, 98% of the proposed total residential units granted planning permission was on previously developed, or brownfield, land. The 2% on greenfield land was due to a loss of community open space on the Royal Arsenal, which was replaced elsewhere within the development. 99% of all residential completions was on brownfield land, which meets the Core Strategy objective for new housing.
- 1.1.5 No additional gypsy and traveller pitches were provided.

#### **Economic activity and employment**

- 1.1.6 In the reporting year 1,049 people were helped into work by GLLaB; 71% into full time positions and 29% into part time positions. The main sectors into which they were employed were administration, construction, environmental and hospitality.
- 1.1.7 Designated strategic industrial land (SIL) safeguarded in the adopted Core Strategy differs from the adopted Charlton Riverside Master Plan SPD (2012); therefore the SPD will need updating as the Local Plan takes precedence. Consultants are currently preparing a new master plan for Charlton, and public consultation is expected to take place in 2016.
- 1.1.8 In terms of implementing the adopted Greenwich Peninsula West Master Plan SPD (2012), infrastructure development within the Greenwich Peninsula West area has been granted consent and is under construction:

- Reconfiguration of the existing Alcatel-Lucent Greenwich factory, construction of a new energy centre and 272 residential units. (Ref: 14/0293/F).
- Erection of a 2,600m<sup>2</sup> low carbon energy centre including office accommodation at Plot M0401 (Ref: 13/1372/F and 14/3143/MA).
- Electricity Substation at Plot M0401 (Ref: 14/3601/F)

I.1.9 It is worth noting that of the 4,002m<sup>2</sup> of B1 office space lost to residential use, 3,106m<sup>2</sup> of this was from notifications for prior approval where planning permission was not required. All of the B2 floorspace, and most of the B1 floorspace created, relates to the erection of a low carbon energy centre at Greenwich Peninsula.

I.1.10 In the reporting year, 230m<sup>2</sup> of B1 floorspace and 260m<sup>2</sup> of B8 floorspace was lost within designated Strategic Industrial Locations (SIL).

### **Town centres**

I.1.11 In the reporting year, 160m<sup>2</sup> of A1 floor space was removed and 2,10m<sup>2</sup> of A1 floor space was completed. Most of the additional floor space was in Greenwich Town Centre where new shops have been created at Payne and Borthwick Wharf and at The Movement on Greenwich High Road.

I.1.12 Vacancy rates in Royal Greenwich's three main centres are low. Data for the other centres is not available for this reporting year, pending a full shop front survey.

I.1.13 The development at Kidbrooke Village has been progressing, with a temporary village centre including a supermarket, health centre and coffee shop constructed. Construction of a permanent village centre has commenced. This will be in five phases to include more than 4,000m<sup>2</sup> of retail and commercial floorspace and more than 4,000m<sup>2</sup> of D1 (non-residential institutions) and D2 (assembly and leisure) floorspace.

I.1.14 Just outside of the reporting year, in April 2015, a detailed reserved matters approval was granted for around 16,000m<sup>2</sup> retail floorspace, with over 3,000m<sup>2</sup> of food and drink floorspace within the entertainment district of the O2 to create a retail outlet village. The new stores are expected to open in 2017.

### **Design and heritage**

I.1.15 In 2014/15 the University of Greenwich's new campus on Stockwell Street, designed by Heneghan Peng Architects was awarded the Best Town Centre Project in the London Planning Awards.

I.1.16 There was one new addition to the Heritage at Risk Register in the reporting year: the Roman Catholic Church of St Peter, Woolwich, which is Grade II listed.

1.1.17 As of 31 March 2015, character appraisals and management strategies (CAMS) for 13 of the 20 conservation areas in Royal Greenwich have been adopted. The Woolwich Common conservation area CAMS was adopted in July 2014. In addition, a new Article 4 Direction came into force in the Ashburnham Triangle Conservation Area on 21 May 2014 (replacing the previous one).

1.1.18 There were no planning applications within the World Heritage Site which were called in by the Secretary of State in the reporting year.

### **Open space**

1.1.19 In the reporting year, there were no developments on Metropolitan Open Land (MOL).

1.1.20 On the South East London Green Chain, many of the main cast aluminium signs were repaired to bring them up to the standard of a strategic walking route.

1.1.21 In addition an outreach project was undertaken working with four primary schools in Royal Greenwich, including a field trip along parts of the Southeast London Green Chain from the schools and the creation of nature inspired art work that went on display at road shows in Royal Greenwich.

1.1.22 In the reporting year, there were no losses or additions to areas of biodiversity importance including sites of special scientific interest (SSSI) and sites of importance for nature conservation (SINC).

1.1.23 There was a net gain of 3.9ha of open space approved within Royal Greenwich. The larger planning applications proposing new open space include Morris Walk, the Peninsula and Kidbrooke Village.

### **Environment and climate change**

1.1.24 In terms of air quality, the concentration of nitrogen dioxide has stayed the same and the concentration of particulate matter has increased by 0.4%.

1.1.25 No planning applications were approved contrary to Environment Agency advice.

### **Cohesive and healthy communities**

1.1.26 In the reporting year new D1 (non-residential institutions) developments included a university building on Stockwell Street in Greenwich town centre and the redevelopment of the Greenwich Islamic Centre in Woolwich. No new D2 (assembly and leisure) facilities were completed and the Lee Green Constitutional Club on Lee Road was lost.

1.1.27 There was 23,533m<sup>2</sup> of D1 floorspace gained and 452m<sup>2</sup> of D2 floorspace lost.

I.1.28 The Royal Borough and the NHS Clinical Commissioning Group produce a Joint Strategic Needs Assessment (JSNA) for health, which assesses the health and well-being needs of residents, measure the progress of health programmes and identify health priorities. The latest JSNA can be found on the [Royal Greenwich website](#).

### **Infrastructure and movement**

I.1.29 In the reporting year, proposals for improvements to Eltham High Street were agreed. The improvements include better crossings, new trees and landscaping, the widening and re-paving of footpaths, upgraded street lighting, more parking spaces and a general de-cluttering of the high street.

I.1.30 The sustainable transport modes across Royal Greenwich account for a total of 57% of overall modes of transport whilst the car/motorcycle accounts for 41%. The Royal Borough continues to encourage people to travel by sustainable transport modes.

I.1.31 During 2014/15 Royal Greenwich schools and adult cycle training programmes have enjoyed record numbers of participants, with over 1,000 children and 263 adults trained during the year.

I.1.32 No additional waste management facilities were opened in 2014/15. The Royal Borough considers that it currently has sufficient access to disposal routes to handle the forecasted yearly municipal waste arising during the Plan period.

I.1.33 The amount of recycling decreased in the reporting year because the Materials Recycling Facility on Nathan Way was ageing and had become inefficient. However, composting and energy recovery increased while landfill decreased.

## **I.2 Summary of monitoring results for the 2014/15 reporting year**

**Table 1 Summary of monitoring results against local plan policies**

<b>Indicator</b>	<b>Local Plan policy number</b>	<b>2014/15 monitoring results summary</b>	<b>Source</b>
<b>Section 4.1 housing</b>			
London Plan 2011 annual housing supply monitoring target for Royal Greenwich	HI New housing	2,595	GLA
Net additional new homes supplied in the reporting year	HI New housing	Permissions: 4,266 Completions: 1,362	LDD
Net additional new homes supplied since the beginning of the Local Plan period (01/04/2013-31/03/2028)	HI New housing	Permissions: 10,254 Completions: 2,951	LDD

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
Percentage of new dwellings on previously developed land in the reporting year	H1 New housing	Permissions: 98% Completions:99%	LDD
Percentage of family housing supplied (three or more bedrooms) in the reporting year	H2 Housing mix	Permissions: 21% Completions: 28%	LDD
Percentage of affordable housing supplied in the reporting year	H3 Affordable housing	Permissions: 22% Completions: 25%	LDD
Any additional gypsy and traveller pitch provision in the reporting year	H4 Gypsy and traveller needs	None	RBG
<b>Section 4.2 economic activity and employment</b>			
Number of people helped into work by GLLaB	EA1 Economic employment	1,049	RBG
Progress of implementing the Charlton Riverside Master Plan Supplementary Planning Document	EA2 Charlton riverside	Consultants are currently preparing a new master plan, and public consultation is expected to take place in 2016.	RBG
Progress of implementing the Greenwich Peninsula West Master Plan Supplementary Planning Document	EA3 Greenwich Peninsula West	Infrastructure development within the Greenwich Peninsula is under construction.	RBG
Loss in industrial floor space due to non-industrial uses permitted in Strategic Industrial Locations	EA4 Strategic Industrial Locations	230m <sup>2</sup> of B1 floorspace and 260m <sup>2</sup> of B8 floorspace lost. No gain in floorspace.	LDD
Number of tourists visiting Royal Greenwich (2014 calendar year)	EA5 Tourism	18.78 million visitors to Royal Greenwich	Visit Greenwich
Number of hotel bed spaces (permissions and completions) in town centres and across the waterfront area (effectively the London Plan opportunity areas in Royal Greenwich).	EA5 Tourism	251 hotel bedrooms granted permission at Enderby Wharf	LDD

