

Royal Borough of Greenwich

Local Development Framework

Royal Greenwich Local Plan: Site Allocations Issues and Options Paper

Public consultation draft

February 2016



Site allocation local plan issues and options paper

Contents

1	Introduction.....	3
	The purpose of a site allocations local plan	3
	The purpose of this consultation.....	4
	Allocated sites not included.....	4
	Call for sites.....	5
	How to get involved	6
	Next steps.....	6
2	Policy Context	7
	Local	7
	Regional	7
	National	8
	Sustainability appraisal	8
3	The spatial strategy and site allocations.....	9
	Introduction.....	9
	Identifying sites.....	9
4	The issues and options.....	12
	Introduction.....	12
	Housing.....	12
	Economy and employment.....	13
	Retail and town centres.....	14
	Green infrastructure.....	17
	Transport infrastructure.....	19
	Social and community infrastructure	20
	Sustainable waste management	21
5	The sites	22
	Introduction.....	22
	Woolwich.....	23
	Charlton	39
	Greenwich Peninsula	49
	Greenwich town centre	62
	Thamesmead and Abbey Wood	72
	Plumstead town centre	85
	Kidbrooke.....	92
	Eltham town centre	99
	Appendix I: Sites from the saved UDP site schedule proposed for removal	105
	STATEMENT OF REPRESENTATIONS PROCEDURE.....	110

I Introduction

The purpose of a site allocations local plan

- I.1 A local plan providing land use designations and specific policies for allocated sites is being prepared to complement the objectives and policies of the *Royal Greenwich Local Plan: Core Strategy with Detailed Policies* (referred to in this document as the 'Core Strategy'), adopted by the Royal Borough in July 2014. This document, called the *Royal Greenwich Local Plan: Site Allocations* (referred to in this document as the 'Site allocations local plan'), will include sites and uses that are important to delivering the spatial strategy set out in the Core Strategy, and will provide additional detail on these.
- I.2 It therefore focuses on larger sites that will deliver a significant amount of development, such as housing or employment space, and other types of strategic sites that will provide the necessary infrastructure to deliver sustainable growth in Royal Greenwich, such as schools and open space.
- I.3 It is not the aim of the site allocations local plan to list every site that may be developed over the plan period of the Core Strategy (up to 2028) and it should be remembered that other sites can and will be developed in Royal Greenwich.

Relationship of the Site allocations local plan with the Core Strategy

- I.4 Once adopted, the site allocations local plan will form part of the Development Plan for Royal Greenwich, which is currently made up of the Core Strategy and the Mayor's London Plan.
- I.5 The Core Strategy and Site allocations local plan will complement each other in providing the planning policy context for Royal Greenwich. The policies within these documents are also reflected on the Core Strategy policies map, where appropriate. The sites identified within the final version of the site allocations local plan will form the basis of an updated policies map, which will be prepared and published after the local plan is adopted by the Royal Borough.
- I.6 The spatial strategy is set out in chapter 3 of the Core Strategy, and provides for the growth and enhancement of Royal Greenwich, to support new, and sustain existing, communities; ensuring that there is the much needed growth in housing and job opportunities, whilst also enhancing the town centres, open spaces and heritage assets.
- I.7 A high level of continuous growth will occur over the plan period, to be delivered through the creation of new mixed use areas and the regeneration and redevelopment of other areas within the identified Core Strategy strategic

Site allocation local plan issues and options paper

development locations. It is these areas, along with London Plan opportunity areas, and in and around town centres that have good public transport accessibility and services, which will be the main locations for identifying strategic sites in the Site allocations local plan. Only in exceptional circumstances will sites outside of these areas be identified and justification for these will be provided.

The purpose of this consultation

- I.8 This consultation paper is the first stage in the preparation of the Site allocations local plan, and sets out some suggested sites that could be included in a final document, provides justification for these, as well as proposed options for the use of the sites. This consultation paper also sets out the need to provide sites in Royal Greenwich, and the types of site required. Comments are welcomed on the sites, the boundaries and the proposed uses, including suggestions for alternate uses.
- I.9 Where uses for sites are being suggested it is important to remember that these uses will need to be consistent with planning policies set out in the Development Plan (which currently comprises the Core Strategy and The London Plan). There need to be very good, justified reasons for uses to be considered that are a departure from these policies.
- I.10 This consultation is not an opportunity to challenge adopted local plan policies within the Core Strategy, including site boundaries that have already been set through policies within the Core Strategy and as shown on the current policies map, such as Strategic Industrial Land, safeguarded wharves and the strategic development locations themselves.

Allocated sites not included

- I.11 The adoption of the Core Strategy superseded the Greenwich Unitary Development Plan (UDP) with the exception of the UDP Site Proposals Schedule (which was amended). The amended UDP Site Proposals Schedule currently sits as an addendum to the Core Strategy.
- I.12 The sites from the amended UDP Site Proposals Schedule have been reviewed as part of the preparation of the Site allocations local plan, which was a commitment set out in the Core Strategy. Many sites have been brought forward with proposed uses, but some sites will be removed. These sites, and the reasons why they are not being brought forward, are set out in Appendix I.

Call for sites

- I.13 You are welcome to comment on the proposed sites and also to propose new additional sites that you feel have future development potential or should be better protected for certain uses, such as open space or employment uses. This is commonly known as a '**call for sites**.'
- I.14 At this stage, it is possible for anyone to suggest sites to be considered, although smaller sites outside of the areas identified in paragraph I.7 would not normally be included. Although these sites could still be developed, they are not essential to delivering the adopted local plan spatial strategy and therefore a robust justification would be required for these to be identified as strategic sites within the local plan, such as meeting a specific local deficiency in the area.
- I.15 Sites that have already been submitted to the Royal Borough for consideration in the Site allocations local plan will be included in the next consultation document, along with all sites put forward during the call for sites being carried out as part of this public consultation. This is to ensure transparency and an equal review of all sites put forward. If you have already submitted a site for consideration, then you do not need to resubmit it as part of this call for sites.
- I.16 The 'call for sites' information gathering exercise provides an opportunity for developers, landowners, community groups or residents to put forward proposals for sites which they consider are suitable for development or redevelopment, or require protection, during the plan period (up to 2028). Information gathered during this exercise will enable consideration of sites being:
- **Deliverable** i.e. a site should be available now and offer a suitable location for the proposed use(s) and a good prospect that the proposal will be delivered within the next five years. It should not have planning permission for development, unless a new and different proposal is proposed; and,
 - **Developable** i.e. a site should be in a suitable location for the proposed use(s) and there should be a reasonable prospect that it will be available for and could be developed within the next 15 years.
- I.17 Please refer to the **Call for Sites form** on the Royal Greenwich website for the information required. Sites submitted will not automatically get a 'green light' for the proposed use(s). The purpose of site allocations is to reflect the Core Strategy, ensuring that we get the right development in the right place and at the right time.
- I.18 All sites submitted will be rigorously assessed to ensure that they will contribute to the delivery of the spatial strategy and objectives of the Core Strategy.

