

Royal Borough of Greenwich

Authority Monitoring Report

2016/17

Contents

1.0	Executive summary	3
2.0	AMR context.....	10
3.0	Local plan progress.....	13
4.0	Monitoring local plan policies	15
4.1	Housing.....	15
4.2	Economic activity and employment	22
4.3	Town Centres.....	25
4.4	Design and heritage.....	27
4.5	Open Space.....	32
4.6	Environment and climate change.....	34
4.7	Cohesive and healthy communities	37
4.8	Infrastructure and movement.....	39
	Appendix A Large sites included in the Housing Trajectory.....	42

1.0 Executive summary

1.1 Key monitoring results for the 2016/17 reporting year

Housing

- 1.1.1 In the reporting year planning permission was granted for 2,195 dwellings and there were 2,453 net additional dwellings completed.
- 1.1.2 The housing trajectory to 2032 illustrates that the Royal Borough has an identified housing land supply capable of delivering just under 47,000 new homes. For the current five year housing land supply period (1 April 2017 to 31 March 2022), the Royal Borough has a supply of 16,529 dwellings; planning permission has already been granted for 15,416 of these.
- 1.1.3 In the reporting year, 19% of permissions granted and 16% of completions were for affordable housing. 67% of the affordable housing units granted planning permission was for social and affordable rented housing, with 33% for intermediate tenure. 62% of the affordable housing completed was for social and affordable rented housing, with 38% for intermediate tenure. Family housing made up 18% of the permissions and 13% of the completions.
- 1.1.4 In the reporting year, 96% of the proposed total residential units granted planning permission were on brownfield land.
- 1.1.5 No additional gypsy and traveller pitches were provided.

Economic activity and employment

- 1.1.6 In the reporting year 778 people were helped into work by GLLaB; 67% into full time positions and 33% into part time positions. The main sectors into which they were employed were business apprenticeships, administration, customer service and construction.
- 1.1.7 Significant new proposals include:
- Ref: 16/1527/F 3,309m² self-storage facility (B8) at Horn Lane, Greenwich
 - Ref: 16/2018/F Reconfiguration of skills centre at Nathan Way Thamesmead (no net loss of floorspace)
- 1.1.8 It is worth noting that of the 3,754m² of BI office space lost to residential use, 1,715m² of this was from notifications for prior approval where planning permission was not required.
- 1.1.9 In the reporting year, no floorspace was lost within designated Strategic Industrial Locations (SIL).

Town centres

- 1.1.10 In the reporting year, 1,170m² of A1 floor space was lost and 2,105m² of A1 floor space was completed. Most of the loss was for residential developments, with 35% being via permitted development rights. The majority of the new floorspace was created at Peninsula Square.
- 1.1.11 Vacancy rates in Royal Greenwich's three main centres are low, between 5% and 10%. Data for the other centres is not available for this reporting year, pending a full shop front survey.
- 1.1.12 Construction of a new permanent Local Centre at Kidbrooke has commenced. Once complete, it will include almost 6,000m² of retail and commercial floorspace and more than 5,700m² of Community (DI) space, including health facilities and youth provision.
- 1.1.13 A retail outlet village is under construction at the O2. It will provide 16,000m² retail floorspace, and 3,000m² of food and drink floorspace. The new stores are expected to open late 2018.

Design and heritage

- 1.1.14 The Creekside Wharf scheme in Deptford won the Private Rented Sector Award at the Housing Design Awards.
- 1.1.15 There was one new addition to the Heritage at Risk Register in the reporting year: Garden House to south east of Rush Grove House, Woolwich, which is Grade II listed.
- 1.1.16 As of 31 March 2017, character appraisals and management strategies (CAMS) for 15 of the 20 conservation areas in Royal Greenwich have been adopted. The Charlton Village conservation area CAMS was adopted in October 2016. New / updated Article 4 Direction Guidance Notes were published for Ashburnham Triangle, Greenwich Town Centre and Shrewsbury Park Conservation Areas.
- 1.1.17 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

- 1.1.18 In the reporting year, there were no developments on Metropolitan Open Land (MOL). Nor were there any losses or additions to areas of biodiversity importance including sites of special scientific interest (SSSI) and sites of importance for nature conservation (SINC).
- 1.1.19 There was a net loss of 5ha of community open space. Almost 3.5 hectares of this was at the Gaelic Athletic Sports Ground which was approved on appeal by a

Planning Inspector. However, as part of this scheme, a new area of accessible Community Open Space will be provided.

Environment and climate change

1.1.20 In terms of air quality, the Royal Borough is complying with the legal limit values for PM₁₀ but exceeding the legal limit values for NO₂ at some locations. The primary source of pollution in the Royal Borough continues to be road vehicle emissions.

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

Cohesive and healthy communities

1.1.22 In the reporting year, permission was granted for 1,934m² of additional D1 (non-residential institutions) floorspace and 7,414m² of additional D2 (assembly and leisure) floorspace. New D1 developments included a new skate park within Charlton Park, and additional exhibition spaces at the National Maritime Museum. New D2 developments permitted include an extension to the existing Cinema at the O2.

1.1.23 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 JSNA was last updated in January 2017, and can be found at <http://www.greenwichjsna.org/>.

Infrastructure and movement

1.1.24 In the reporting year, proposals for the Beresford Road 'Super Crossing' and a Public Realm Improvement Scheme for Plumstead Railway Station have been agreed. Both will improve walking and cycling connections. The 'missing link' Thames Path connection is under construction with an expected completion of Spring 2018.

1.1.25 A greater proportion of waste was sent to landfill, with a fall in recycling rates. However, this should improve following the opening of a bulky waste refuse derived fuel plant (RDF) in the Borough, where recyclable material is separated from bulky waste, which is then shredded and sent to an Energy from Waste Plant.

1.1.26 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.