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
<b>Section 4.3 town centres</b>			
Amount of AI floor space lost and gained across Royal Greenwich town centres	TC1 Town Centres	Lost: 475m <sup>2</sup> Gained: 2,515m <sup>2</sup> Net gain of 2,040m <sup>2</sup>	LDD
Gain/loss of sports, leisure and retail outlets, and office space within the North Greenwich district centre	TC5 North Greenwich District Centre	Reserved matters approval was granted for around 16,000m <sup>2</sup> of retail floor space to create a retail outlet village and over 3,000m <sup>2</sup> of food and drink floor space within the O2.	RBG
Progress on the new local centre at Kidbrooke	TC7 Local Centres and Neighbourhood Parades	Currently under construction see paragraph 1.1.13	RBG
Vacancy rates in town centres	TC(a) Primary, Secondary and Local Shopping Frontage	See Table 10	RBG
Percentage of retail and non-retail uses in town centre shopping frontages	T(b) Non-retail uses in protected shopping frontages	Not currently available	RBG
<b>Section 4.4 design and heritage</b>			
Number of schemes nominated for and/or awarded a design award		1 scheme – Stockwell Street building Greenwich	RBG
The number of buildings on the heritage at risk register and the risk level as compiled by English Heritage		16. See table 11 for risk level	HE
Update on enhancing and preserving the character of conservation areas		See paragraphs 4.4.11 – 4.4.14	RBG



Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
Number of approved archaeological statements with pre-planning determination material being submitted in addition to post-determination planning conditions relating to heritage requirements.		41 sites	HE
Applications in the World Heritage Site called in by the Secretary of State		None	RBG
<b>Section 4.5 open space</b>			
MOL lost to non-ancillary development		0ha	LDD
Update on the work of the Green Chain Project		See paragraphs 4.5.7 – 4.5.11	RBG
Losses or additions to areas of biodiversity importance (including SSSI and SINC)		0ha lost to non-ancillary development 0ha of new additions to areas of biodiversity importance	LDD
Details of planning permission granted that incorporate open space		3.9ha of net open space gained through approvals	LDD
<b>Section 4.6 environment and climate change</b>			
Improvement of air quality at monitoring stations across Royal Greenwich		See table 14	RBG
Number of planning permissions granted contrary to EA advice on flooding and water quality		None	RBG / EA
<b>Section 4.7 cohesive and healthy communities</b>			
Gain of cultural or community facilities		See table 16	
Update on Planning for healthy communities		See paragraphs 4.7.4 – 4.7.10	

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
<b>Section 4.8 infrastructure and movement</b>			
Major transport projects being delivered in the borough		Eltham high street improvements approved and Plumstead Road Bus Improvement Scheme funding granted.	RBG
Sustainable transport usage across the borough		See table 17	RBG
Update on any new waste management facilities		No new waste management facilities were opened in Royal Greenwich	RBG
Amount of municipal waste arising, and managed by management type		See table 18 Total waste collected 103,940 tonnes	RBG
Percentage of Royal Greenwich's waste managed within the sub region (Bexley, Bromley, Royal Greenwich, Lewisham, Southwark and City of London).		96.4%	RBG

## **2.0 AMR context**

### **2.1 Purpose**

2.1.1 The purpose of an authority monitoring report is to assess the effectiveness of adopted development plan policies in accordance with statutory legislative requirements. Section 113 of the Localism Act 2011<sup>1</sup> amends the Planning and Compulsory Purchase Act 2004<sup>2</sup> (“the Act”) and requires local authorities to produce a monitoring report at a maximum of 12 month intervals.

#### ***Reporting period***

2.1.2 This report monitors the performance of Royal Borough of Greenwich (“the Royal Borough”) in producing and implementing its adopted planning policy for the financial year 2014/15.

2.1.3 This AMR covers the year 01 April 2014 to 31 March 2015. Information prior to or after this date is included where it helps to provide a more complete picture of planning performance and project delivery.

#### ***What policies are being monitored?***

2.1.4 The 2014/15 AMR monitors the local plan policies that are in place during the reporting year. The indicators used to monitor the successfulness of these policies are set out at the beginning of each chapter.

2.1.5 The AMR does not attempt to measure and monitor each planning policy individually, but focuses on monitoring key policy objectives for which data is currently available, in order to assess overall outcomes in plan delivery.

### **2.2 Legislative and policy context**

#### ***Localism Act 2011***

2.2.1 The Localism Act came into force in November 2011. It removed the requirement to submit the AMR to the Secretary of State, but local authorities are still required to prepare reports monitoring the implementation of the local development scheme and the extent to which policies set out in the development plan documents are being achieved.

#### ***Local Plan Regulations 2012<sup>3</sup>***

2.2.2 These regulations consolidate the previous Town and Country Planning (Local Development) (England) Regulations 2004 and the amendments made to them, and make new provision and amendments to take account of the changes made by the

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<sup>1</sup> [Localism Act 2011](#)

<sup>2</sup> [Planning and Compulsory Purchase Act 2004](#)

<sup>3</sup> [Town and Country Planning \(Local Plan\) Regulations 2012](#)

Localism Act 2011. Section 8 of the Local Plan Regulations sets out the information that the AMR must contain.

### ***The National Planning Policy Framework 2012<sup>4</sup>***

2.2.3 The NPPF came into force in March 2012 and streamlined over 40 separate pieces of planning policy into one document. It also sets new criteria against which local plans must be assessed: 'Local plans must be positively prepared, justified, effective and consistent with national policy.' National planning practice guidance<sup>5</sup> supplements the NPPF.

### ***Royal Greenwich Development Plan***

2.2.4 For the 2014/15 reporting year, the Development Plan for Royal Greenwich consists of:

- [The Royal Greenwich Local Plan: Core Strategy with Detailed Policies](#)
- [Policies Map \(as amended by the Core Strategy\)](#)
- [Remaining saved site proposal schedules from the Greenwich Unitary Development Plan \(UDP\) \(as listed in the Addendum to the Core Strategy\)](#)
- [The London Plan](#)

## **2.3 The Royal Greenwich Local Plan**

### ***What is a local plan?***

2.3.1 A local plan is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

2.3.2 In addition, the term 'local plan' was referenced in the NPPF and the Local Planning Regulations 2012 as a document that contains policies on the development and use of land, the allocation of sites for a particular type of development or use, and development management and site allocations policies, which are intended to guide the determination of planning applications.

2.3.3 Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the local plan. The term also includes any older style (such as UDP) planning policies that have been saved under the 2004 Act.

2.3.4 A local planning authority's Development Plan is formed of adopted local plans, adopted neighbourhood plans and for London boroughs, the London Plan.

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<sup>4</sup> [National Planning Policy Framework](#)

<sup>5</sup> [Planning Practice Guidance](#)

- 2.3.5 The Royal Borough adopted the *Royal Greenwich Local Plan: Core Strategy with Detailed Policies* (“the Core Strategy”) on 30 July 2014, superseding all of the saved UDP policies except for most UDP site proposals schedules and the policies map (which has been amended by the adoption of the Core Strategy).
- 2.3.6 The Core Strategy sets out the long term aspirations for Royal Greenwich, identifies strategic growth areas, and includes detailed planning policies. Although the Core Strategy was adopted in 2014, the plan period for the Core Strategy runs from 1 April 2013 to 31 March 2028, based on the evidence prepared to justify the plan. In addition to the Core Strategy, a site allocations local plan is currently in preparation, which will result in a new policies map once adopted. For more information on these documents please see Chapter 3.

### 3.0 Local plan progress

#### 3.1 Procedural and review documents

3.1.1 This section reviews progress in producing Royal Greenwich’s local plans, which are specified in the Local Development Scheme (LDS)<sup>6</sup>. Once adopted, these local plans will replace the existing Unitary Development Plan (UDP).

3.1.2 The LDS is a project plan for the production of the Local Plan. The sixth version of the Royal Greenwich LDS covers the three year period between 1 January 2013 and 31 December 2015.

3.1.3 The seventh version of the Royal Greenwich LDS has been approved and published on the Royal Greenwich website, covering the three year period between 1 January 2016 and 31 December 2018.

#### 3.2 Local plans

##### **Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy”)**

3.2.1 Table 2 below sets out the key stages in the preparation of the Core Strategy, which was adopted early in the 14/15 reporting year:

**Table 2: Key stages in the preparation of the Core Strategy**

<b>Key stage</b>	<b>Key dates/consultation period</b>
Core Strategy issues and options consultation	25 February to 7 April 2008
Draft Core Strategy consultation	12 November 2010 to 5 February 2011
Proposed Submission Core Strategy consultation	19 February to 14 May 2013
Submission to the Secretary of State	9 September 2013
Examination in Public (Hearing Sessions)	3-5 December 2013
Main modifications consultation	26 February to 9 April 2014
Adoption	30 July 2014

3.2.2 In early 2010, the decision was made to merge the Core Strategy and the Development Management DPDs into a single document. The Draft Core Strategy consultation in 2010/11 was therefore on the combined Core Strategy with Development Management Policies. The 12-week period featured a variety of consultation activities to ensure that the Royal Borough actively engaged with stakeholders. Numerous public consultation events were held at locations across Royal Greenwich, as well as policy workshops and meetings with developers.