Site allocation local plan issues and options paper

How to get involved

- I.19 You are welcome to make comments on this document and the proposed sites within it for six weeks from **15 February to 29 March 2016**. You may wish to comment on the inclusion of sites or on their proposed uses, or you may wish to comment on the overall content of this document. You may also wish to propose new sites that are currently not identified.
- I.20 The document is available online on the Royal Greenwich website. An online questionnaire is available to provide your views on both this document and the proposed sites, and there is a separate questionnaire to use to propose new sites through the 'call for sites' process. There is also an interactive map where sites can be viewed in context. If you cannot use the Royal Greenwich website to respond you can also comment in writing by either sending an email to planning.policy@royalgreenwich.gov.uk or by post to:

Planning Policy Team
Directorate of Regeneration, Enterprise and Skills
5th Floor
The Woolwich Centre
35 Wellington Street
Woolwich
SE18 6HQ

- I.21 Printed copies of the document will also be available to view in all Royal Greenwich libraries during the consultation period. Please note that all comments received during the consultation period will be incorporated into a consultation statement, which will be published (personal data will be withheld) and that anonymous responses will not be accepted. Please see the back page of this document for the full Statement of Representations Procedure.

Next steps

- I.22 After the consultation has closed, the Royal Borough will go through all the comments received and sites proposed, and prepare a preferred approach to the Site allocations local plan in light of these. We will then consult on our preferred approach for a further six weeks. The final stage of the consultation process will be the publication of our final draft document (the 'proposed submission version'). This will have taken into account the views of those that had provided comments so far. There will be a further opportunity to comment on the draft, but at this final stage comments should only be on the document's 'soundness.' The document will then be submitted and examined by an independent Inspector, who may require modifications prior to adoption.

2 Policy Context

Local

- 2.1 The *Royal Greenwich Local Plan: Core Strategy with Detailed Policies* (the ‘Core Strategy’) is the primary local plan for the area. Adopted in 2014, the Core Strategy sets out the spatial strategy, long term spatial vision, spatial objectives and core policies for development within Royal Greenwich to cover the period up until 2028. It is based on the social, economic and environmental objectives of the [Greenwich Strategy](#) together with other relevant plans, programmes and strategies, all of which have implications for development and land use within Royal Greenwich.
- 2.2 Supplementary planning documents (SPDs) provide detailed guidance on how the spatial strategy and policies will be implemented for specific topics, areas or sites. In some cases more detailed explanation is needed to guide the development of sites and these might be in the form of planning briefs. Although SPDs do not form part of the statutory Development Plan for Royal Greenwich, and therefore do not have the same weight in decision making, they are important considerations in the Royal Borough’s planning decisions. Adopted SPDs in Royal Greenwich also include masterplans, conservation area character appraisals and management strategies, and guidance notes for Article 4 Directions in conservation areas.

Regional

- 2.3 The London Plan provides a social, economic and environmental framework for the future development of the capital. The London Plan provides the London-wide context for local planning policies adopted by the London boroughs, and the documents in the Royal Greenwich Local Plan must be in general conformity. Alongside adopted Local Plans and Neighbourhood Plans, The London Plan forms part of the statutory Development Plan, the basis for decisions on planning applications in Royal Greenwich.
- 2.4 The London Plan has significant implications for the Site allocations local plan, as it helped to establish the principles on which the Core Strategy was based, which in turn affects what will be included in the site allocations local plan. For example, it establishes the Opportunity Areas and Areas for Intensification where major new development is anticipated in London. The Mayor has recently agreed the first tranche of ‘Housing zones’ across London and some of these are in Royal Greenwich. These sites are identified as such in this issues and options paper.

Site allocation local plan issues and options paper

National

- 2.5 Planning legislation, regulations, and the National Planning Policy Framework (NPPF) set the context at the national level, guiding the content as well as the process that the production of this document must take.

Housing and Planning Bill

- 2.6 The Government's recently published and currently debated Housing and Planning Bill sets out a number of proposed changes to the planning system, many of which will affect the type of housing being delivered in Royal Greenwich and the way in which this is done. As there are limited details available at this time as to the way in which some of these changes will be delivered, this issues and options paper does not fully incorporate them at this stage in the process. However, it is worth bearing in mind those changes that are likely to occur in the future and may affect the content of this document and the proposals for the site allocations within it.
- 2.7 The key proposals of the Housing and Planning Bill include:
- **Permission in principle:** it has been proposed that any sites allocated for housing use in local plans will be given 'permission in principle', the broad equivalent of an outline planning permission. The details of this are not yet clear, but this is likely to require us adding further detail to those sites allocated for housing;
 - **Starter homes:** it has been proposed that all reasonably sized housing sites deliver a proportion of starter homes on them, and,
 - **Self-build homes:** the Bill proposes to require authorities to meet the demand for self-build and custom build housing in their area.

Sustainability appraisal

- 2.8 A full sustainability appraisal of the document will be carried out. Sustainability appraisal promotes sustainable strategies and policies through an assessment of their environmental, social and economic impacts. This allows us to identify and minimise any potential harmful impacts and maximise beneficial impacts.
- 2.9 At this stage, we have prepared a Scoping Report, which sets out the information that we will refer to, in order to inform our assessments. At the next stage in the preparation of this document we will carry out an appraisal of the options that have been considered, and other options that were raised during consultation, which will inform the development of the preferred approach.