1.2 Summary of monitoring results for the 2016/17 reporting year

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
Section 4.1 housing			
London Plan 2011 annual housing supply monitoring target for Royal Greenwich	H1 New housing	2,595	GLA
Net additional new homes supplied in the reporting year	H1 New housing	Permissions: 2,195 Completions: 2,453	LDD
Net additional new homes completed since the beginning of the Local Plan period (01/04/2014-31/03/2028)	H1 New housing	Completions: 6,389	LDD
Percentage of new dwellings on previously developed land in the reporting year	H1 New housing	Permissions: 96%	LDD
Percentage of family housing supplied (three or more bedrooms) in the reporting year	H2 Housing mix	Permissions: 18% Completions: 13%	LDD
Percentage of affordable housing supplied in the reporting year	H3 Affordable housing	Permissions: 19% Completions: 16%	LDD
Any additional gypsy and traveller pitch provision in the reporting year	H4 Gypsy and traveller needs	None	RBG
Section 4.2 economic activity and employment			
Number of people helped into work by GLLaB	EA1 Economic employment	778	RBG
Progress of implementing the Charlton Riverside Master Plan Supplementary Planning Document	EA2 Charlton riverside	Public consultation took place in 2016. Outside of this reporting period, in June 2017, the new Charlton Riverside SPD was formally adopted.	RBG

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
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. Outside of this reporting period, the GP3 Planning Brief was adopted.	RBG
Loss in industrial floor space due to non-industrial uses permitted in Strategic Industrial Locations	EA4 Strategic Industrial Locations	None	LDD
Number of tourists visiting Royal Greenwich (2016 calendar year)	EA5 Tourism	19.17 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	8 additional bedspaces (Extension at Mercure, Greenwich)	LDD
Section 4.3 town centres			
Amount of AI floor space lost and gained across Royal Greenwich town centres	TCI Town Centres	Lost: 1,170m ² Gained: 2,105m ² Net gain of 935m ²	LDD
Gain/loss of sports, leisure and retail outlets, and office space within the North Greenwich district centre	TC5 North Greenwich District Centre	See para 4.3.5.	RBG
Progress on the new local centre at Kidbrooke	TC7 Local Centres and Neighbourhood Parades	Currently under construction see paragraph 4.3.6	RBG
Vacancy rates in town centres	TC(a) Primary, Secondary and Local Shopping Frontage	Eltham 8% Greenwich 5% Woolwich 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

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
Section 4.4 design and heritage			
Number of schemes nominated for and/or awarded a design award	DH1 Design	1 scheme – Creekside Wharf scheme in Deptford	RBG
The number of buildings on the heritage at risk register and the risk level as compiled by English Heritage	DH3 Heritage Assets	See table 8 for risk level	HE
Update on enhancing and preserving the character of conservation areas	DH3 Heritage Assets	See paragraphs 4.4.10-4.4.13	RBG
Number of approved archaeological statements with pre-planning determination material being submitted in addition to post-determination planning conditions relating to heritage requirements.	DH(m) Archaeology	67	HE
Applications in the World Heritage Site called in by the Secretary of State	DH4 World Heritage Site	None	RBG
Section 4.5 open space			
MOL lost to non-ancillary development	OS2 Metropolitan Open Land	0ha	LDD
Update on the work of the Green Chain Project	OS3 SE London Green Chain	None	RBG
Losses or additions to areas of biodiversity importance (including SSSI and SINC)	OS4 Biodiversity	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	H5 Housing Design OS(c) Public Open Space Deficiency Areas	5ha of community open space lost through approvals	LDD

Indicator	Local Plan policy number	2014/15 monitoring results summary	Source
Section 4.6 environment and climate change			
Improvement of air quality at monitoring stations across Royal Greenwich	E(c) Air Pollution	See Pages 34-35	RBG
Number of planning permissions granted contrary to EA advice on flooding and water quality	E2 Flood Risk	None	RBG / EA
Section 4.7 cohesive and healthy communities			
Gain of cultural or community facilities	CHI Cohesive Communities	D1 1,934m ² gained D2 7,414m ² gained	LDD
Section 4.8 infrastructure and movement			
Major transport projects being delivered in the borough	IM1 Infrastructure	Beresford Road Super Crossing and Public Realm Improvement Scheme at Plumstead Railway station agreed.	RBG
Update on any new waste management facilities	IM2 Waste Apportionment	A bulky waste refuse derived fuel plant (RDF) began operating	RBG
Amount of municipal waste arising, and managed by management type	IM2 Waste Apportionment	See table 12 Total waste collected 124,817 tonnes	RBG
Percentage of Royal Greenwich's waste managed within the sub region (Bexley, Bromley, Royal Greenwich, Lewisham, Southwark and City of London).	IM2 Waste Apportionment	Not currently available.	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 2011¹ amends the Planning and Compulsory Purchase Act 2004² (“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 2016/17.

2.1.3 This AMR covers the year 01 April 2016 to 31 March 2017. 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 2016/17 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 2012³

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

¹ [Localism Act 2011](#)

² [Planning and Compulsory Purchase Act 2004](#)

³ [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 2012⁴

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 guidance⁵ supplements the NPPF.

Royal Greenwich Development Plan

2.2.4 For the 2016/17 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.

⁴ [National Planning Policy Framework](#)

⁵ [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. 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 This section reviews progress in producing Royal Greenwich's local plans, which are specified in the Local Development Scheme (LDS). Once adopted, these local plans will replace the existing Unitary Development Plan (UDP).

Local Development Scheme

3.2 The Local Development Scheme (LDS) is a project plan for the production of the Local Plan. The [current LDS](#) covers the period 1st January 2016 to 31st December 2018.

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

3.3 The *Royal Greenwich Local Plan: Core Strategy with Detailed Policies* was 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.

Royal Greenwich Local Plan: Site Allocations (“Site Allocations Local Plan”)

3.4 The *Royal Greenwich Local Plan: Site Allocations* will replace the saved Site Schedules from the UDP and will include site specific policies. The Site Allocations Local Plan: Issues and Options was subject to a public consultation (under Regulation 18) from 15 February to 29 March 2016. The preparation of the Site Allocations has been delayed from the timetable in the LDS to allow for the publication of the draft New London Plan and associated evidence base.

3.5 A further consultation under Regulation 18 will be carried out in Autumn 2018 with publication (Regulation 19) in early Spring 2018, and submission early Summer 2019. Adoption is anticipated early 2020. 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 Core Strategy, Site Allocations Local Plan, a fully updated Policies Map and the Mayor's London Plan.

Supplementary Planning Documents

3.6 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.

3.7 Within the AMR reporting period:

- The [Residential Extensions, Basements and Conversions Guidance SPD](#) was adopted. (July 2016).

- The [Charlton Riverside SPD](#) was published for public consultation (February 2017). It was subsequently adopted in June 2017.

3.8 Not an SPD, but also worthy of mention here is the [Local Information Requirements List](#) for planning applications which was adopted in January 2016. A revised [Statement of Community Involvement](#) was also adopted in December 2016.

Duty to cooperate

- 3.9 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.
- 3.10 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.
- 3.11 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 Association of London Borough Planning Officers, London Waste Planning Forum, the London Aggregates Working Party, and the Wider South East Officer Working Group.
- 3.12 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.
- 3.13 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.

Core Strategy housing indicators

Indicator	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)
Indicator	Number and proportion of permissions and completions with three or more bedrooms (family housing)
Indicator	Percentage of affordable housing for both permissions and completions
Indicator	Percentage of new dwellings on previously developed (brownfield) land
Indicator	Any additional gypsy and traveller provision in the reporting year

Housing supply and delivery

- 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.”