<sup>6</sup> [Royal Greenwich Local Development Scheme](#)

- 3.2.3 Publication of the proposed submission Core Strategy in spring 2013 was the formal stage of consultation in which respondents could only comment on whether or not they considered the document to be ‘sound.’ During this formal consultation, nearly 90 responses were received from a variety of individuals, businesses, government agencies and interested community groups.
- 3.2.4 The Core Strategy was submitted to the Secretary of State in September 2013 with the Examination in Public held in December 2013. The Inspector proposed that five main modifications be made to the Core Strategy in order to make it sound. These were published for public consultation for six weeks, going over in to the next AMR period.
- 3.2.5 The *Royal Greenwich Local Plan: Core Strategy with Detailed Policies* was found to be sound and was subsequently adopted by the Royal Borough on 30 July 2014. It covers a 15 year plan period 2013 to 2028. It is the policies in this local plan document that are monitored in this report.

### **Site allocations local plan**

- 3.2.6 The Site Allocations local plan will replace the Site Schedules in the UDP and will include site specific policies. Work on the document has commenced and an issues and options Site Allocations Local Plan was consulted upon from 15 February to 29 March 2016. The next stage in the process will be consultation on the preferred approaches to sites, which is anticipated to take place in autumn 2017.
- 3.2.7 Once the Site Allocations local plan is adopted, the UDP will be fully replaced and Royal Greenwich’s Development Plan will be made up of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies; Royal Greenwich Local Plan: Site Allocations; a fully updated Policies Map; and the Mayor’s London Plan.

### **Supplementary Planning Documents**

- 3.2.8 Royal Greenwich supplementary planning documents (SPDs) set out detailed guidance for Development Plan policies, and whilst not forming part of the Development Plan, are material planning considerations when determining planning applications. Any monitoring requirements that are set out in Royal Greenwich SPDs will be included in the AMR.
- 3.2.9 Within the AMR reporting period:
- The Greener Greenwich SPD was adopted (September 2014)
  - Draft Planning Obligations SPD was published for consultation (March 2015)

### **Community infrastructure levy (CIL)**

- 3.2.10 Although not included in the Local Development Scheme because it is not a local plan, an update on the production of the Community Infrastructure Levy is included

for information. This includes some information from outside of the reporting period for this AMR.

3.2.11 Royal Greenwich produced and consulted on its preliminary draft charging schedule in autumn 2013. The comments from this consultation informed the draft charging schedule, which was subsequently consulted upon between 30 July and 10 September 2014. Following this, a statement of modifications, taking on board the comments received, was submitted along with the draft charging schedule, for examination by an independent examiner on 17 November 2014.

3.2.12 An Examination in Public (EiP) hearing took place on 4 February 2015 and the Inspector found the charging schedule to be sound subject to two modifications. A local CIL charging schedule was subsequently adopted and brought into effect from 6 April 2015.

### **3.3 Duty to cooperate**

3.3.1 Section 110 of the Localism Act 2011 amends the Planning and Compulsory Purchase Act 2004, placing a duty to co-operate on local planning authorities, in relation to the planning of sustainable development. The duty to co-operate includes activities such as the preparation of development plan documents and other local development documents. Cooperation should produce effective and deliverable policies on strategic cross boundary matters.

3.3.2 The Royal Borough cooperates with a number of other local planning authorities, including adjoining boroughs, and prescribed bodies, on a variety of issues. The Royal Borough regularly engages with neighbouring authorities both individually and as part of southeast London groups as well as on a London-wide basis. For example, the Royal Borough regularly participates in working group meetings, forums and consultations and contributes to the southeast London duty to cooperate meetings set up and attended by the five southeast London boroughs of Bexley, Bromley, Royal Greenwich, Lewisham and Southwark.

3.3.3 The Royal Borough works in partnership with the Mayor of London, Greater London Authority and Transport for London, and participates in London groups such as the London Waste Planning Forum, the London Aggregates Working Party, and the Wider South East Officer Working Group.

3.3.4 The Royal Borough also works closely with other public bodies, particularly with public bodies that are required to cooperate with local planning authorities, including the Environment Agency, Historic England, and Natural England, and other organisations such as the Port of London Authority, with regard to regional issues, regeneration schemes, local plan progress and relevant development schemes.



3.3.5 Royal Borough of Greenwich considers that its requirement under the statutory duty to cooperate legislation is being met.

## 4.0 Monitoring local plan policies

### 4.1 Housing

- 4.1.1 Local planning policies reflect the Royal Borough’s aim to provide good quality homes to meet the needs of different groups of people across Royal Greenwich by maintaining and renewing existing housing stock and maximising opportunities for new housing development across the six strategic development locations.
- 4.1.2 In ensuring future growth is sustainable it is important to make sure there is a range of housing types and sizes, including affordable housing and family housing for existing and future residents.

**Figure 1: Core Strategy housing indicators**

<b>Indicator</b>	Net additional dwellings in the reporting year and since the beginning of the Local Plan period against the London Plan 2011 housing target (planning permissions and completions)
<b>Indicator</b>	Number and proportion of permissions and completions with three or more bedrooms (family housing)
<b>Indicator</b>	Percentage of affordable housing for both permissions and completions
<b>Indicator</b>	Percentage of new dwellings on previously developed (brownfield) land
<b>Indicator</b>	Any additional gypsy and traveller provision in the reporting year

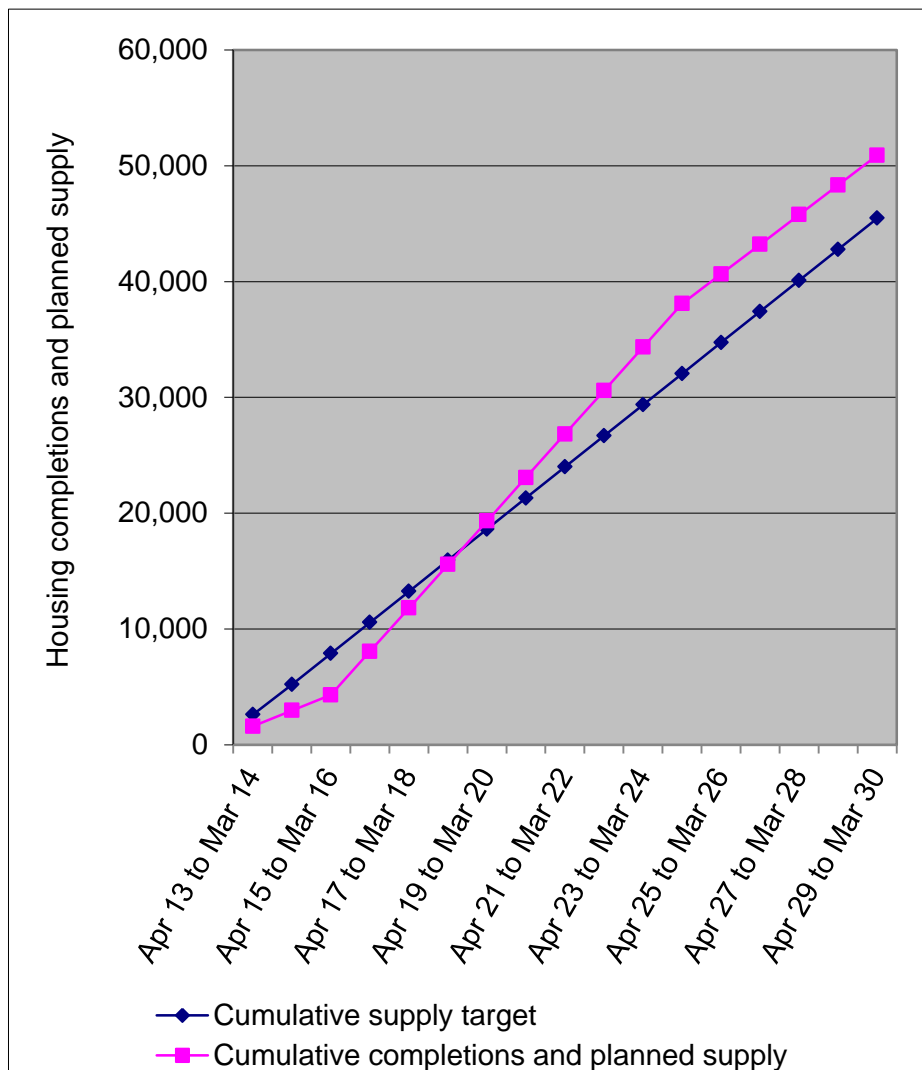
### *Housing supply*

- 4.1.3 Paragraph 47 of the National Planning Policy Framework (NPPF) requires local authorities to:

*“Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”*

- 4.1.4 Along with an identified five year housing supply, the NPPF requires that a supply of specific developable sites or broad locations for growth is identified for years 6-10 and where possible years 11-15. A housing trajectory is shown at Figure 2, which includes housing completions from the beginning of the Local Plan period through the reporting year, and then projections forward 15 years to 2030. The current five year supply period is from 1 April 2015 to 31 March 2020. A detailed five year housing land supply report is published as a separate document on the Royal Greenwich website.

**Figure 2: Royal Greenwich housing trajectory**



**Types of housing monitored that make up the annual supply**

4.1.5 Table 3.1 of the London Plan 2011 identifies a ten year and annual housing supply monitoring target, which for Royal Greenwich is 25,950, or 2,595 per annum. The target is disaggregated into conventional housing (with figures set from both large and small sites), non-self-contained housing, and vacant housing returning to use, and is set out in Table A4.1 of the London Plan 2011.