3 The spatial strategy and site allocations

Introduction

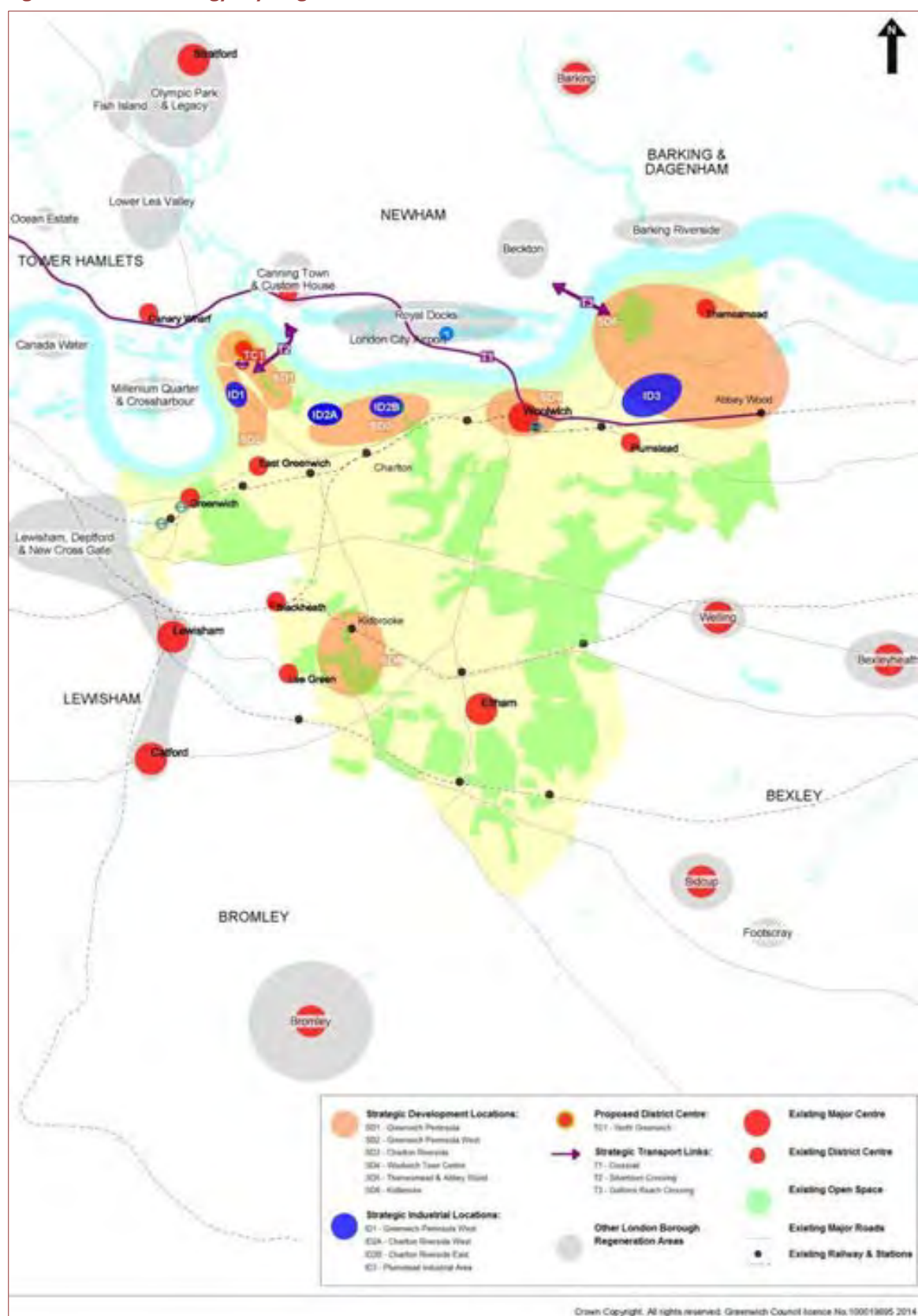
- 3.1 The Royal Borough's spatial strategy provides for the growth and enhancement of Royal Greenwich, to support new and sustain existing communities; ensuring that there is the much needed growth in housing and job opportunities, whilst also enhancing the town centres, open spaces and Royal Greenwich's heritage assets.
- 3.2 Economic growth and increased employment opportunities will be delivered to meet the needs of Royal Greenwich's growing population, whilst care will be taken to balance the social needs of residents and to protect the natural environment. Importantly, the spatial strategy also addresses mitigation against and adaptation to climate change.
- 3.3 The spatial strategy assumes a high level of continuous growth over the plan period. It also provides for substantial release of under-used industrial land and intensification of employment use at Charlton Riverside for mixed use development and release of industrial land at Greenwich Peninsula West for new homes and employment uses.
- 3.4 The Core Strategy features six strategic development locations, which will be the main focus of development in Royal Greenwich over the plan period, along with London Plan Opportunity Areas and major and district town centres with good public transport links and a high level of services and facilities. It is these sustainable locations where most of the sites within this document will be located. The Core Strategy key diagram (Figure 3.1) shows the strategic development locations and town centres.

Identifying sites

- 3.5 A number of different sources have been used to identify sites and where there is potential for new development. The potential for new development can occur when:
 - buildings and/or uses are no longer required and become surplus to requirements;
 - needs or opportunities are identified for new uses on vacant sites;
 - there are opportunities for intensification involving demolition and rebuilding;
 - buildings deteriorate and they come to the end of their useful life;
 - land is assembled to create larger potential redevelopment sites; and,
 - “windfalls” emerge as land ownership changes or businesses or other uses close down or relocate.

Site allocation local plan issues and options paper

Figure 3.1: Core Strategy key diagram



Site allocation local plan issues and options paper

- 3.6 A variety of sources have been considered in drawing up this consultation document including:
- a. extant UDP land use schedule and previous site allocations within this;
 - b. Core Strategy housing trajectory;
 - c. existing proposals in area-specific SPDs and masterplans;
 - d. London-wide strategic housing and land availability assessment (SHLAA), 2013;
 - e. Employment Land Review 2013;
 - f. Open Space Study 2008;
 - g. planning database and planning inquiries;
 - h. known sites; and
 - i. research and historic site searches.
- 3.7 Strategic sites considered for allocation and inclusion in the document will generally be above 0.25 hectares.
- 3.8 Small sites and larger potential development sites outside of the strategic development locations will only be included if they are deemed to be able to make a significant contribution to the objectives of the Core Strategy. Otherwise, it is considered that the policies within the Core Strategy will be sufficient to guide future planning decisions on these sites.
- 3.9 In order to fulfil the objectives of the Core Strategy sites must also be available, realistic and with reasonable prospects of success.

4 The issues and options

Introduction

- 4.1 This section describes the various issues and options that must be considered on a topic basis, and reflects the aims and priorities of the Core Strategy.
- 4.2 The various issues and options are described under the following themes:
- Housing
 - Economy and employment
 - Green infrastructure
 - Transport infrastructure
 - Social and community infrastructure
 - Waste

Housing

- 4.3 Significant growth in housing stock in Royal Greenwich is integral to the ability to implement the Core Strategy. The London Plan sets out a 10 year housing target for Greenwich from 2015 – 2025 for 26,850 net additional dwellings, or 2,685 per year.
- 4.4 The majority of this new housing is expected to be delivered in the identified strategic development locations, in and around town centres with good services and accessibility, and in London Plan opportunity areas, as set out in the chapter 3 of the Core Strategy.
- 4.5 It is vital that Royal Greenwich's unique housing needs are met, whilst still contributing to the overall London housing numbers. In delivering housing for Royal Greenwich we need to ensure that the appropriate size, type, density and affordability of homes are provided, and that the new housing is supported by associated infrastructure.
- 4.6 The opportunity for the consolidation of existing industrial land within Royal Greenwich to provide additional land for housing has already been identified within the Core Strategy and this release of employment land, in certain areas, has been agreed in principle. 44.1 hectares of employment land has been agreed for managed release through the Core Strategy.
- 4.7 The housing needs of the gypsy and traveller community must also be considered. A Gypsy and Traveller Needs Assessment is currently underway to better identify the needs of this part of the community, taking into account the recent changes in legislation. There is already one dedicated site at Thistlebrook in Abbey Wood.

- 4.8 The Royal Borough is also working to improve and intensify some of its existing housing stock, across its estates and other residential areas in Royal Greenwich. Some estates put forward for renewal and intensification have been included where they are considered strategic, but not all as these sites already are in residential use.
- 4.9 There are a number of sites identified for new housing development within the proposed sites. Many of these are proposed to incorporate a mix of other uses, as well as residential. It should also be remembered that the sites identified are not the only sites in Royal Greenwich where we would expect to see residential development; they are those that are considered to be of strategic importance, or where there is a proposed change of land use, or where a site specific policy will help to facilitate delivery of the site with infrastructure considered necessary for sustainable development.