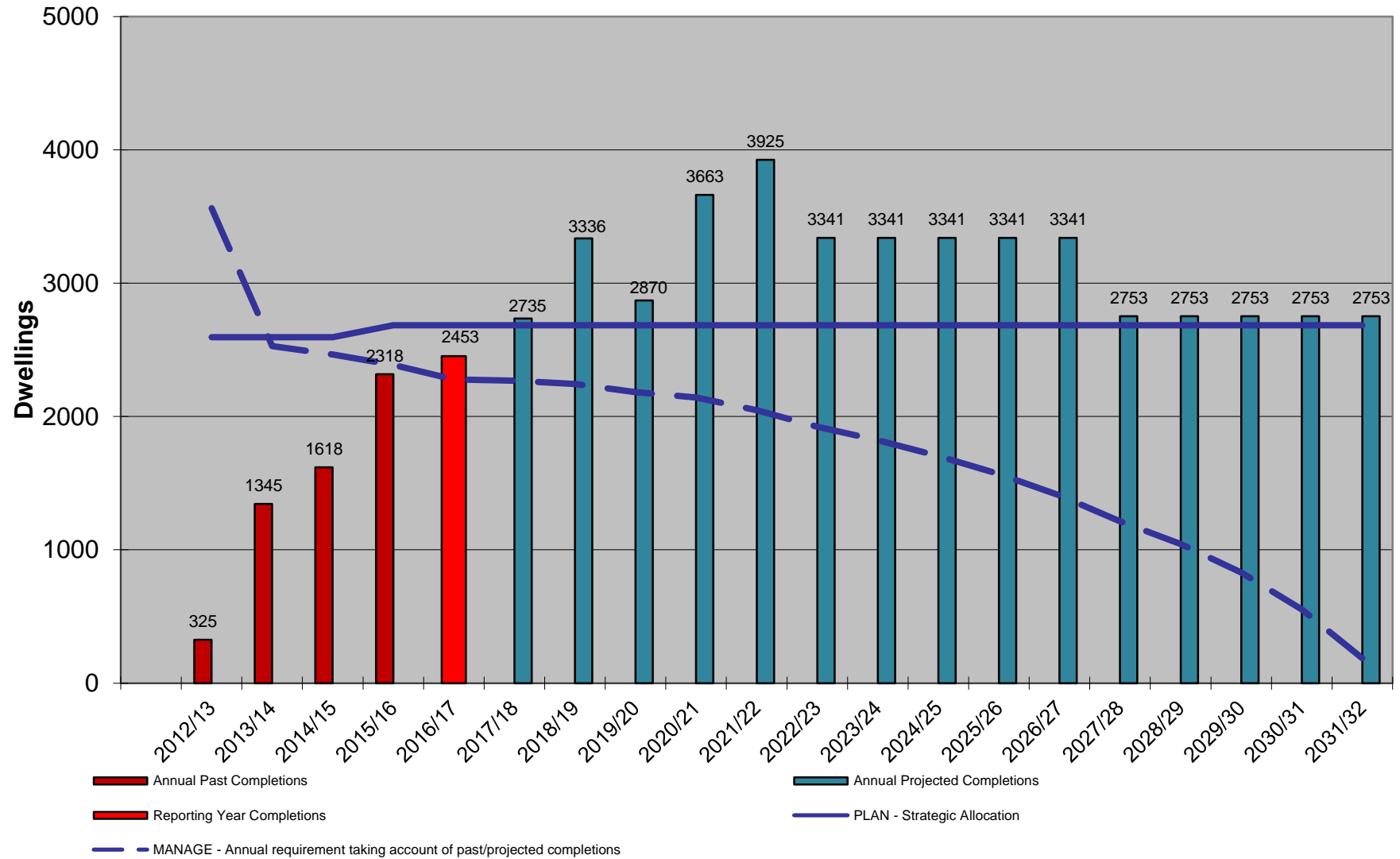
- 4.1.4 Along with an identified five year housing supply, the NPPF requires that a supply of specific developable sites or broad locations for growth is identified for years 6-10 and where possible years 11-15. A housing trajectory is shown at Table 1, which includes housing completions for the previous five year period, the reporting year, and then projections forward 15 years to 2032.
- 4.1.5 In the reporting year permission was granted for 2,195 dwellings and there were 2,453 net additional dwellings completed. Over the 15 year period of the trajectory,

the Royal Borough has an identified housing land supply capable of delivering just under 47,000 new homes.

- 4.1.6 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. Note that although the current plan period only began in 2014/15 (with the adoption of the Core Strategy with Detailed Policies in July 2014), data on the previous five year period has been included in the housing trajectory for informational purposes.
- 4.1.7 Information on housing delivery performance prior to this period can be found in previous AMRs published on the Royal Greenwich website. Note that the figures for previous years published in this AMR may differ from those published in earlier AMRs, due to updates in the monitoring processes.
- 4.1.8 The Mayor of London published his London Plan 2015 (FALP) in March 2015, which sets a housing supply target for Royal Greenwich of 26,850 units in the period 2015-2025, with an annual monitoring target of 2,685 units. This increase from the annual monitoring target of 2,595 set in Policy HI is reflected in the housing trajectory from 2015/16 onwards.
- 4.1.9 The current five year supply period is from 1 April 2017 to 31 March 2022. Table 2 sets out the Royal Borough's five years housing land supply (5YHLS) for this period. As can be seen from the table, the Royal Borough continues to grant high numbers of planning permissions, with 15,416 of the 16,529 homes within the 5YHLS having planning permission and the remainder having live applications. The total projected completions are well above the annual monitoring target of 2685 set in the London Plan, which equates to a total of 13,425 units over 5 years.
- 4.1.10 The 5YHLS is sufficient to deliver annual completions of 3306 units over the period, equivalent to 123% of the Royal Borough's overall housing target for the period. This provides a buffer comfortably in excess of the 20% required by the NPPF where there has been a record of past under delivery. A full list of the large sites included in the 5YHLS is included in Appendix A. A windfall allowance of 226 units per annum, equivalent to the small sites component of the target as set in the London Plan 2015, has been incorporated into the supply from year 4 onwards. Current permissions from small sites under 0.25ha are projected to complete by 2019/20.
- 4.1.11 The Royal Borough has also identified specific, developable sites and broad locations for growth for years 6-15 of the housing trajectory. These are also included in Appendix A. For years 6-10, the housing trajectory identifies a capacity of 16,703 dwellings (an average of 3341 per year). Projections for the ten year supply period

Table 1: Royal Greenwich housing trajectory

	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32
Year of Trajectory																				
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual Past Completions	325	1345	1618	2318																
Reporting Year Completions					2453															
Annual Projected Completions						2735	3336	2870	3663	3925	3341	3341	3341	3341	3341	2753	2753	2753	2753	2753
Cumulative Completions	325	1670	3288	5606	8059	10794	14130	17000	20663	24588	27929	31269	34610	37950	41291	44044	46797	49550	52303	55056
PLAN - Strategic Allocation	2595	2595	2595	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685	2685
MONITOR - Number of dwellings above or below cumulative allocation	-2270	-3520	-4497	-4864	-5096	-5046	-4395	-4210	-3232	-1992	-1336	-681	-25	630	1286	1354	1422	1490	1558	1626
MANAGE - Annual requirement taking account of past/projected completions	3562	2529	2465	2388	2277	2269	2244	2183	2143	2048	1923	1822	1705	1568	1407	1214	1043	829	554	188



(2017/18 to 2026/27) indicate that 123% of the London Plan overall housing target of 2685 dwellings per year will be met.