4.1.6 The Mayor of London published his London Plan 2015 (FALP) in March 2015, which sets an annual housing supply monitoring target for Royal Greenwich of 2,685 from 1 April 2015. This new target has been included in the cumulative supply target in Figure 2, with the planned housing supply taking account of the increased housing target. The cumulative completions of 2,951 from the start of the Local Plan period, and the planned 15 year supply of 47,944, gives a projected housing supply total of 50,895 (net) new homes by 2030.

**Housing delivery**

4.1.7 Local planning authorities are required by Regulation 34(3) of the [Local Planning Regulations 2012](#) to monitor housing delivery performance for the reporting year and from the beginning of the plan period for the adopted Local Plan. For Royal Greenwich this is from 1 April 2013, as the adopted local plan is the Core Strategy. Housing delivery performance prior to the beginning of the local plan period has not been included in this AMR; however, previous AMRs published on the [Royal Greenwich website](#) will set out this information.

4.1.8 Table 3 sets out the net additional dwellings from planning permissions and from completions for the reporting year 2014/15 and from the beginning of the local plan period (1 April 2013). The figures for the 2013/14 year set out in Table 3 are different from those published in the 2013/14 AMR, due to updates in the monitoring processes. The revised figures are published in this 2014/15 AMR to more accurately illustrate the numbers of permissions and completions since the beginning of the local plan period. In addition, Table 3 includes the annual average housing supply monitoring target set out in the Mayor’s London Plan 2011 to put the figures into context.

**Table 3: Net additional dwellings in the reporting year and from the beginning of the Local Plan period (2013-2028)**

<i>Financial year</i>	<i>Permissions (net)</i>	<i>Completions (net)</i>	<i>Annual housing supply monitoring target (London Plan 2011)</i>
2014/15	4,238	1,291	2,595
2013/14	5,986	1,589	2,595
Totals	10,224	2,629	5,190

4.1.9 The Royal Borough continues to grant high numbers of planning permissions but has limited control over the number of units completed by developers each year. This is often impacted by factors such as the economic climate and developer return. The Royal Borough remains well placed in terms of housing land supply and has an up to date, robust five year housing land supply, which is published separately on Royal Borough website.

4.1.10 As shown in Table 3, in 2014/15 planning permission was granted for 4,238 net additional dwellings and 1,291 net additional dwellings were completed. The total (net) permissions figure of 4,238 for the reporting year is made up of 4,109 (net) units from large sites (major development, which is 10 or more units per site), 129 (net) units from small sites (minor development, which is less than 10 units per site).

4.1.11 The total (net) completions figure of 1,291 for the reporting year is made up of 1,225 (net) units from large sites (major development, which is 10 or more units per site), 66 (net) units from small sites (minor development, which is less than 10 units per site).

### **Housing mix**

4.1.12 Table 4 sets out the breakdown of housing tenure, type and the number of bedrooms in the reporting year for both planning permissions and completions, in gross (not net) figures. In the reporting year, 4,741 units were granted permission in total, of which 998 were for family housing (3 or more bedrooms). In addition, there were 1,317 completions in total, of which 352 were for family housing.

**Table 4: Housing figures (gross) with type/tenure breakdowns and numbers of bedrooms**

<b>Type (tenure)</b>	<b>No. of bedrooms</b>				<b>Total permissions</b>	<b>No. of bedrooms</b>				<b>Total completions</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>	
House (market)	8	9	32	4	<b>53</b>	3	6	61	63	<b>133</b>
House (social rent)	1	0	2	0	<b>3</b>	0	10	7	0	<b>17</b>
House (intermediate)	0	0	0	0	<b>0</b>	0	0	1	0	<b>1</b>
House (affordable rent)	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Flat (market)	1406	1616	574	52	<b>3,648</b>	230	482	174	0	<b>886</b>
Flat (social rent)	238	279	222	49	<b>788</b>	73	81	36	0	<b>190</b>
Flat (intermediate)	75	81	37	10	<b>203</b>	33	44	10	0	<b>87</b>
Flat (affordable rent)	13	17	16	0	<b>46</b>	1	2	0	0	<b>3</b>
<b>Total</b>	<b>1,741</b>	<b>2,002</b>	<b>883</b>	<b>115</b>	<b>4,741</b>	<b>340</b>	<b>625</b>	<b>289</b>	<b>63</b>	<b>1317</b>

### **Affordable housing**

4.1.13 Local planning policies seek to secure the delivery of high quality affordable housing. Local Plan policies set out that, subject to viability, sites capable of delivering 10 or more units are required to provide 35% affordable housing onsite, with a split of 70% social/affordable rented and 30% intermediate housing. Table 5 shows the gross numbers and percentages of permissions and completions for affordable dwellings in the reporting year.

4.1.14 In the reporting year 22% of permissions granted and 23% of completions were for affordable housing. Although the percentage of affordable housing granted permission was lower than average in the reporting year 76% of these dwellings

were for social rented housing, thus ensuring that affordable housing coming forward in Royal Greenwich is genuinely affordable.

**Table 5: Affordable housing permissions and completions (gross)**

Monitoring year	Permissions		Completions	
	Total	No. and % affordable	Total	No. and % affordable
2014/15	4,749	1,040/22%	1,317 <sup>1</sup>	298 / 23%
2013/14 <sup>2</sup>	4,181 <sup>3</sup>	1,186 / 28%	1,395 <sup>4</sup>	679 / 49%

1. 206 additional units were completed for non-self-contained housing, bringing the (gross) total to 1,388  
 2. The figures for the 2013/14 monitoring year are different than those reported in the published 2013/14 AMR. Please refer to paragraph 4.1.8 for further detail  
 3. 1,683 additional units were permitted from an outline application, and 269 additional units were permitted for non-self-contained housing, bringing the (gross) total to 6,133 units  
 4. 244 additional units were completed for non-self-contained housing, bringing the (gross) total to 1,639

4.1.15 The [South East London Strategic Housing Market Assessment](#) (South East London SHMA) identifies the appropriate affordable housing requirement for Royal Greenwich within a sub-regional context. The 2009 South East London SHMA identified in the Core Strategy has now been reviewed, updated and approved by the southeast London boroughs in June 2014. In addition, an affordable housing viability assessment has been prepared to support the policy requirement for affordable housing in the Core Strategy (see paragraph 4.1.13 of the Core Strategy).

**Table 6: Measuring housing completions by type and tenure during the reporting year**

Housing type <sup>7</sup>		Housing tenure	Market housing	Intermediate housing	Social/ affordable rent housing
1 – 2 bedrooms	66%	Housing need requirement	73%	11%	17%
	73%	Actual supply	75%	8%	17%
3 – 4+ bedrooms	34%	Housing need requirement	54%	10%	36%
	27%	Actual supply	85%	3%	12%

4.1.16 Table 6 reflects the housing need requirements for Royal Greenwich as identified in the South East London SHMA (June 2014). The requirements are an update of Table 8 in the Core Strategy. The projected trend for housing type is for a greater amount of smaller homes and fewer larger homes. Housing completions for the reporting year, given as percentage splits for both type and tenure, are measured against identified housing need.

<sup>7</sup> Projected bedroom requirements taken from Table 36 of the [South East London SHMA 2014 – Borough Appendix Royal Greenwich](#)

**Previously developed land**

- 4.1.17 The rate of development growth planned in Royal Greenwich will increase pressure on open spaces and make it even more important to safeguard and enhance open spaces. It is expected that at least 99% of the development built in Royal Greenwich will be on previously developed (brownfield) land in order to continue to preserve green spaces, unless there are exceptional circumstances.
- 4.1.18 In the reporting year, 98% of dwellings granted planning permission, and 99% of dwelling built, was on previously developed land. The largest application was a reserved matters application for part of the Royal Arsenal development, where an area designated as community open space was granted permission for residential units.
- 4.1.19 However, this land was not used as community open space prior to the planning application as it was a disused power station, and all of the community open space was replaced with a higher standard of accessible open space within the Royal Arsenal development.

**Gypsy and traveller provision**

- 4.1.20 The Core Strategy seeks to retain existing provision for gypsy and travellers and has one dedicated site for travellers at Thistlebrook that provides 40 pitches. There were no additional pitches provided within the reporting year.

**4.2 Economic activity and employment**

- 4.2.1 *“To reduce levels of worklessness, improve skills, encourage a prosperous economy and create sustainable jobs within Royal Greenwich making the most efficient use of land”*, is one of the critical spatial issues for Royal Greenwich. The economic activity and employment policies set out in the Core Strategy seek to protect existing employment use, encourage business growth in order to retain and develop existing businesses and encourage new businesses into Royal Greenwich.
- 4.2.2 The tourism industry is also is an important part of employment within Royal Greenwich and the expansion and diversification the tourism industry will be supported.