Economy and employment

- 4.10 Royal Greenwich is becoming increasingly competitive in economic terms, attracting investment and providing an environment that enables wealth to be created. Improving access to jobs within Royal Greenwich and the wider London labour market is also one of the critical spatial issues identified in the Core Strategy and in the Greenwich Strategy.
- 4.11 To reflect the population increases it is also necessary to provide increased employment opportunities for local residents and the most recent iteration of the London Plan projects an increase in jobs in Royal Greenwich of 22,000 between 2011 and 2036, an increase of over 27%. These new jobs will be focused on the economic sectors that are growing and which have the potential to be successful in the future. The largest sectors of the economy: public services, retail, business services and the caring and personal services sectors will continue to provide the majority of jobs. Leisure, hospitality and tourism and the digital and creative sectors will grow. The retail sector will benefit from the strengthening of the offer in the town centres, and new job opportunities will develop in the low carbon sector, advanced manufacturing and life sciences.
- 4.12 The Employment Land Review for Royal Greenwich demonstrates the changing nature of employment in the future. It is predicted that the requirement for B1 office floorspace will increase by 26,000m² – 29,000m² up to 2028, with the most suitable and viable places to locate offices being North Greenwich and the Greenwich Peninsula.
- 4.13 Additionally, demand for industrial employment land is predicted to decrease, with the largest decrease in demand for land in industrial uses (B1c/B2), rather

Site allocation local plan issues and options paper

than warehousing (B8). The majority of the employment land release in the Core Strategy is focused in the Charlton Riverside area.

- 4.14 The release of 44.1 hectares of Strategic Industrial Land has therefore already been agreed as part of the Core Strategy, just a few hectares below the amount of employment land proposed for managed release in Royal Greenwich by the GLA, and therefore what land remains in employment uses will need to be protected, to help to deliver the proposed increase in jobs in the area. However, one of the Mayor's Housing zones includes safeguarded strategic industrial land on part of the site, which is proposed for release in the identified site as part of this issues and options consultation. If this land were to be released from its strategic employment designation, this would bring the amount of land released in Royal Greenwich up to the full amount proposed for managed release by the GLA.
- 4.15 The role of the Site Allocations local plan is now to help to deliver both appropriate protection and release of locally significant employment land in Royal Greenwich and ensure that it is redeveloped appropriately, where justified as necessary. There is also likely to be the potential to intensify the use of many existing employment sites, particularly for office uses.
- 4.16 Some of the main employment sites in Royal Greenwich are listed below. We would also like your views on whether there are further locally significant employment sites in Royal Greenwich that we should be protecting, by identifying these sites on our policies map.
- C6 Angerstein Triangle, Bramshot Avenue
 - C7 Westminster Industrial Estate
 - C8 Harrington Way
 - G5 25-81 Greenwich High Road
 - G7 Brookmarsh Industrial Estate and Phoenix Wharf, Lower Norman Road
 - G8 55-71 Norman Road and railway arches
 - GP3 Site to the east of A102 (M), west of Bugsby's Way
 - P6 Former electricity generating station, White Hart Road
 - T1 Site north of White Hart Avenue
 - T4 Site fronting Nathan Way
 - W12 Arsenal Way

Retail and town centres

- 4.17 The Core Strategy sets out the vision, objectives and spatial strategy for delivering town centre and retail uses within Royal Greenwich up to 2028.

4.18 Royal Greenwich has a network of town centres that provide an important social and economic focus for the districts and communities they serve and these are set out below:

- The major town centres of:
 - Woolwich; and
 - Eltham.
- The district town centres of:
 - Greenwich;
 - East Greenwich;
 - Plumstead;
 - Thamesmead;
 - North Greenwich;
 - Lee Green (with LB Lewisham); and
 - Blackheath (with LB Lewisham).
- Eight local centres; and
- 35 neighbourhood parades.

4.19 It is the centres of Woolwich, Greenwich and Eltham where the most significant amount of retail is located and these are where the most growth and change is likely to be seen as well. All of the centres not only function as places for retail but are also important for the wider economy, as well as providing places for people to both live and relax. Indeed, it is their multiplicity of roles that make these town centres so important.

4.20 With the changing nature of retail, this varied role is likely to increase in importance in future years. As is stated in The London Plan (Policy 2.15), town centres, particularly larger centres, will need to provide access to new and emerging forms of retail provision, ensuring that they can provide multi-channel shopping facilities as well as other complementary facilities.

4.21 The Core Strategy set out changes to the primary and secondary shopping frontages across all town centres (with the exception of North Greenwich), which are reflected in the updated policies map. The site allocations local plan will review of the current town centre boundaries and propose changes as appropriate.

4.22 A retail capacity study carried out in 2008 to support the Core Strategy indicates that Royal Greenwich can support an increase in both convenience (e.g. food shopping) and comparison (e.g. furniture and white goods) retail over the lifetime of the Plan. Comparison retail capacity for Royal Greenwich until 2028 is estimated to be between 20,700m² and 41,700m². The higher level of

Site allocation local plan issues and options paper

comparison floorspace is based on a high level of growth in Woolwich town centre, reflecting the area's increasing transport connections and its potential to become a Metropolitan Centre. Convenience retail capacity for Royal Greenwich until 2028 is estimated at 4,700m². There is also predicted additional capacity for cafe, bar and restaurant uses of 3,099m² up to 2028.

- 4.23 Most of the retail growth in Royal Greenwich is therefore likely to be in Woolwich, which is set out in both The London Plan and the Core Strategy as having the potential to be reclassified as a Metropolitan Centre. A Metropolitan Centre would typically have over 100,000m² of retail floorspace, including multiple retailers and department stores. It would also have significant employment, service and leisure functions. Although Woolwich currently plays an important role in the region, there is more growth required to reach this status and as a specific measure, current retail floorspace within Woolwich is approximately 50,000m² with a high proportion of this being convenience retail (approximately 35%). There is therefore now a need to identify sites to enable growth in comparison retail to take place within the town centre.

Cumulative impact

- 4.24 The Core Strategy already sets out a range of policies to address the potential issue of cumulative impact of uses within its centres. The Core Strategy encourages town centre uses, such as retail, leisure and cultural uses to be within its designated centres. Within these, policies TC (a) and TC (b) in the Core Strategy provide further detail on the breakdown of uses. Policy TC (a) sets out a policy for the minimum percentage of AI retail uses in town centres. This therefore performs the function of protecting retail uses, whilst also limiting the development of certain other uses in these areas. Policy TC (b) goes into more detail on non-retail uses and the potential cumulative impact of these.
- 4.25 In order to further strengthen these policies, it is proposed that, for uses that pose the most risk from the effects of cumulative impact, 'areas of cumulative impact concern' are mapped. At present, it is hot food takeaways and betting shops that cause concern, due to the significant rise in numbers of these over recent years and the impact that they have had on other uses in town centres. It is therefore proposed to map these uses and prevent an over-concentration of these in future, by stating that there should not be more than three of the same use within 400m or in the presence of three overlapping 400m catchment areas drawn around existing premises in the same use.

Access to healthy food

- 4.26 There is also an opportunity to try to establish where in Royal Greenwich there is poor access to healthy food, and the Royal Borough's public health team is

working on a food poverty needs assessment to assess this. By considering this data alongside any data on cumulative impact, particularly of hot food takeaways, we can begin to build a picture of access to both healthy and unhealthy food and develop appropriate policy responses.