4.1.12 For years 11-15, the housing trajectory identifies a capacity of 13,765 dwellings (an average of 2753 dwellings per year). Other than a windfall allowance of 226 dwelling per annum from small sites, the projections for years 11-15 are based on known, developable sites that have been subject to capacity modelling, either through the SHLAA or adopted area-based SPDs. It is likely that the identified capacity for years 11-15 will increase at the Thamesmead Opportunity Area Planning Framework is developed, as many of the sites in this area rely on delivery of the DLR to realise their full potential.

4.1.13 As demonstrated by the above, the Royal Borough has a robust, deliverable five year housing land supply. In compliance with the NPPF, this includes provision for a 20% buffer brought forward from later in the plan period. Additionally, the Royal Borough has also identified specific, developable sites for year 6-10 of the housing trajectory, again with a substantial buffer above the London Plan overall housing target. The manage line within the housing trajectory demonstrates that over the 15 year period, the Royal Borough will meet the overall housing requirement.

Table 2: Five year housing land supply for the period 1 April 2017 to 31 March 2022

Site Status	2017/18	2018/19	2019/20	2020/21	2021/22	5YHLS
Permitted Started	2515	2778	1884	2626	1823	11626
Permitted Not Started	10	178	284	387	664	1523
Permitted Subject to S016	0	65	331	349	640	1385
Planning Application Awaiting Decision	0	14	0	75	572	661
Planning pipeline of known deliverable sites	0	0	0	0	0	0
Projected completions on large sites > 0.25ha	2525	3035	2499	3437	3699	15195
Projected completions on small sites < 0.25ha	210	301	371	226	226	1334
Total projected completions	2735	3336	2870	3663	3925	16529
Annual monitoring target	2685	2685	2685	2685	2685	13425
Annualised projected net completions over the five year period - 3306						

Housing mix

4.1.14 Table 3 sets out the breakdown of housing tenure and the number of bedrooms in the reporting year for both planning permissions and completions, in gross (not net) figures. In the reporting year, 18% of units granted permission, and 13% of completions were for family housing (3 or more bedrooms).

Table 3: Housing figures (gross) with tenure breakdowns and numbers of bedrooms

Tenure	No. of bedrooms				Total permissions	No. of bedrooms				Total completions
	1	2	3	4+		1	2	3	4+	
Market	717	768	250	76	1811	1297	553	209	25	2084
Social rent	94	83	70	2	249	70	135	66	5	276
Intermediate	61	64	13	0	138	70	72	9	0	151
Affordable rent	15	15	1	0	31	4	3	13	0	20
Private Rental Sector	8	4	0	0	12	0	0	0	0	0
Total	895	934	334	78	2241	1441	763	297	30	2531

Affordable housing

4.1.15 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 4 shows the gross numbers and percentages of permissions and completions for affordable dwellings in the reporting year.

4.1.16 In the reporting year 19% of total net permissions granted were for affordable housing. Of the 418 affordable units permitted, 280 (67%) were social/affordable rent and 138 (33%) were intermediate.

4.1.17 In the reporting year 16% of total net completions were for affordable housing. Of the 402 affordable units completed, 251 (62%) were social/affordable rent and 151 (38%) were intermediate.

Table 4: Affordable housing permissions and completions (net)

Monitoring year	Permissions		Completions	
	Total	No. and % affordable	Total	No. and % affordable
2016/17	2195	418 / 19%	2453	402 / 16%
2015/16	15,345	2818 / 18%	2318	820 / 35%
2014/15	4355	868 / 20%	1618	298 / 18%

Previously developed land

4.1.18 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.

4.1.19 In the reporting year, 96% of dwellings granted planning permission, were on previously developed land. Most of the dwellings on greenfield land were granted planning permission on appeal by the Secretary of State (application Ref: 14/3551F Gaelic Athletic Association Sports Ground).

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 an important part of employment within Royal Greenwich and the expansion and diversification the tourism industry will be supported.

Core Strategy Economic and employment indicators

Indicator	Number of people helped into work by GLLaB
Indicator	Progress of implementing the SPD for Charlton Riverside
Indicator	Progress of implementing the SPD for Greenwich Peninsula West
Indicator	New non-industrial uses in Strategic Industrial Locations
Indicator	Number of tourists visiting Royal Greenwich
Indicator	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 778 people were helped into work by GLLaB; 67% into full time positions and 33% into part time positions. The main sectors into which they were employed were business apprenticeships, administration, customer service and construction.

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 waterfront area.

- 4.2.7 Outside of this reporting period, in June 2017, the new Charlton Riverside SPD was formally adopted. The SPD outlines 7,500 new homes and 4,400 additional jobs on top of the 5,600 jobs already in place within the area. Major infrastructure improvements needed to support this level of growth include: a new east-west transport route, platform extensions and an additional entrance to Charlton station, new flood defences in line with TE2100 measures, a Thames Clipper pier, two new primary schools, additional green infrastructure and two secondary schools.
- 4.2.8 The following land is listed as safeguarded industrial land: Angerstein, Murphy's and Riverside wharves, as well as Charlton bargeworks, and will continue in its function as an industrial location in the east. The employment land that is retained in the area will be intensified and there will be no net loss of employment across Royal Greenwich.

Greenwich Peninsula West

- 4.2.9 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.
- 4.2.10 There is no progress on updating the SPD to report. Outside of this reporting period, the GP3 Planning Brief was adopted (November 2017) which forms part of the Greenwich Peninsula West site.