**Figure 3: Core Strategy Economic and employment indicators**

<b>Indicator</b>	Number of people helped into work by GLLaB
<b>Indicator</b>	Progress of implementing the SPD for Charlton Riverside
<b>Indicator</b>	Progress of implementing the SPD for Greenwich Peninsula West
<b>Indicator</b>	New non-industrial uses in Strategic Industrial Locations
<b>Indicator</b>	Number of tourists visiting Royal Greenwich
<b>Indicator</b>	Number of hotel beds permitted/completed in Greenwich Town Centre and across Royal Greenwich

## **Jobs**

- 4.2.3 Business developments should be encouraged to provide training and support to enhance the skills of Royal Greenwich residents. The availability of a suitable skilled workforce is important for local firms and to attract new businesses to the area.
- 4.2.4 Greenwich Local Labour and Business Service (GLLaB) is the Royal Borough's umbrella organisation for employment training. It is a local initiative that helps local businesses and residents to access opportunities offered by regeneration and development activity in Royal Greenwich and across the sub-region.
- 4.2.5 In the reporting year 1049 people were helped into work by GLLaB; 71 % into full time positions and 29% into part time positions. The main sectors into which they were employed were administration, construction, environmental and hospitality.

## **Charlton Riverside**

- 4.2.6 Charlton Riverside is allocated as a Strategic Development Location as set out in the Core Strategy and offers significant opportunity for redevelopment. The area will include a new mixed use urban quarter and the employment uses will be consolidated to maximise the use of the land whilst maintaining employment levels in the water front area.
- 4.2.7 As set out in the Core Strategy, it is recognised that the proposals for safeguarding industrial land differ from the Charlton Riverside Masterplan, which was adopted in 2012 and the masterplan will therefore need updating. Consultants are currently updating the masterplan and public consultation is expected to take place during 2016.

## **Greenwich Peninsula West**

- 4.2.8 Greenwich Peninsula West was designated as a Strategic Development Location in the Core Strategy and will be redeveloped to provide a range of uses including residential and commercial uses. Further detail on the vision for the area is contained within the Greenwich Peninsula West Masterplan 2012. However, it is recognised in the Core Strategy that the SPD needs to be updated.
- 4.2.9 There is no progress on updating the SPD to report. However, some infrastructure development within the Greenwich Peninsula West area has been granted consent and is under construction:
- Reconfiguration of the existing Alcatel-Lucent Greenwich factory, construction of a new energy centre and 272 residential units. (Ref: 14/0293/F).
  - Erection of a 2,600 sqm low carbon energy centre including office accommodation at Plot M0401. (Ref: 13/1372/F and 14/3143/MA).
  - Electricity Substation at Plot M0401. (Ref: 14/3601/F)



### Strategic Industrial Locations

4.2.10 Strategic industrial locations (SIL) exist to ensure that London provides sufficient quality employment sites in appropriate locations to meet the needs of industrial and related sectors. These sectors include general and light industrial uses, logistics, waste management and environmental industries, utilities, wholesale markets and some transport functions. Safeguarded wharves are likely to be within or adjacent to SIL. The Royal Borough aims to protect these areas of industrial land in line with London Plan and Core Strategy policies.

4.2.11 In order to understand whether these policies protecting designated SIL are effective, the number of non-industrial uses granted planning permission in SIL in the reporting year is monitored.

4.2.12 In the reporting year 230m<sup>2</sup> of B1 floorspace and 260m<sup>2</sup> of B8 floorspace was lost within designated strategic industrial locations. These were both on the site of a former builder's merchant within the Charlton Riverside West Strategic Industrial Location. A mixture of live/work units and residential units will replace this.

**Table 7 Amount of industrial floorspace lost and gained in Strategic Industrial Locations**

<i>Use class</i>	<i>Amount of floorspace lost</i>	<i>Amount of floorspace gained</i>
B1	230	0
B2	0	0
B8	260	0

4.2.13 Within Royal Greenwich as a whole, the following changes of employment use have occurred over the reporting year:

**Table 8: Net amount of industrial floorspace lost and gained in Royal Greenwich (figures are in m<sup>2</sup>)**

<i>Change of use from...</i>	<i>Change of use to...</i>										
	<i>A1</i>	<i>A2</i>	<i>A3</i>	<i>B1</i>	<i>B2</i>	<i>B8</i>	<i>C1</i>	<i>C3</i>	<i>D1</i>	<i>D2</i>	<i>SG</i>
B1	0	0	0	0	0	0	0	4,002	0	0	0
B2	0	0	0	0	0	0	0	0	0	0	0
B8	0	0	0	0	933	0	0	260	0	0	0
Other uses	0	0	0	541	2,060	0	0	0	0	0	0

4.2.14 It is worth noting that of the 4,002m<sup>2</sup> of B1 office space lost to residential use, 3,106m<sup>2</sup> of this was from notifications for prior approval where planning permission was not required.

4.2.15 All of the B2 floorspace, and most of the B1 floorspace created, relates to the erection of a low carbon energy centre at Greenwich Peninsula.

## **Tourism**

4.2.16 Royal Greenwich capitalises upon its many historical assets, as visitors come to see the royal, architectural, scientific and nautical legacy that has made Maritime Greenwich a World Heritage Site. Principal attractions include the National Maritime Museum, Royal Observatory Greenwich, Cutty Sark, Old Royal Naval College, Greenwich Market and Greenwich Park, London's oldest Royal Park. Other attractions include Eltham Palace, The Wernher Collection at the Ranger's House, the Royal Arsenal, the Firepower Museum, the Thames Barrier, the Green Chain network of open spaces and the Thames Path.

4.2.17 These visitor attractions are complemented by the on-going regeneration of Greenwich Peninsula. The O2 Arena, originally the Millennium Dome, opened in June 2007 and provides one of the world's most popular entertainment venues<sup>8</sup>.

4.2.18 The Royal Borough supports tourism in appropriate locations including hotel provision to encourage visitors to stay for longer. In the reporting year permission was granted for an additional 251 hotel bedrooms, in one development associated with a proposed Cruise Liner Terminal at Enderby Wharf. There was a loss of hotel provision however when permission was also granted for the conversion of a 14 bedroom hotel to self-contained flats in Eltham. This equates to a net gain of 237 hotel bedrooms.

4.2.19 In the calendar year 2014, there were 18.78 million visitors to Royal Greenwich and 350,000 visitors to the Tourist Information Centre in Greenwich Town Centre.

4.2.20 In the reporting year, the following key tourist events took place:

- Opening of the Ships, Clocks and Stars exhibition, National Maritime Museum (July 2014);
- Royal Greenwich Tall Ships Festival (September 2014); and,
- Elvis at The O2: The Exhibition of His Life (running for nine months from December 2014).

## **4.3 Town Centres**

4.3.1 Royal Greenwich has a network of town centres that provide an important social and economic focus for the districts and communities they serve. They not only provide for the retail needs of residents, workers and visitors but are home to many of Royal Greenwich's residents and are places for leisure and culture, where people can meet and socialise in a safe and high quality environment. Town centres are also important for the economy and provide local employment opportunities. It is their multiplicity of roles that make town centres so important for Royal Greenwich.

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<sup>8</sup> Based on tickets sold

Figure 4: Core Strategy town centre and retail indicators

<b>Indicator</b>	Percentage of retail and non-retail use in town centres
<b>Indicator</b>	Vacancy rate along the primary, secondary and local frontages
<b>Indicator</b>	Amount of A1 floorspace lost and gained across the borough
<b>Indicator</b>	Progress on the development of Kidbrooke Village
<b>Indicator</b>	Progress on North Greenwich District Town Centre

### Retail frontages

4.3.2 Town centres are the preferred location for major retail, leisure, cultural, office and other uses that attract and serve the public. It is important that the Royal Borough seeks to protect retail activity and central areas within town centres where retailing is the dominant use to ensure the overall viability of town centres. In larger centres secondary areas complement primary retail frontages by providing locations for shops and services which cannot afford primary rents.

Table 9: Retail floor space gained and lost during the monitoring year

<b>Amount of floor space lost</b>	<b>Amount of floor space gained</b>
160m <sup>2</sup>	2,105m <sup>2</sup>

4.3.3 Table 9 above demonstrates that 160m<sup>2</sup> of A1 floor space was removed and 2,105m<sup>2</sup> of A1 floor space was completed. Most of the additional floor space was in Greenwich Town Centre where new shops have been created at Payne and Borthwick Wharf and The Movement on Greenwich High Road.

4.3.4 Table 10 below provides information on the proportion of A1, A3/A4/A5 and vacant units within the Boroughs three main centres. (Please note that this includes all premises within the town centre boundaries, not just the protected shopping frontages.) Data for the other centres is not available for this reporting year, pending a full shop front survey.

Table 10: Breakdown of retail floorspace in the monitoring year

	<b>% A1</b>	<b>% A3/A4/A5</b>	<b>% Vacant</b>
Eltham	58	17	8
Greenwich	56	19	8
Woolwich	40	28	4

### Kidbrooke Village

4.3.5 A temporary village centre including a supermarket, health centre and coffee shop has been constructed. Construction of a permanent village centre has commenced. This will be in five phases to include more than 4,000m<sup>2</sup> of retail and commercial

floorspace and more than 4,000m<sup>2</sup> of D1 (non-residential institutions) and D2 (assembly and leisure) floorspace.

**North Greenwich District Centre**

4.3.6 On 20 April 2015, detailed reserved matters approval was granted for around 16,000m<sup>2</sup> retail floorspace, over 3,000m<sup>2</sup> of food and drink floorspace within the entertainment district of the O2 to create a retail outlet village. The new stores are expected to open in 2017.