4.27 The sites identified for town centre uses, are listed below. Many of these are proposed for a mix of uses and the individual site details provide more detail on these.

- E2 Land to north of Eltham High Street
- G2 Creek Road, south side, west of Deptford Creek (Meridian Gateway)
- G3 Royal Hill Court, off Greenwich High Road
- G4 Davy's site, 161-171 Greenwich High Road
- GP6 Site south of O2 Arena including North Greenwich station
- GP7 O2 arena
- K1 Kidbrooke station area
- K5 Phase 3, Kidbrooke Village Centre
- P1 Aberly Street Car Park
- P2 Plumstead library
- P3 Plumstead Leisure Centre
- P4 Motor services site
- P5 Plumstead fire station and land adjacent to fire station
- P7 Carwash site
- T2 Community/civic site, Thamesmere Drive
- W2 Land enclosing Mortgramit Square (Hare and Powis Street)
- W3 Glass Yard
- W4 Wilkinson
- W5 Callis Yard, Macbean Centre, Woolwich Poly, Murrays Yard
- W7 Spray Street SPD Area
- W8 Former public baths building, Bathway
- W9 DLR Woolwich (2 sites)
- W10 Warren Lane 'teardrop' site
- W11 Woolwich Campus "island" site, Calderwood Street
- W13 Thomas Street SPD site

Green infrastructure

4.28 The Core Strategy sets out the objective of protecting and enhancing the Borough's wide range of open spaces. These will positively contribute towards regeneration, tackling climate change, the health and wellbeing of the people and the wealth of biodiversity in Royal Greenwich. In the Site allocations local plan, the protection of new open spaces will be considered.

Site allocation local plan issues and options paper

- 4.29 This is particularly important in the waterfront area where the majority of development will take place. The riverside path is an important link within Royal Greenwich, as is the green chain that providing links between existing open spaces. The riverside path will be preserved, and enhancement opportunities will be sought through new development proposals. The path cannot be reduced to less than 10m in width from the inside of the river wall, to ensure that safeguarded flood defences can be maintained and improved in the future, and it is the responsibility of riparian owners to contribute to the maintenance.
- 4.30 The Royal Borough is currently in the early stages of preparing an up to date Green Infrastructure Study. Once completed, this will provide additional evidence to help determine the most appropriate strategy to take. However, findings from the previous Open Space Study from 2008 found open space deficiencies predominantly on Greenwich Peninsula, Charlton Riverside, Thamesmead and parts of the south of Royal Greenwich.
- 4.31 The Royal Borough has also recently adopted a playing pitch strategy and a sports facilities strategy. An imbalance of playing pitches across Royal Greenwich has been identified, with an undersupply of pitches in the north in areas such as Greenwich Peninsula, Charlton Riverside, Thamesmead, Abbey Wood and Woolwich. The aim of the Site allocations local plan is to identify sites that can start to help to address these deficiencies, and opportunities for green infrastructure to be incorporated into new developments.
- 4.32 It is proposed that any sites already designated as either community open space or Metropolitan Open Land remain protected until a full review of these is completed within the Royal Greenwich Green Infrastructure Study. Below are the new sites that have been identified, to be wholly or partly open space:
- C3 Land to the south of Thames Barrier
 - C4 Thames Barrier approach and Eastmoor Street
 - E1 Green Chain Walk, Footscray Road to Court Road
 - E3 Reservoir
 - K7 Sutcliffe Park extension
 - GP1 Lovell's Wharf
 - GP4 Delta/Blackwall Wharf
 - GP8 O2 arena open space
 - T5 Tripcock Park East & West
 - W1 Lower Spray Street
 - W10 Warren Lane 'teardrop' site
 - W14 Dial Arch Square
 - W15 Wellington Park

Transport infrastructure

- 4.33 There are a number of strategic transport projects that are key to the delivery of the objectives of the Core Strategy. Transport for London has recently completed a consultation on the potential Silvertown Link tunnel, and consultation on a potential future crossing at Gallions Reach is currently on-going. Land for these has been safeguarded within the Core Strategy, along with safeguarded land for the current on-going works on Crossrail. This safeguarded land will continue to be identified in the Site allocations local plan.
- 4.34 In addition, development of Charlton Riverside is dependent on increased public transport infrastructure within this area, connecting Woolwich to the Greenwich Peninsula. The specific projects identified within the Core Strategy are detailed in Figure 4.1.

Figure 4.1: Land safeguarded for transport uses



Site allocation local plan issues and options paper

4.35 Sites incorporating transport uses within them include:

- C1 Charlton riverside north west industrial
- C4 Thames Barrier approach and Eastmoor Street
- C5 Charlton riverside central
- K1 Kidbrooke station area
- GP6 Site south of O2 Arena including North Greenwich station
- W6 Crossrail

Social and community infrastructure

4.36 The Core Strategy sets out the need for additional social and community infrastructure required to help with its delivery. This is mostly covered in policy CHI Cohesive Communities, which supports the development of new and improved community facilities where there are identified local needs. The Infrastructure Delivery Plan, which will be reviewed and updated as part of the preparation of the Site allocations local plan, also provides more detail as to the requirements for social and community infrastructure up to 2028. Identified sites with the potential to contribute to social and community infrastructure include:

- P2 Plumstead Library

Education

4.37 Royal Greenwich has been experiencing significant growth in demand for additional primary and secondary school places as a result of above average increases in recorded birth annually and inward migration associated with major housing developments and regeneration.

4.38 Given the large population increase predicted in the north of Royal Greenwich, a number of new schools will be required over the next five years.

Greenwich Peninsula

- 6 FE secondary school on Greenwich Peninsula, plus 300 post-16, identified in site GP10, which has already been identified for St Mary Magdalene All Through School; and
- 2 FE primary school on Greenwich Peninsula, identified in site GP10.

Eltham

- 4 FE secondary for 2016, up to 14,000m², which needs to be identified; and,
- 6FE secondary school by 2017, 14000m² minimum that needs to be identified.

Charlton

- 5 FE secondary school expansion by 2017, up to 14000m², identified in site C9;
- 3FE primary by 2017, 8000m² minimum, identified in site C2; and,

- 6FE secondary from 2019, identified in site C5.

Thamesmead

- 6FE secondary by 2018, 14000m² minimum, which needs to be identified; and,
- 2FE Primary, from 2021, 8,0000m², identified in site T3.

Other

- 6FE secondary, from 2020 in the north of Royal Greenwich, which needs to be identified; and,
- 6FE secondary, from 2021 in the north of Royal Greenwich, which needs to be identified.

4.39 As can be seen from the above list, there is still the need for some additional sites to be identified for schools, particularly in Eltham and in the wider Thamesmead area to the north of Royal Greenwich. Any additional sites in these areas that might be appropriate for schools are welcomed to be put forward.

Health and well being

4.40 Demand modelling is currently underway to further assess the need for additional health infrastructure throughout the plan period. Once this has been completed, this will be incorporated into this document and any site searches carried out accordingly. The cumulative impacts of town centre uses, and access to healthy food are addressed in the Town centre section in paragraphs 4.19 to 4.28 above.