Strategic Industrial Locations

- 4.2.11 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.
- 4.2.12 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.
- 4.2.13 In the reporting year no B1, B2 or B8 floorspace was lost or gained within designated strategic industrial locations.
- 4.2.14 Within Royal Greenwich as a whole, the following changes of employment use have occurred over the reporting year:

Table 5: Net amount of industrial floorspace lost and gained in Royal Greenwich (figures are in m²)

Change of use from...	Change of use to...										
	A1	A2	A3	B1	B2	B8	C1	C3	D1	D2	SG
B1	0	0	0	1,829	0	0	0	3,754	1,247	0	78
B2	0	0	0	0	0	0	0	80	0	0	0
B8	0	0	0	523	0	0	0	1,758	0	0	0
Other uses	0	0	0	380	0	3,309	0	0	0	0	0

4.2.15 It is worth noting that of the 3,754m² of B1 office space lost to residential use, 1,715m² of this was from notifications for prior approval where planning permission was not required.

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 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 venues⁶.

4.2.18 In the calendar year 2016, there were 19.17 million visitors to the Royal Borough of Greenwich and 480,076 visitors to the Tourist Information desk at the Visitor Centre at the Old Royal Naval College.

4.2.19 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 (on appeal) for an extension comprising two additional bedrooms (8 bed spaces), at the Mercure Hotel in Greenwich town centre.

⁶ Based on tickets sold

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.

Core Strategy town centre and retail indicators

Indicator	Percentage of retail and non-retail use in town centres
Indicator	Vacancy rate along the primary, secondary and local frontages
Indicator	Amount of A1 floorspace lost and gained across the borough
Indicator	Progress on the development of Kidbrooke Village
Indicator	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 6: Retail floor space gained and lost during the monitoring year

Amount of floor space lost	Amount of floor space gained
1,170m ²	2,105m ²

4.3.3 Table 6 above demonstrates that 1170m² of A1 floor space was removed, mostly for residential development, with 418m² of this not requiring planning permission. 1,712m² of additional A1 floor space was permitted. Most of the new additional floor space was created at Peninsula Square, The Royal Arsenal and Woolwich Town Centre.

4.3.4 Table 7 below provides information on the proportion of A1, A3/A4/A5 and vacant units within the Boroughs three main centres. (Please note that this is by unit number, not linear frontage and 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 completion of a full shop front survey, which is currently underway.

Table 7: Breakdown of retail floorspace in the monitoring year

	% A1	% A3/A4/A5	% Vacant
Eltham	54	21	8
Greenwich	42	29	5
Woolwich	52	20	10

New Centres

4.3.5 Construction has commenced at the North Greenwich District Centre for 16,000m² retail floorspace and over 3,000m² 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 2018.

4.3.6 At Kidbrooke, a temporary village centre including a supermarket, health centre and coffee shop has been constructed. Construction of the new permanent Local Centre has commenced. This will be in five phases to include almost 6,000m² of retail and commercial floorspace and more than 5,700m² of Community (DI) space.

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.

Core Strategy design and heritage indicators

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

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 2016 the Creekside Wharf scheme in Deptford won the Private Rented Sector Award at the Housing Design Awards. More information is available [here](#).

Tall buildings

4.4.4 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.

4.4.5 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.

4.4.6 Five development proposals that included tall buildings were approved in Royal Greenwich during the reporting year. Of these, four were in areas identified as appropriate for tall buildings. A development at 37 Greenwich High Road (former Bookers Cash and Carry) for residential and commercial development ranging from 4 to 14-storeys did not fall within an identified area; although on assessment the Council concluded that the scheme's height was acceptable and worked well with the surrounding buildings.

Heritage at risk

4.4.7 Listed buildings make an important contribution to the townscape of Royal Greenwich and the Royal Borough attaches great importance to their protection and preservation.

4.4.8 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.

4.4.9 There was one new addition to the Heritage at Risk Register in the reporting year: Garden House to south east of Rush Grove House, Woolwich, which is Grade II listed.

Table 8: Listed buildings in Royal Greenwich on the Heritage at Risk Register during the reporting year

Risk category	Number of listed buildings	Risk category	Number of listed buildings
A	3	D	3
B	0	E	0
C	8	F	3
Total number of listed buildings on the Heritage at Risk Register for 2016/17: 17			

Conservation areas

4.4.10 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.

4.4.11 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 2017, 15 CAMS have been adopted by the Royal Borough; one during the reporting year for the Charlton Village conservation area.

Table 9: Conservation Areas with adopted Character Appraisals and Management Strategies

Conservation Area	Date of adoption
Ashburnham Triangle	Dec 2008
Blackheath	Nov 2013
Blackheath Park	Nov 2013
Charlton Village	Oct 2016
East Greenwich	Nov 2013
Eltham Palace	Jan 2008
Greenwich Park	Nov 2013
Progress Estate	Dec 2007
Rectory Fields	Mar 2010
Shrewsbury Park Estate	May 2013
Sun in the Sands	Oct 2007
West Greenwich	Nov 2013
Westcombe Park	Mar 2010
Woolwich Common	July 2014

4.4.12 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. Within the reporting year, new/updated Article 4 Guidance Notes were published for

Ashburnham Triangle, Greenwich Town Centre and Shrewsbury Park Conservation Areas.

4.4.13 As of 31 March 2017, there were 8 Article 4 Directions within 6 of the conservation areas. **Guidance Notes** for each A4 Direction are available on our website here: [Article 4 Direction Guidance Notes](#). All introduce additional planning controls to residential properties with the exception of the West Greenwich 2002 Direction which is intended to control colour on commercial buildings in Greenwich Town Centre/the World Heritage Site.

Table 10: Article 4 Directions in force in Royal Greenwich

	Conservation Area	Article 4	Designation of Article 4	Guidance Notes	Original Photographic Survey
1	Ashburnham Triangle	Ashburnham Triangle	1994	2016	1996
2	East Greenwich	East Greenwich	1995	1995	1996
3	East Greenwich	Trenchard Street	1980	2002	1980
4	Progress Estate	Progress Estate	1973	1998	1976
5	Rectory Field	Rectory Field	1996	1996	1996
6	Shrewsbury Park Estate	Shrewsbury Park Estate	1994	2016	1996
7	West Greenwich	Randall Place and Churchfields	1993	1993	1997
8	West Greenwich	Colour control of Commercial Buildings	2002	2016	2003

Archaeology

4.4.14 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 45 sites (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.

4.4.15 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.

- 2 Scoping opinions for environmental impact assessments
- 25 Archaeological desk-based assessments
- 9 No progressions / No need to consult
- 7 Standing building recording
- 11 Watching briefs
- 13 Two-stage conditions (evaluations / excavations)

World Heritage Site

4.4.16 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.

4.4.17 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 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.

Core Strategy open space indicators

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

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 Aside from routine maintenance, there has been no work to the Green Chain in the reporting year.

Biodiversity

- 4.5.10 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.
- 4.5.11 Retaining areas of natural habitat is important to enable the protection of rare and at risk species of plants and animals.
- 4.5.12 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

- 4.5.13 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.
- 4.5.14 In the reporting year, there was a net loss of 5ha of open space associated with developments across the Borough. Much of this was at the Gaelic Athletic Sports Ground which was approved on appeal by a Planning Inspector. However, as part of this scheme a new area of accessible Community Open Space was provided where the land lost was overgrown and not accessible to the public.