**4.4 Design and heritage**

4.4.1 Royal Greenwich’s rich historic heritage ranging from the well-known Maritime Greenwich World Heritage Site to the diverse 20 conservation areas will continue to be protected and enhanced and will help to contribute to the regeneration of Royal Greenwich. New developments within Royal Greenwich will be expected to continue to protect the rich historic heritage and provide high quality architecture and urban design which enhances the existing environment and character.

Figure 5: Core Strategy design and heritage indicators

<b>Indicator</b>	Number of schemes nominated for and/or awarded a design award
<b>Indicator</b>	Proportion of non-residential developments achieving an ‘excellent’ BREEAM rating
<b>Indicator</b>	Number of tall buildings permitted outside of appropriate locations
<b>Indicator</b>	The number of buildings on the heritage at risk register and the risk level as compiled by English Heritage
<b>Indicator</b>	Number of character appraisals and management strategies adopted for designated conservation areas
<b>Indicator</b>	Number of approved archaeological statements
<b>Indicator</b>	Applications in the World Heritage Site called in by the Secretary of State

Figure 6: image courtesy of University of Greenwich

**Design**

4.4.2 Good quality design is an integral part of sustainable development. The Royal Borough attributes great importance to the achievement of high quality design that creates places, buildings, or spaces that work well for everyone, look good,



last well, and will adapt to the needs of future generations.

- 4.4.3 In 2014/15 the University of Greenwich's new campus on Stockwell Street, designed by Heneghan Peng Architects was awarded the Best Town Centre Project in the London Planning Awards. The building is located within Greenwich Town Centre, a UNESCO World Heritage Site and provides the main university library and department of Architecture, Landscape and Arts.
- 4.4.4 The challenge faced by the architects was to provide a building that met the needs of the users in an urban setting, which respected the heritage and character of the world heritage site and adjacent Listed Building. The building was also shortlisted for a RIBA Stirling Prize and a London Regional Award for Architecture.

### **Tall buildings**

- 4.4.5 London's landscape now includes many tall buildings. Well designed, appropriately located tall buildings can create landmarks for an area, can be a catalyst for regeneration, and are one model for achieving higher densities and allow for the potential of a site to be optimised.
- 4.4.6 In Royal Greenwich, there are areas identified as appropriate for the location of tall buildings (monitored as 10 storeys or more), and this is set out in Core Strategy policy DH2. All other parts of Royal Greenwich are inappropriate for tall buildings.
- 4.4.7 Six development proposals that included tall buildings were approved in Royal Greenwich during the reporting year. Of these all were in areas identified as appropriate for tall buildings except for one, which was the redevelopment of the Morris Walk (South) Estate in Charlton.

### **Heritage at risk**

- 4.4.8 Listed buildings make an important contribution to the townscape of Royal Greenwich and the Royal Borough attaches great importance to their protection and preservation.
- 4.4.9 The Historic England Listed Buildings at Risk Register is published annually. Buildings at risk are graded by priority for action, as follows:
- A. Immediate risk of further rapid deterioration or loss of fabric; no solution agreed;
  - B. Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented;
  - C. Slow decay; no solution agreed;
  - D. Slow decay: solution agreed but not yet implemented;

- E. Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use); and,
- F. Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

4.4.10 There was one new addition to the Heritage at Risk Register in the reporting year; the Roman Catholic Church of St Peter, Woolwich, which is Grade II listed.

**Table 10: Listed buildings in Royal Greenwich on the Heritage at Risk Register during the reporting year**

<b>Risk category</b>	<b>Number of listed buildings</b>	<b>Risk category</b>	<b>Number of listed buildings</b>
A	3	D	1
B	1	E	0
C	8	F	3
Total number of listed buildings on the Heritage at Risk Register for 2014/15: 16			

### **Conservation areas**

4.4.11 There are 20 conservation areas within Royal Greenwich and each has special qualities and character that could be adversely affected by inappropriate development. The Royal Borough uses conservation area character appraisals and management strategies (CAMS) to explain the architecture and history of the conservation area concerned and what makes it special. These follow the same legislative process and carry the same weight as an SPD.

4.4.12 The CAMS help to encourage good design and repair methods that are sympathetic to the original architecture style and features of the building. They will also help the Royal Borough determine planning applications for external alterations with the aim of maintaining and restoring the original character of the area. As of 31 March 2015, 14 CAMS have been adopted by the Royal Borough; one during the reporting year for the Woolwich Common conservation area.

**Table 112: Royal Greenwich conservation areas with adopted CAMS**

<b>Adopted character appraisals and management strategies (including date of adoption)</b>	
Ashburnham Triangle (Dec 2008)	Progress Estate (Dec 2007)
Blackheath (Nov 2013)	Rectory Fields (Mar 2010)
Blackheath Park (Nov 2013)	Shrewsbury Park Estate (May 2013)
East Greenwich (Nov 2013)	Sun in the Sands (Oct 2007)
Eltham Palace (Jan 2008)	West Greenwich (Nov 2013)
Greenwich Park (Nov 2013)	Westcombe Park (Mar 2010)

<b>Adopted character appraisals and management strategies (including date of adoption)</b>	
Plumstead Common (Mar 2010)	Woolwich Common (July 2014)

4.4.13 Sometimes further planning controls are necessary to protect the character of a conservation area. These are called Article 4 Directions, which once adopted take a year to come into force. Guidance notes are produced for Article 4 Directions. Draft guidance notes are put out to public consultation, with comments being considered prior to a final draft being adopted by the Royal Borough.

4.4.14 As of 31 March 2015, there were eight Article 4 Directions in place, across six conservation areas. In the reporting year, a new Article 4 Direction came into force in the Ashburnham Triangle Conservation Area on 21 May 2014 (replacing the previous one).

**Table 123: Article 4 Directions in force in Royal Greenwich**

<b>Article 4 Direction</b>	<b>Conservation area</b>	<b>Date of adoption of Article 4 Direction</b>
Ashburnham Triangle	Ashburnham Triangle	21 May 2013
East Greenwich	East Greenwich	April 1995
Greenwich Town Centre	West Greenwich	23 July 2002
Progress Estate	Progress Estate	October 1998
Rectory Field	Rectory Field	May 1996
Shrewsbury Park Estate	Shrewsbury Park Estate	1994
Trenchard Street	East Greenwich	July 1979
Randall Place and Churchfields	West Greenwich	29 April 1993

### **Archaeology**

4.4.15 The Royal Borough seeks to preserve any archaeological remains within the borough and areas where there is high archaeological potential. For the reporting year Historic England recorded 41 sites, down from 50 sites the previous year (not all within the Core Strategy Areas of High Archaeological Potential) with pre-planning determination material being submitted in addition to post-determination planning conditions relating to heritage requirements.

4.4.16 In many cases more than one aspect of work was undertaken in respect of a given site. The total number of 'activities' will therefore be greater than the number of sites with heritage related conditions.

#### **Pre-determination:**

Scoping opinions for environmental impact assessments = 4

Archaeological desk-based assessment = 7



- Evaluation = 1
- Observation and recording = 2
- No Interest = 21

*Post-determination:*

- Archaeological desk-based assessment = 2
- Standing building recording = 6
- Evaluation = 12
- Area excavation = 8
- Observation and recording = 15

**World Heritage Site**

- 4.4.17 The Maritime Greenwich World Heritage Site (WHS) was inscribed in 1997 in recognition of its outstanding significant universal value. Changes or development within the setting, including the buffer zone, of the WHS are capable of having an adverse impact on the values.
- 4.4.18 There were no planning applications within the World Heritage Site that were called in by the Secretary of State in the reporting year.

**4.5 Open Space**

- 4.5.1 Open spaces play an important role in sustaining and improving amenity, attracting new investment, employment opportunities and improving health and the quality of life. Their protection and improvement is particularly important in areas of intense regeneration activity such as Royal Greenwich.
- 4.5.2 For planning purposes, the main categories of open space within Royal Greenwich are Metropolitan Open Land (MOL) and Community Open Space. In addition, open space may be designated as a Site of Importance for Nature Conservation (SINC), or as a Site of Special Scientific Interest (SSSI), and MOL may include the further designation for the South East London Green Chain Walk.
- 4.5.3 There is a swathe of Metropolitan Open Land (MOL) running through the central, eastern and southern parts of Royal Greenwich including Bostall Woods, Avery Hill Park and Woolwich Common. These large expanses of MOL are of strategic importance and inappropriate development should be refused except in very special circumstances. In accordance with the London Plan, the Royal Borough safeguards MOL from built development and aims to maintain its structural contribution in providing a visual break to the built up areas of London.
- 4.5.4 MOL forming the South East London Green Chain Walk comprises over 300 public

**Figure 7: Core Strategy open space indicators**

<b>Indicator:</b>	MOL lost to non-ancillary development
<b>Indicator:</b>	Update on the work of the Green Chain Project
<b>Indicator:</b>	Losses or additions to areas of biodiversity importance (including SSSI and SINC)
<b>Indicator:</b>	Details of planning permission granted that incorporate open space



and private open spaces, largely in recreational use, which extend in a 20 mile, virtually continuous arc through the boroughs of Bexley, Royal Greenwich, Lewisham, Bromley and Southwark. The Green Chain contains numerous types of open spaces, including historic parks, ancient woodlands, allotments and commons.