Sustainable waste management

4.41 The Core Strategy safeguards the following four existing waste transfer and management sites for waste management use:

- Waste Facility, Nathan Way, Thamesmead;
- Civic Amenity Site/Waste Transfer Station, Nathan Way, Thamesmead;
- Days Aggregates, Lombard Walk, Charlton; and,
- Norris Skips, Horn Link Way, Greenwich.

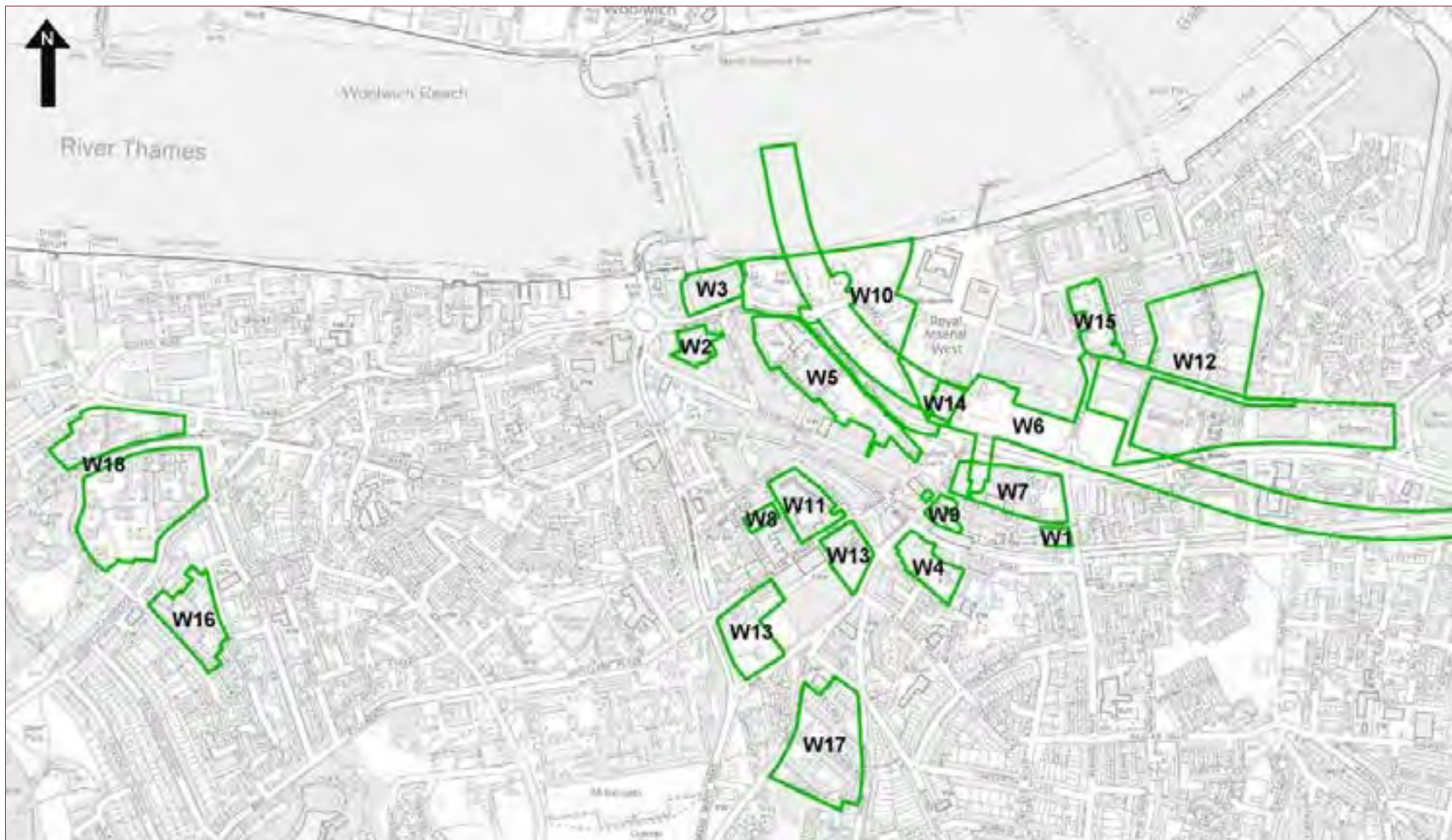
4.42 There is a requirement for an additional Civic Amenity site within the Charlton Riverside/North Greenwich area, to accommodate the growth planned in this area and because the current site in Thamesmead is at capacity.

4.43 An 'area of search' has been mapped as site C1 (Charlton Riverside North West Industrial), where we would anticipate this waste facility being located.

Woolwich

- 5.4. Woolwich will see significant change over the course of this plan, primarily in Woolwich Town Centre, which will be established in its role as a Metropolitan Centre. To support this growth, Woolwich will increase its importance as a transport hub, building on its current DLR connections and with a Crossrail Station to be provided by 2018. These improvements will make the centre easily accessible to local residents and the wider area, travel times from Woolwich to key destinations such as Central London, Canary Wharf, Stratford City and London City and Heathrow Airports will be reduced.
- 5.5. The strategy for the Woolwich Town Centre Strategic Development Location (SDL) aims to capitalise on its strengths as well as the centre's heritage and riverside location. There is a need for the town centre to be revitalised through additional retail floorspace, new office, leisure and entertainment facilities, and new culture and tourism uses. However, any proposals must also consider the changing nature of retail and town centres, and consider how Woolwich can become a Metropolitan Centre of the future, with a diversification of uses and roles. In line with this, the amount of housing within the town centre will also increase, including a new mixed use development at the Royal Arsenal site, which is already under construction.
- 5.6. The majority of the sites proposed in the Woolwich area are located in the Town Centre SDL, helping to establish the Metropolitan Centre status. Many of these were also previously identified in the Woolwich Town Centre Masterplan (adopted as an SPD in 2012).
- 5.7. The sites proposed in Woolwich are:
- | | |
|---|--|
| • W1 Lower Spray Street | • W9 DLR Woolwich |
| • W2 Land enclosing Mortgramit Square (Hare and Powis Street) | • W10 Warren Lane 'teardrop' site |
| • W3 Glass Yard | • W11 Woolwich Campus "island" site, Calderwood Street |
| • W4 Wilkinson | • W12 Arsenal Way |
| • W5 Callis Yard, Macbean Centre, Woolwich Poly, Murrays Yard | • W13 Thomas Street SPD site |
| • W6 Crossrail | • W14 Dial Arch Square |
| • W7 Spray Street SPD area | • W15 Wellington Park |
| • W8 Former public baths building, Bathway | • W16 Maryon Estate |
| | • W17 Connaught Estate |
| | • W18 Morris Walk and Marion Grove Estate |

Site allocation local plan issues and options paper



- 5.8. Woolwich also falls within the 'area of search' for new schools in the north of Royal Greenwich (see social and community infrastructure section for further information). Table 5.1 sets out the sites listed in paragraph 5.7 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