4.6 Environment and climate change

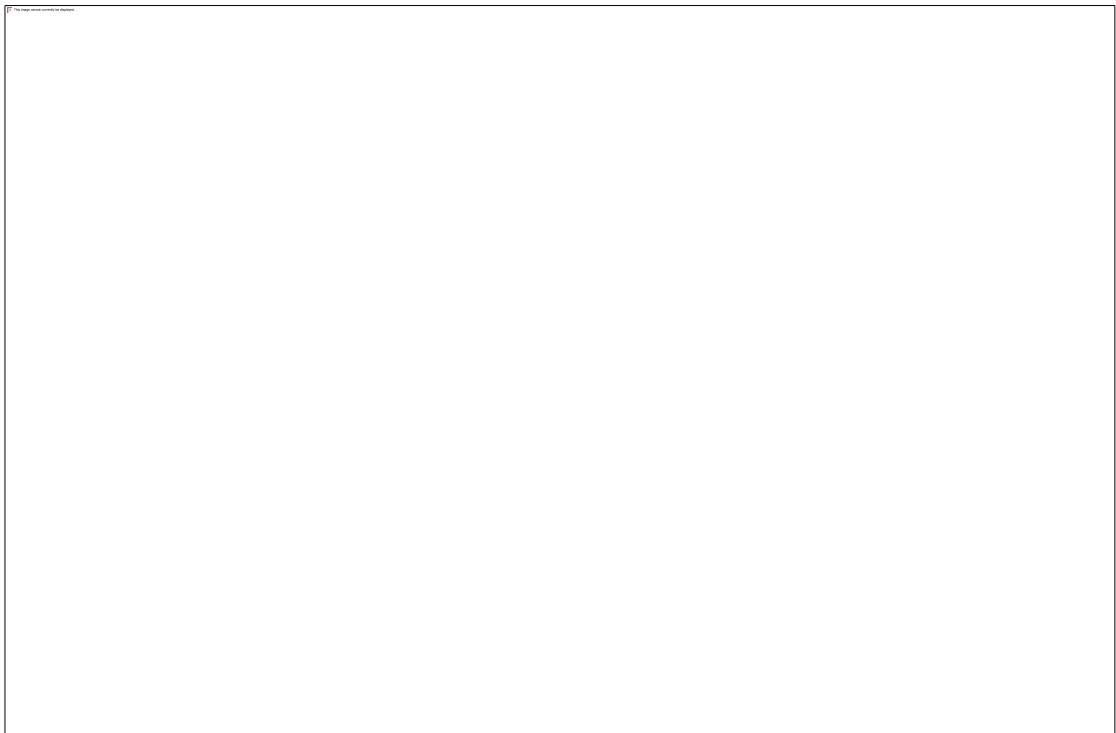
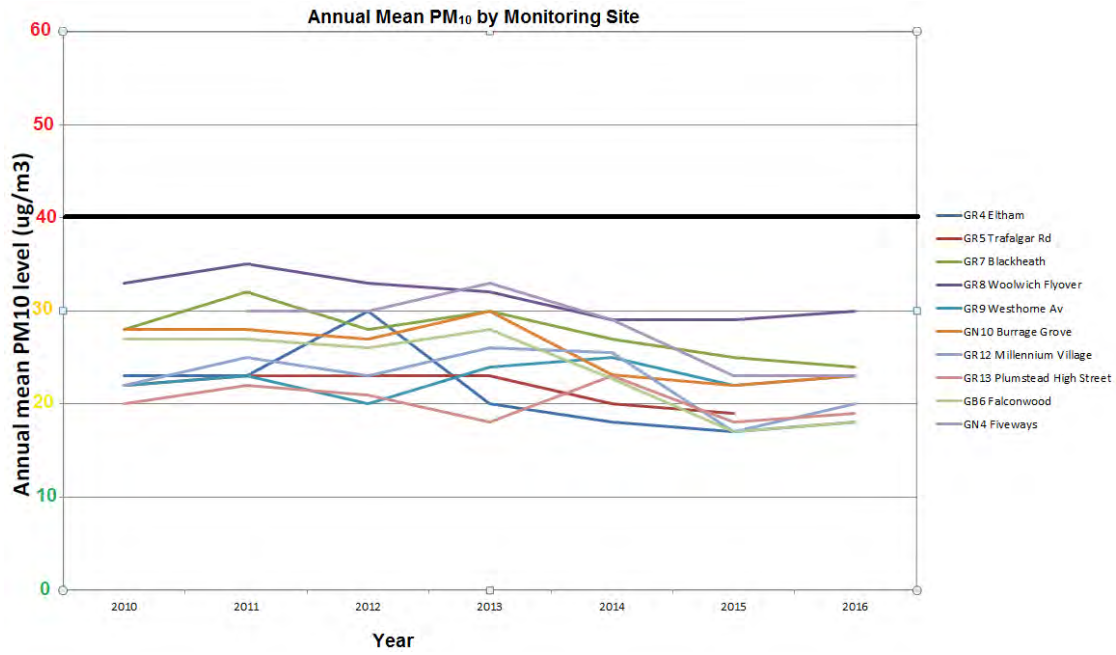
- 4.6.1 Climate change is now recognised as one of the most important issues to be considered that affects the world as a whole. The anticipated climate change in the UK is expected to involve increased frequency of extreme weather conditions and the possibility of flooding. The Greenwich Strategy aims 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.

Core Strategy environment and climate change indicators

Indicator	Improvement of air quality at monitoring stations across Royal Greenwich
Indicator	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 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 various monitoring stations. In addition to our monitoring stations, the Royal Borough also has an extensive network of diffusion tubes monitoring specifically for NO₂.
- 4.6.5 Pollution trends from the last 6 years have been taken from Royal Borough's Air Quality Annual Status Report 2016. These trends can be seen in the graphs below, which demonstrate that the Royal Borough is complying with the legal limit values for PM₁₀ but exceeding the legal limit values for NO₂ at some locations. The primary sources of pollution in the Royal Borough continue to be road vehicle emissions, followed by domestic and commercial boiler emissions.



Flooding

4.6.6 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.

- 4.6.7 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.
- 4.6.8 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.
- 4.6.9 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.
- 4.6.10 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.
- 4.6.11 Within the reporting year, no planning applications have been approved contrary to advice from the Environment Agency

4.7 Cohesive and healthy communities

Core Strategy cohesive and healthy communities' indicators

Indicator	Gain of cultural or community facilities
Indicator	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 permitted included a new skate park within Charlton Park, and additional exhibition spaces at the National Maritime Museum. D2 developments permitted include an extension to the existing Cinema at the O2, a community sports facility at Footscray Rugby Club and a sports pavilion and multi-use games area at Hervey Road.