### ***Development on Metropolitan Open Land***

4.5.5 All MOL is defined on the Core Strategy policies map. The Core Strategy seeks to maintain and protect the open character of MOL and only development proposals that do not adversely affect the character of the land will be permitted.

4.5.6 In the reporting year, there were no developments on MOL.

### ***Green Chain Project***

4.5.7 The Green Chain Walk is an important environmental, recreational and educational resource of regional significance that should be promoted and enhanced for the benefit of those who live in and visit Royal Greenwich. The Royal Borough aims to promote and enhance the Green Chain Walk as an accessible, regional and local outdoor recreational resource and visual amenity.

4.5.8 The South East London Green Chain is formed from areas of Metropolitan Open Land across southeast London, creating a network of over 50 miles of signposted footpaths. The Green Chain Walk begins at three points along the River Thames; two of these start points are in Royal Greenwich. Climbing up from the Thames through Lesnes Abbey and Woolwich Common, the three paths converge at Shooter's Hill and descend towards Eltham, eventually ending at Crystal Palace Park

4.5.9 In the reporting year, many of the main cast aluminium signs were repaired to bring them up to the standard of a strategic walking route.

4.5.10 In addition an outreach project was undertaken working with four primary schools in Royal Greenwich. These were:

- Linton Mead
- Cherry Orchard
- Christ Church
- Thorntree

4.5.11 The project engaged with 240 school children in the four schools and included a field trip to the Green Chain Walk from the school and the creation of nature inspired art work that went on display at road shows across Royal Greenwich.

### ***Biodiversity***

4.5.12 Royal Greenwich has two Sites of Special Scientific Interest (SSSI) at Gilbert's Pit and Oxleas Wood; 55 Sites of Importance Nature Conservation; and is home to a

variety of plants and animals including a number of rare species such as stag beetles and great crested newts.

4.5.13 Retaining areas of natural habitat is important to enable the protection of rare and at risk species of plants and animals.

4.5.14 In the reporting year, no designated land was lost to non-ancillary development and there were no new additions to areas of biodiversity importance.

**New open space**

4.5.15 The rate of development growth planned in Royal Greenwich will increase pressure on open spaces and make it even more important to safeguard and enhance open spaces. The Royal Borough requires that where possible new developments incorporate amenity space to meet the needs of new residents.

4.5.16 In the reporting year, there was a net gain of 3.9ha of open space approved within the Borough. The larger applications include new proposed public space at Morris Walk, the Peninsula and Kidbrooke Village.

**4.6 Environment and climate change**

4.6.1 Climate change is now recognised as one of the most important issues to be considered that affects the world as a whole. The anticipated climate change in the UK is expected to involve increased frequency of extreme weather conditions and the possibility of flooding. The Greenwich Strategy aims to reduce greenhouse gas emissions, particularly carbon dioxide and encourage the design of buildings and environments that minimise energy use.

4.6.2 The Royal Borough aims to address climate change through mitigation and adaptation. Mitigation refers to limiting further climate change by reducing greenhouse gas emissions particularly carbon dioxide. Adaptation refers to the actions taken in preparation for the impacts of climate change, which are now inevitable.

Figure 8: Core Strategy environment and climate change indicators

<b>Indicator</b>	Improvement of air quality at monitoring stations across Royal Greenwich
<b>Indicator</b>	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality

**Air Quality**

4.6.3 Carbon emissions are a significant contributor to climate change. Mitigation policies seek to reduce the carbon emissions from new development and encourage the use

of sustainable energy sources and decentralised energy systems. The Mayor seeks to achieve an overall reduction in London's carbon emissions of 60% (below 1990 levels) by 2025.

4.6.4 The whole of Royal Greenwich is designated as an Air Quality Management Area (AQMA) for particulate matter (PM10) and nitrogen dioxide (NO2). The Royal Borough monitors the levels of these pollutants at monitoring stations across Royal Greenwich. The latest figures contained within the Air Quality Action Plan Progress Report 2014 are for 2013. To show trends, levels over the last three years are shown in Table 13.

**Table 134: Annual mean concentration of NO2 and PM10 across Royal Greenwich<sup>9</sup>**

	<b>Annual Mean Concentration (<math>\mu\text{g m}^{-3}</math>) NO2</b>	<b>L Annual Mean Concentration (<math>\mu\text{g m}^{-3}</math>) PM10</b>
2013	44.9	26.4
2012	44.9	25.1
2011	43.0	26.8

### **Flooding**

4.6.5 Development should make the fullest contribution to climate change adaptation. New development should incorporate the most effective techniques to adapt to warmer, wetter winters and hotter, drier summers, as well as extreme weather events, such as flooding.

4.6.6 Flood risk is a serious issue for London. To understand and respond to possible flood scenarios in Royal Greenwich, the Royal Borough has produced a [Strategic Flood Risk Assessment \(SFRA\)](#) for Royal Greenwich, following current Government guidance and endorsed by the Environment Agency.

4.6.7 The underlying objective of the SFRA is to provide a means for consistent consideration of flood risk for the duration of the plan and to provide detailed information on Royal Greenwich to be used in the application of the sequential and exception tests. The current SFRA was published in October 2011. An update to the SFRA is currently in preparation.

4.6.8 Where a development is proposed, flood risk assessments should be undertaken for all developments in flood zones 2 and 3. Additionally, flood risk assessments should be undertaken for developments located in flood zone 1 greater than one hectare, where surface water flooding is shown as 0.3m or deeper, within 100m of a sewer flooding incident or within 250m of a groundwater flooding incident.

<sup>9</sup> Source: [Air Quality Action Plan Progress Report 2014](#)

4.6.9 Flood risk assessments should assess the risk of flooding to the development and identify options to mitigate the flood risk to the development, site users and the surrounding area. They should be developed in liaison with the Environment Agency.

4.6.10 The Environment Agency (EA) raised concerns about five planning applications within the reporting year. Two of these were refused by the Royal Borough of Greenwich; the remaining three were permitted subject to conditions required by the EA.

**Table 145: Planning applications where concerns were raised by the Environment Agency<sup>10</sup>**

<b>Planning reference</b>	<b>Site address</b>	<b>Description of development</b>	<b>Reason for objection</b>	<b>RBG comment</b>
14/0604/R	Phases 6,7&8 (Blocks B), The Warren / Royal Arsenal	Submission of Reserved Matters (appearance, landscaping, layout and scale) pursuant to Condition 2 of Outline Planning Permission, Ref: 13/0117/O	Unsatisfactory FRA/FCA Submitted	Permitted subject to condition as required by EA.
14/0429/F	Plot M0303, Greenwich Peninsula	Installation of temporary energy centre, boiler and office compound.	Unsatisfactory FRA/FCA Submitted	Permitted subject to condition as required by EA.
14/1799/F	Plots N0205, N0206 & N0207, Greenwich Peninsula	Demolition of building on Plot N0205 (the Rotunda) and erection of 991 residential units on Plots N0205, N0206 & N0207, 2,100 sqm of non-residential floor space (A1 / A2 / A3 / A4 / D1 / D2), public realm, landscaping and amendments to the alignment of the Thames Path.	Development next to a watercourse / flood defence  Unsatisfactory FRA/FCA Submitted	Permitted subject to condition as required by EA.

<sup>10</sup> Source: <https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk>

<b>Planning reference</b>	<b>Site address</b>	<b>Description of development</b>	<b>Reason for objection</b>	<b>RBG comment</b>
14/0728/PN2	Unit 2, Meadowcourt House, Meadowcourt Road	Prior Notification for the change of use from BI(a) Offices to C3 (1x3-bed).	Unsatisfactory FRA/FCA Submitted	Refused
14/2432/PN2	Unit 2, Meadowcourt House, Meadowcourt Road.	Prior Notification for the change of use from BI(a) Offices to C3 (1x3-bed).	Unsatisfactory FRA/FCA Submitted	Refused

#### 4.7 Cohesive and healthy communities

Figure 9: Core Strategy cohesive and healthy communities' indicators

<b>Indicator</b>	Gain of cultural or community facilities
<b>Indicator</b>	Update on Planning for healthy communities

##### **Community facilities**

- 4.7.1 Community facilities play an important role in developing stronger and more cohesive communities. They can provide a focal point for a community and can help to encourage a sense of belonging. It is important to ensure that the provision of community facilities continues to reflect the needs of a changing and increasingly diverse population, and that these facilities are accessible to all.
- 4.7.2 Development of community facilities within Royal Greenwich will be required to demonstrate that they are for the local community and meet their needs. They should also reflect the Royal Borough's delivery strategy, as the pattern of providing these community facilities evolves in response to legislative and organisational changes, changes in the needs of the community and changes in methods of service delivery.
- 4.7.3 In the reporting year new D1 developments included a university building in Stockwell Street, Greenwich Town Centre and the redevelopment of Greenwich Islamic Centre. No new D2 facilities were completed and the Constitutional Club on Lee Road was lost.