Table 5.1: Woolwich sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
W1	Lower Spray Street	0.20	Vacant DLR site	Community open space	Currently identified in the UDP (part of site mu14). Forms part of Woolwich Town Centre. Any development will need to consider the vicinity of the railway. See Woolwich Town Centre SPD for further details. Need to compensate for loss of open space in other places, e.g. MOL lost to school sites, reduction in parkland at Woolwich Park/Royal Arsenal Gardens. Woolwich town centre lacks open space and informal and formal play space for children.	Woolwich SDL	Vacant site with a DLR railway access box.
W2	Land enclosing Mortgramit Square (Hare and Powis Street)	0.46	Various commercial, retail and residential uses and vacant premises	Mixed retail and town centre uses, residential above including affordable housing.	Forms part of Woolwich Town Centre, which is identified within the Core Strategy for growth. Development should feature active ground floor frontages and should provide improved linkages to the riverside, reducing the impact of the A206 on this entrance point to the town centre. See Woolwich Town Centre SPD for further details.	Woolwich SDL UDP site proposals schedule reference mu10	Site includes garage and motor services centre and small shops on Woolwich Road. Access from Hare Street onto Mortgramit Square.
W3	Glass Yard	0.84	Leisure centre	Residential led mixed use development with active frontage to either side of the extended Hare Street. Extend Hare Street to riverside. Leisure centre use to be relocated to	This site forms part of Woolwich Town Centre and SDL, which is identified within the Core Strategy for growth. Development should incorporate a mix of uses and should open up this site to the river with the extension of Hare Street to the	Woolwich SDL, Thames Policy Area, Established Riverside Walk, Grade II Listed entrance to foot tunnel	Waterfront Leisure Centre may be relocated to town centre (See Woolwich Town Centre Masterplan SPD). Thames Path must be retained.

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
				Wilkinson site W4	waterfront edge and active frontages on either side of this. See Woolwich Town Centre SPD for more details.		
W4	Wilkinson	0.87	Retail and mixed use	retail and leisure above with residential and office on upper floors	Potential site if Waterfront Leisure Centre is relocated.	Primary shopping frontage, Woolwich SDL, Woolwich rail crossing safeguarding	Large store plus car park and smaller shops.
W5	Callis Yard, Macbean Centre, Woolwich Poly, Murrays Yard	2.82	Various retail, commercial and vacant sites	Town centre retail/commercial/business use(s), residential and open space	Part of this site is currently identified in the UDP (site mu8). It forms part of Woolwich Town Centre, which is identified within the Core Strategy for growth. There is scope for site assembly to include Riverside House and the former Woolwich Polytechnic building site. Development should be of a design that provides a suitable entrance point to the town centre, with links across the A206 and to the riverside to be improved. See Woolwich Town Centre SPD for further details. Need to compensate for loss of open space in other places, eg MOL lost to school sites, reduction in parkland at Woolwich Park/Royal Arsenal Gardens. Woolwich town centre lacks open space.	Woolwich SDL, primary shopping frontage, Locally Listed Building (Callis Yard Stables) UDP site proposals schedule references mu8 and mu9	Callis Yard to Iceland at Greens End. Site includes new community open space designation at Murray's Yard. Open space to be part of a comprehensive redevelopment. Retain Macbean street route north to Royal Arsenal development.
W6	Crossrail (N/A)	35.58	Various	New Cross-London rail link	Safeguarding in place	Crossrail safeguarding UDP site proposals schedule reference m5	Tunnel under the Thames emerging at Plumstead where it joins existing surface line. Stations at Abbey Wood and Woolwich Arsenal. Note the

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
							safeguarding direction also secures access to works sites through the Woolwich Arsenal (Arsenal Way and Wallis Road via Duke of Wellington Avenue) and the White Hart Triangle (White Hart Avenue and North Road).
W7	Spray Street SPD area	1.86	Various	Retail, commercial and residential development	In 2006 UDP as mixed use and Spray Street Masterplan (revised site). This site forms part of Woolwich Town Centre, which is identified within the Core Strategy for growth. Any development should complete an assessment of the historic buildings on the site and promote a fine grain approach to development. See Woolwich Town Centre SPD for further details.	Woolwich SDL, secondary shopping frontage, Crossrail safeguarding UDP site proposals schedule reference mu14	Site identified in Spray Street SPD. Includes covered market and small shops and businesses on Spray Street, Woolwich New Road and Plumstead Road.
W8	Former public baths building, Bathway	0.20	Greenwich university student union	Suitable for re-use for appropriate town centre activity including educational and other community uses.	The site is currently identified in the UDP. Any development on the site should protect the historic character of the Bathway Quarter.	Woolwich SDL, Locally Listed Building UDP site proposals schedule reference mu28	Locally listed building former Greenwich university student union. The site is located adjacent to statutorily listed buildings which must be preserved and enhanced and their setting protected through any development. Substantial weight will be given to the retention of the building in accordance with policy DH3

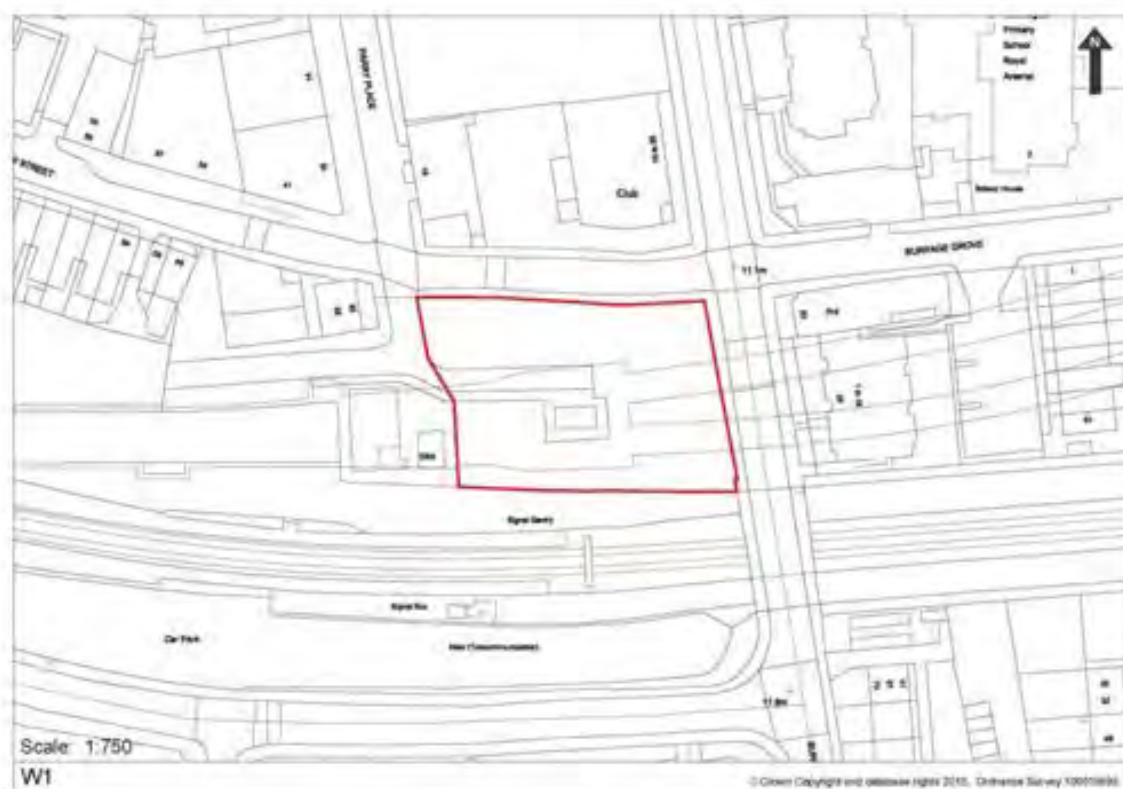
Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
W9	DLR Woolwich (2 sites)	0.31	Vacant	Mixed use with retail on ground floor	Above and adjacent station has expired planning permission for mixed use development; development has stalled	Woolwich SDL, secondary shopping frontage	Two vacant sites adjacent to and opposite Woolwich DLR station to be considered in tandem.
W10	Warren Lane 'teardrop' site	6.69	Various commercial, part vacant	Mixed use development including leisure A3, hotel/tourist facilities, residential. Ancillary A1 only. Royal Arsenal Gardens to be replaced and adopted as Community Open Space	Mixed Use site in 2006 UDP, with planning permission	Woolwich SDL, Flood Risk Zone UDP site proposals schedule reference mu13	Site with planning permission for mixed use development including reconfigured Royal Arsenal Gardens.
W11	Woolwich Campus "island" site, Calderwood Street	1.11	Former Greenwich university campus	Suitable for a mix of retail, residential, employment and activity generating town centre uses	Mixed Use site in 2006 UDP. It forms part of Woolwich Town Centre, which is identified within the Core Strategy for growth. Any development on the site should protect the historic character of the Bathway Quarter. See Woolwich Town Centre SPD for further details.	Primary shopping frontage, Grade II Listed Buildings (three University of Greenwich buildings), Locally Listed Buildings (Thames Polytechnic and 2-4 Wellington Street) UDP site proposals schedule reference mu27	Within Calderwood Street, Thomas Street, Wellington Street and Polytechnic Street, including small shops and businesses on Wellington Street and Thomas Street and the Grade II Listed University Building.
W12	Arsenal Way	10.44	Commercial and industrial	Industrial Business Park (IBP), a type of strategic industrial land	Identified in Greenwich's Employment Land Review as Local Employment Area. To be protected for industrial use to compensate for loss of employment land in Charlton Riverside and elsewhere.	Woolwich SDL	A fully occupied modern light industrial estate. The eastern finger, extending along Tom Cribb Road contains two older light industrial units.