Table 11: Community facilities floorspace gained and lost (permission granted)

Type of community facility	Use class	Net floor space permitted
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	1,934 m ² 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	7,414 m ² gained

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.
- 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 JSNA was last updated in January 2017, and can be found at <http://www.greenwichjsna.org/>.

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 The Royal Borough adopted its [Community Infrastructure Levy](#) in April 2015. A review is scheduled to begin in 2018. Information on planning obligations (SI06) and CIL is reported separately.

Core Strategy infrastructure and movement indicators

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

Transport projects across Royal Greenwich

- 4.8.6 Crossrail continues to progress in Woolwich and Abbey Wood with complementary measures such as the Beresford Road 'Super Crossing' being progressed for delivery. Designs have been developed for a revised (widened) pedestrian crossing facility on Beresford Street to facilitate expected high pedestrian movements / crossing demands in readiness for the opening of the Woolwich Crossrail Station. The crossing is planned to open in 2018.
- 4.8.7 A Public Realm Improvement Scheme for Plumstead Railway Station has been procured. This station access improvement scheme looks to improve walking and cycling connections and to enhance local junction arrangements. Construction is expected to commence in Summer 2019.
- 4.8.8 The 'missing link' Thames Path connection is under construction with an expected completion of Spring 2018. This will provide a continuous Thames path across the whole of the Royal Borough of Greenwich for the first time.
- 4.8.9 Transport for London consulted on phase I of Cycle Superhighway 4 (CS4); a fully segregated 2-way cycle track from Tower Bridge Road to Woolwich. Phase I will come as far as Greenwich, with future phases yet to be developed.

Waste management facilities

- 4.8.10 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 a composting facility within the southeast London region for the treatment of organic waste.
- 4.8.11 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.
- 4.8.12 Within the reporting year, a bulky waste refuse derived fuel plant (RDF) began operating at the existing Council Waste Transfer Station in December 2016.

Recyclable material is separated from bulky waste, which is then shredded and bailed for export to an Energy from Waste Plant in Sweden.

Municipal waste arising and managed by type

4.8.13 Table 12 shows the volume of municipal waste collected in Royal Greenwich and the different treatment/disposal methods during the reporting year.

Table 12: Waste arisings and treatment routes (percentages may not add up to 100% due to rounding)

Treatment type	Amounts (tonnes) and proportions(by type) of total treated								Total Waste Collected
	Recycling		Composting		Energy Recovery		Landfill		
2016/2017	25,834	21%	16,294	13%	69,219	55%	13,469	11%	124,817
2015/2016	26,157	23%	15,004	13%	66,097	58%	6,585	6%	113,846
2014/2015	18,584	18%	16,256	16%	65,458	63%	3,642	4%	103,940
2013/2014	29,269	26%	15,852	14%	59,780	54%	6,856	6%	111,757

Appendix A Large sites included in the Housing Trajectory

Permission Reference	Status/ Source	Site Name	Address	Ward	Years 1 to 5 (2017/18 - 2021/22)	Years 6 to 10 (2022/23 - 2026/27)	Years 11 to 15 (2027/28 - 2031/32)	Projected Total (all years)
06/1751/O	Started	Land at Love Lane	Wellington Street	Woolwich Common	300	401	0	701
08/0688/F	Started	Former Greenwich District Hospital	Vanbrugh Hill/Woolwich Road	Peninsula	327	0	0	327
08/1972/F	Started	Former Royal Military Academy)	Academy Road/Red Lion Lane	Woolwich Common	328	0	0	328
09/2269/R	Started	Kidbrooke Village P2	Kidbrooke	Eltham West	97			97
10/0161/F	Not started	Mast Quay	Woolwich Church Street	Woolwich Riverside	218	0	0	218
11/1632/F	Started	Laboratory Building, P3 The Warren/Royal Arsenal	No 1 Street	Woolwich Riverside	252	0	0	252
12/0022/O	Started	P3, P4, P5 Greenwich Millennium Village	Peartree Way	Peninsula	1746	0	0	1746
12/2694/F	Not started	Master Gunners Estate P2	Tellson Avenue	Kidbrooke with Hornfair	19	0	0	19
12/3058/F	Started	Land at Harrow Manorway	Felixstowe Road	Abbey Wood	185	0	0	185
13/0117/O	Started	The Warren/Royal Arsenal Masterplan	Plumstead Road	Woolwich Riverside	1044	781	218	2043
13/0364/F	Started	262-298 & 304-318 Creek Road	Greenwich	Greenwich West	83	0	0	83
13/2407/F	Started	Grove Market Place & 60 Eltham High Street	Eltham	Eltham South	125	0	0	125
13/2865/F	Started	Plots M0104 & M0121, Peninsula Riverside	Land west of the coal jetty	Peninsula	161	0	0	161
13/2874/F	Started	Plot M0103, Peninsula Riverside	Land east of Barge Walk	Peninsula	224	0	0	224
13/3025/MA	Started	Enderby Wharf (Former Alcatel Site)	Christchurch Way	Peninsula	483	0	0	483

ROYAL GREENWICH MONITORING REPORT 2016/17

Permission Reference	Status/ Source	Site Name	Address	Ward	Years 1 to 5 (2017/18 - 2021/22)	Years 6 to 10 (2022/23 - 2026/27)	Years 11 to 15 (2027/28 - 2031/32)	Projected Total (all years)
13/3307/F	Not started	Former Car Park & Units 12, 14, 15 and 16 Gunnery Terrace	Cornwallis Road	Woolwich Riverside	394	0	0	394
14/0086/O	Started	Connaught Estate	Land to south of Sandy Hill Lane and west of Brookhill Road	Woolwich Common	354	0	0	354
14/0117/O	Not started	Maryon Road & Grove Estate	Maryon Road	Woolwich Riverside	0	-7	0	-7
14/0126/O	Not started	Morris Walk (South) Estate	South of Maryon Road	Woolwich Riverside	52	0	0	52
14/0127/O	Not started	Morris Walk (North) Estate	North of Pett Street	Woolwich Riverside	0	152	0	152
14/0293/F	Started	Alcatel-Lucent	Christchurch Way	Peninsula	272	0	0	272
14/0460/F	Started	Lovells, Granite, Badcocks & Pipers Wharves (River Gardens)	Pelton Road	Peninsula	439	0	0	439
14/1355/F	Started	Callis Yard	Bunton Street	Woolwich Riverside	152	0	0	152
14/2554/O	Not started	Kidbrooke Village P6	Kidbrooke	Eltham West	0	847	0	847
14/2607/F	Started	Kidbrooke Village P3	Kidbrooke Park Road	Eltham West	1005	349	0	1354
14/2611/F	Started	Kidbrooke Village P5	Kidbrooke	Eltham West	107	520	517	1144
14/3551/F	Not started	Gaelic Athletic Ground	Land to rear of 132 and 134 Avery Hill Road	Eltham South	136	0	0	136
14/3770/F	Undecided	Garages at The Avenue	Cherry Orchard	Charlton	14	0	0	14
14/3795/F	Started	Creekside East	Land bounded by Copperas Street and	Greenwich West	249	0	0	249