**Table 156: Amount of floor space of community facilities gained and lost**

<i>Type of community facility</i>	<i>Use class</i>	<i>Net floor space completed</i>
Non-residential institutions (clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. non-residential education and training centres)	D1	23,533m <sup>2</sup> gained
Assembly and leisure (cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations)	D2	452m <sup>2</sup> lost

**Health**

- 4.7.4 The Royal Borough encourages decisions that make the healthy choice a convenient and attractive option for residents, helping them to lead healthier lives more easily. The policy aims to ensure that developments reduce adverse impact on health and maximise the positive impacts, considering the whole lifetime needs of occupiers. Improving our health and well-being is not just about improving access to medical treatment and services, but is also about how the environment in which we live influences our health. High standards of health and well-being can provide an intrinsic value to the community.
- 4.7.5 Healthy and active people are generally less dependent on the health care system so there are also tangible economic benefits in encouraging and making it easy for as many of the population as possible to lead healthy lifestyles. Attention to older people can include specialist aids for keeping them in communication with family and care providers when at home.
- 4.7.6 Communities are healthier when they have sufficient access to good quality local services and facilities. By providing for good local public services, public participation and ownership can be encouraged, the need to travel minimised and improvements in health realised. Mixed use developments encourage a reduction in the need to travel long distances in particular, and can often help in ensuring that services and facilities are accessible.
- 4.7.7 Access to parks, play areas, open spaces and leisure facilities all have important implications for health. There are substantial health benefits associated with access to, and use of, parks, play areas, open spaces and leisure facilities, including better physical and mental health and increased social interaction. Poor physical access impacts crucially on older and disabled people and can contribute to social isolation. Parks and open spaces provide a vital free resource in which people of all ages can play, exercise, relax and enjoy the natural world, and are particularly important in promoting activity in young children, when obesity levels increase the most.

- 4.7.8 Access to local healthy food is also an important aspect in a healthy community. Most people buy the food they need from shops and markets, so it is important they are located in places that are easily accessible by walking, cycling or public transport.
- 4.7.9 Major developments should take account of the impact of development on health inequalities and include a Health Impact Assessment. The [Healthy Urban Planning Checklist](#) should be used as appropriate.
- 4.7.10 The Royal Borough and the NHS Clinical Commissioning Group (CCG) produce a Joint Strategic Needs Assessment for health, which assesses the health and well-being needs of residents, measure the progress of health programmes and identify health priorities. The latest JSNA can be found on the [Royal Greenwich website](#).

#### **4.8 Infrastructure and movement**

- 4.8.1 It is essential that the necessary infrastructure is in place in order to support the level of growth set out within the Core Strategy. It is important that the correct type and level of infrastructure is provided at the right time and place to ensure that adequate facilities and services are developed in a timely manner. Ensuring that additional infrastructure is delivered alongside new development can prevent unnecessary pressure on existing facilities which may not have the ability to cope with the increased population.
- 4.8.2 Development generating additional demand for infrastructure should provide adequate provision to meet the associated increase in demand. Although infrastructure is sometimes provided by the Royal Borough, the planning process can secure land for such uses and use planning conditions and section 106 obligations (in appropriate circumstances) to require developers to provide the facilities themselves. Implementation of this policy will help ensure that development in Royal Greenwich does not compromise the ability of Royal Greenwich's infrastructure to meet the associated increase in demand. Where possible, infrastructure should be provided prior to the completion of the development.
- 4.8.3 The Royal Borough has prepared an [Infrastructure Delivery Plan](#), which provides further detail on the requirements for infrastructure in Royal Greenwich both at a strategic level and for that directly associated with development. It also sets out a schedule of costs and sources of funding for strategic infrastructure that will be required in the future to support the growth set out in the Core Strategy.
- 4.8.4 The Royal Borough will continue to secure the provision of infrastructure to meet the costs that their development imposes upon this, as well as helping to ensure

that developments help to deliver the wider policy aims of the Core Strategy and to meet other infrastructure needs that may arise.

4.8.5 As set out in the Core Strategy, the Royal Borough will contribute to the sustainable management of waste in Royal Greenwich by working with the other southeast London boroughs, pooling each borough’s waste allocation and identifying sites within the sub-region that will meet the combined London Plan waste apportionment figure for the sub-region.

Figure 10: Core Strategy infrastructure and movement indicators

<b>Indicator</b>	Major transport projects being delivered in Royal Greenwich
<b>Indicator</b>	Sustainable transport usage across Royal Greenwich
<b>Indicator</b>	Update on any new waste management facilities
<b>Indicator</b>	Amount of municipal waste arising, and managed by management type
<b>Indicator</b>	Percentage of Royal Greenwich’s waste managed within the sub-region

**Transport projects across Royal Greenwich**

4.8.6 In the reporting year, proposals for improvements to Eltham High Street were agreed. Funding has since been agreed for this project by TfL and the Royal Borough (although this funding was secured outside of the reporting year). The improvements include better crossings, new trees and landscaping, the widening and re-paving of footpaths, upgraded street lighting, more parking spaces and a general de-cluttering of the high street.

4.8.7 £1.2m was also secured for the Plumstead Road Bus Improvement Scheme with enabling works taking place ahead of implementation in the next financial year. This scheme proposes to install a new westbound bus lane on Plumstead Road, whilst retaining existing traffic/parking facilities for other road users and improving pedestrian and cycle facilities.

**Sustainable transport modes**

4.8.8 Table 17 (taken from the Royal Greenwich Local Implementation Plan (LIP) performance indicators) summarises the trips from Royal Greenwich per day and by transport mode in an average 7 day week, monitored from the beginning of the Local Plan period. As illustrated by the table the sustainable transport modes account for a total of 57% of overall modes of transport whilst the car/motorcycle accounts for 41%.

Table 167: Trips from Royal Greenwich per day and by transport mode in an average 7 day week

<b>Trips per day</b>	<b>Rail</b>	<b>Underground /DLR</b>	<b>Bus /tram</b>	<b>Taxi /other</b>	<b>Car /motor cycle</b>	<b>Bicycle</b>	<b>Walk</b>
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589	5%	4%	17%	1%	41%	2%	29%
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4.8.9 The Royal Borough continues to encourage people to travel by sustainable transport modes. During 2014/15 Royal Greenwich schools and adult cycle training programmes have enjoyed record numbers of participants, with over 1,000 children trained during the year, and 263 adults.

4.8.10 In summer 2014, a Personalised Travel Planning – Cycling project was carried out in the Abbey Wood area. Over 5,000 households were interviewed to discuss travel habits with residents. The travel advisors talked with residents about possible alternatives they may not have considered, which may suit them better, save them time, money or irritation. Over 60% of people spoken to took part in the project and requested more information. Follow up surveys of individuals show: 32% relative decrease in the modal split of trips under five miles made by car and 45% relative increase in the modal split of trips under five miles made by foot.

### **Waste management facilities**

4.8.11 No additional waste management facilities were opened in 2014/15. The Royal Borough considers that it currently has sufficient access to disposal routes to handle the forecasted yearly municipal waste arising for the Local Plan period. In the long term, the Royal Borough supports the establishment of an anaerobic digestion facility within the southeast London region for the treatment of organic waste.

### **Municipal waste arising and managed by type**

4.8.12 Table 18 shows the volume of municipal waste collected in Royal Greenwich and the different treatment/disposal methods during the reporting year. The amount of recycling decreased in the reporting year because the Materials Recycling Facility on Nathan Way was ageing and had become inefficient. However, composting and energy recovery have increased and landfill has decreased.

**Table 178: Waste arisings and treatment routes (percentages may not add up to 100% due to rounding)**

<b>Treatment type</b>	<b>Amounts (tonnes) and proportions (by type) of total treated</b>								<b>total waste collected</b>
	<b>recycling</b>		<b>composting</b>		<b>energy recovery</b>		<b>landfill</b>		
<b>2014/15</b>	<b>18,584</b>	<b>18%</b>	<b>16,256</b>	<b>16%</b>	<b>65,458</b>	<b>63%</b>	<b>3,642</b>	<b>4%</b>	<b>103,940</b>
2013/14	29,269	26%	15,852	14%	59,780	54%	6,856	6%	111,757

### **Percentage of Royal Greenwich’s waste managed within the sub-region**

4.8.13 Only the landfill element of waste is managed outside of the sub-region. 96% of Royal Greenwich’s waste is therefore managed within the sub-region (Bexley, Bromley, Greenwich, Lewisham, Southwark and City of London).

## 5.0 Appendix I Abbreviations

<b>Acronym/Abbreviation</b>	<b>Full Term / Phrase</b>
<b>AMR</b>	Authority Monitoring Report
<b>DPD</b>	Development Plan Document, or Local Plan
<b>EIA</b>	Environmental Impact Assessment
<b>EiP</b>	Examination in Public
<b>GIGL</b>	Greenspace Information for Greater London
<b>GLA</b>	Greater London Authority
<b>GLLaB</b>	Greenwich Local Labour and Business
<b>LAA</b>	Local Area Agreement
<b>RBG</b>	Royal Borough of Greenwich ('the Royal Borough')
<b>LDD</b>	London Development Database
<b>LDF</b>	Local Development Framework
<b>LDS</b>	Local Development Scheme
<b>LPA</b>	Local Planning Authority
<b>MOL</b>	Metropolitan Open Land
<b>NI</b>	National Indicator
<b>NLUD</b>	National Land Use Database
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Practice Guidance
<b>ONS</b>	Office of National Statistics
<b>PINS</b>	Planning Inspectorate
<b>SA</b>	Sustainability Appraisal
<b>SCI</b>	Statement of Community Involvement
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SPD</b>	Supplementary Planning Document
<b>TfL</b>	Transport for London
<b>UDP</b>	Unitary Development Plan