ROYAL GREENWICH MONITORING REPORT 2016/17

Permission Reference	Status/ Source	Site Name	Address	Ward	Years 1 to 5 (2017/18 - 2021/22)	Years 6 to 10 (2022/23 - 2026/27)	Years 11 to 15 (2027/28 - 2031/32)	Projected Total (all years)
			Creek Road					
15/0716/O	Started	Greenwich Peninsula (Knight Dragon)	Land south of the O2	Peninsula	2143	5000	5000	12143
15/0973/F	Started	Enderby Place (northern part of Enderby Wharf)	Christchurch Way	Peninsula	477	0	0	477
15/2104/MA	Not started	Plots M0121, Peninsula Riverside	Land adjacent to Chandlers Avenue	Peninsula	260	0	0	260
15/3552/F	Subject to S106	Plot N0201, Peninsula Riverside	Land adjacent to and to the south west of the O2, Peninsula Square	Peninsula	262	0	0	262
15/3555/F	Not started	Sunbury Lodge	1 Sunbury Street	Woolwich Riverside	48	0	0	48
16/0186/MA	Started	Plots N0205, N0206, N0207, Peninsula Riverside	Greenwich	Peninsula	1007	0	0	1007
16/1579/F	Not started	Rochester Way Social Club	Briset Road/Rochester Way	Eltham West	29	0	0	29
16/1622/F	Not started	Garages rear of 7-22 Prentiss Court	Adjacent to Harvey Gardens	Charlton	10	0	0	10
16/1792/F	Not started	Bookers Cash & Carry	37 Greenwich High Road	Greenwich West	125	0	0	125
16/1975/F	Not started	The Catholic Club	81-88 Beresford Street	Woolwich Riverside	59	0	0	59
16/2163/F	Started	The Reach	Thames Reach, Battery Road	Thamesmead Moorings	66	0	0	66
16/2480/F	Subject to S106	Bathway Quarter (Island Site)	Wellington Street	Woolwich Riverside	310	0	0	310

ROYAL GREENWICH MONITORING REPORT 2016/17

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16/2591/MA	Subject to S106	Greenwich Square (Former Greenwich District Hospital)	Vanbrugh Hill/Woolwich Road	Peninsula	41	0	0	41
16/2783/F	Subject to S106	Norman House	110-114 Norman Road	Greenwich West	63	0	0	63
16/2807/F	Not started	Buildings 10,11 & Royal Carriage Square	Royal Arsenal, Woolwich	Woolwich Riverside	146	0	0	146
16/2878/F	Subject to S106	Land at Abbey Place	Felixstowe Road, Abbey Wood	Abbey Wood	245	0	0	245
16/3288/MA	Undecided	Arora Tower (Floors 1-5)	2 Waterview Drive	Peninsula	40	0	0	40
16/3858/F	Not started	3-5 Tunnel Avenue	Greenwich	Peninsula	27	0	0	27
16/4008/F	Undecided	VIP Trading Estate & VIP Industrial Estate	Anchor & Hope Lane	Woolwich Riverside	300	400	0	700
17/0453/F	Subject to S106	16 Sandpit Place	Charlton	Woolwich Riverside	32	0	0	32
17/1460/F	Subject to S106	Fred Styles House	20 Fletching Road	Charlton	37	0	0	37
17/1795/F	Subject to S106	40 Victoria Way	Charlton	Peninsula	330	0	0	330
17/2161/F	Undecided	Woolwich Central Baptist Church	Simmons Road	Woolwich Riverside	0	99	0	99
17/2268/F	Undecided	25-29 Carnbrook Road	Kidbrooke	Kidbrooke with Hornfair	35	0	0	35
17/2546/F	Subject to S106	36-38 Artillery Place	Woolwich	Woolwich Riverside	65	0	0	65
17/4080/F	Undecided	1A & 1C Eynsham Drive	Abbey Wood	Thamesmead Moorings	272	0	0	272
18/0126/F	Undecided	Spray Street Quarter	Plumstead Road, Burrage Road, Spray Street and Woolwich New	Woolwich Riverside	0	750	0	750

ROYAL GREENWICH MONITORING REPORT 2016/17

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			Road					
n/a	Saved UDP Site	Mortgamit Square	153-172 Powis Street and 125-129 Woolwich High Road	Woolwich Riverside	0	150	0	150
n/a	Charlton Riverside SPD	Westminster Industrial Estate	Charlton	Woolwich Riverside	0	200	0	200
n/a	Kidbrooke SPD	The Huntsman	106 Manor Way	Middle Park & Sutcliffe	0	130	0	130
n/a	Gasholder Planning Brief	GP3 Greenwich Peninsula Gasholder	Greenwich	Peninsula	0	800	0	800
n/a	Thamesmead OA	Thamesis Point	Thamesmead	Thamesmead Moorings	0	0	4000	4000
n/a	Saved UDP Site/ Housing Zone	Broadwater Dock	Thamesmead	Glyndon	0	420	0	420
n/a	Council owned site	Waterfront Leisure Centre	Woolwich High Street	Woolwich Riverside	0	140	0	140
n/a	Charlton Riverside SPD	Phase 1B Charlton Riverside	Charlton	Woolwich Riverside	0	4029	0	4029
n/a	Charlton Riverside SPD	Phase 1C Charlton Riverside	Charlton	Woolwich Riverside	0	0	1000	1000
n/a	Charlton Riverside SPD	Phase 2 Charlton Riverside	Charlton	Peninsula	0	0	1500	1500
n/a	Saved UDP Site	Former Thomas Tallis School	Kidbrooke Park Road	Eltham West	0	146	0	146
n/a	Lapsed permission	Woolwich Arsenal DLR Station	Woolwich New Road	Woolwich Riverside	0	51	0	51

ROYAL GREENWICH MONITORING REPORT 2016/17

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n/a	Saved UDP site (part)	Kidbrooke Station	Kidbrooke Park Road	Eltham West	0	215	0	215
n/a	Thamesmead OA	Pettman Crescent	Pettman Crescent	Thamesmead Moorings	0	0	400	400
Small Sites Allowance					1334	1130	1130	3594
TOTAL					16529	16703	13765	46997