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
W13	Thomas Street SPD site	2.23	Site of former government and council offices, social housing, green space, small shops, offices and pub	A mix of residential, retail and business/employment uses, retaining Locally Listed buildings along retail shopping frontage	Mixed Use site in 2006 UDP	Woolwich SDL; Primary shopping frontage; Locally Listed Buildings (1-5 Thomas Street); UDP site proposals schedule reference mu35	Site is split into two. Northern section includes Wellington Street and Thomas Street shops, with Locally Listed Buildings to be retained. Southern section includes cleared area of former Peggy Middleton House and social housing.
W14	Dial Arch Square	0.39	Wooded square and grassland with canons, Local area of play for children on Warren development	Community Open Space	To protect current use as public open space	Woolwich SDL, Royal Arsenal Conservation Area, setting of Grade I Listed Building, Grade II* Listed Building and several Grade II Listed Buildings	Green space with mature trees surrounded by Listed Buildings, including No 1 Street
W15	Wellington Park	0.90	Park and children's play area	Community Open Space	To protect current use as public open space	Woolwich SDL, Royal Arsenal Conservation Area	Park on top of a ground floor car park within Royal Arsenal development
W16	Maryon Estate	1.51	Council owned housing estate	Redevelopment for improved quality residential uses	Currently in use as residential	None	Council owned housing estate
W17	Connaught Estate	3.03	Council owned housing estate	Redevelopment for improved quality and intensification of residential uses	Currently in use as residential	None	Council owned housing estate
W18	Morris Walk and Marion Grove Estate	5.84	Council owned housing estate	Redevelopment for improved quality and intensification of residential uses	Currently in use as residential	Northern edge in flood risk zone 3a	Council owned housing estate

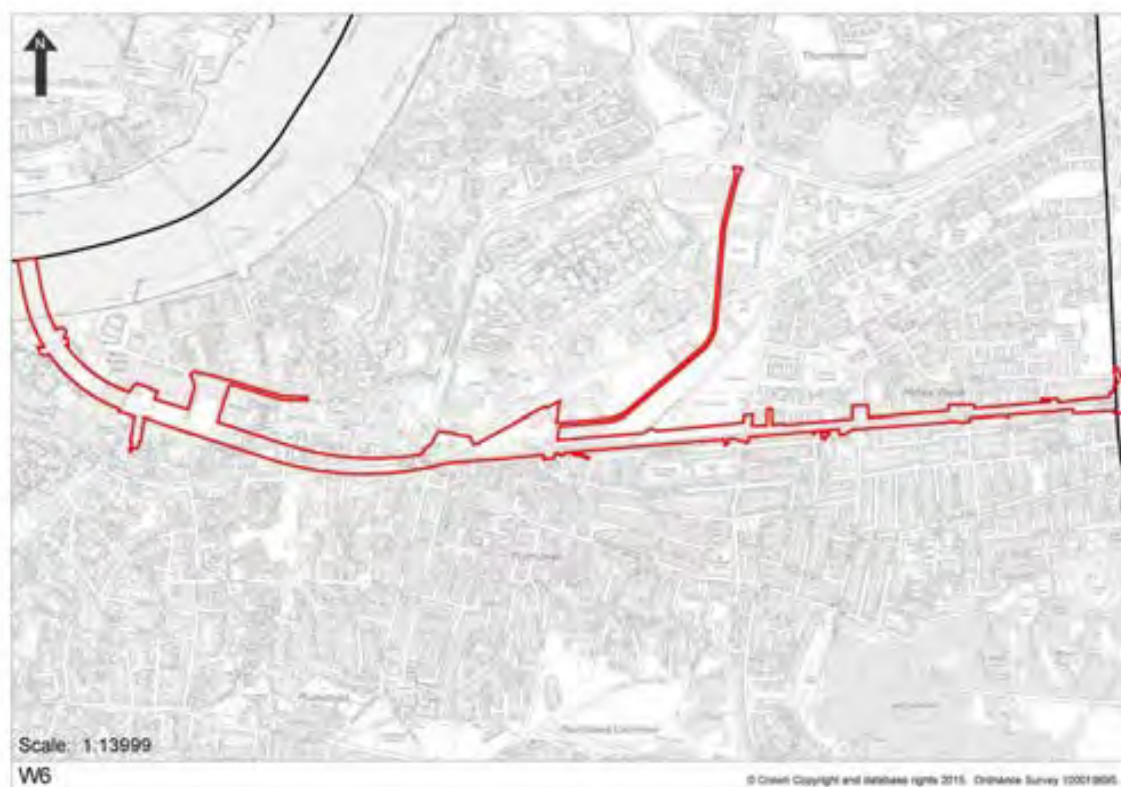
Site allocation local plan issues and options paper



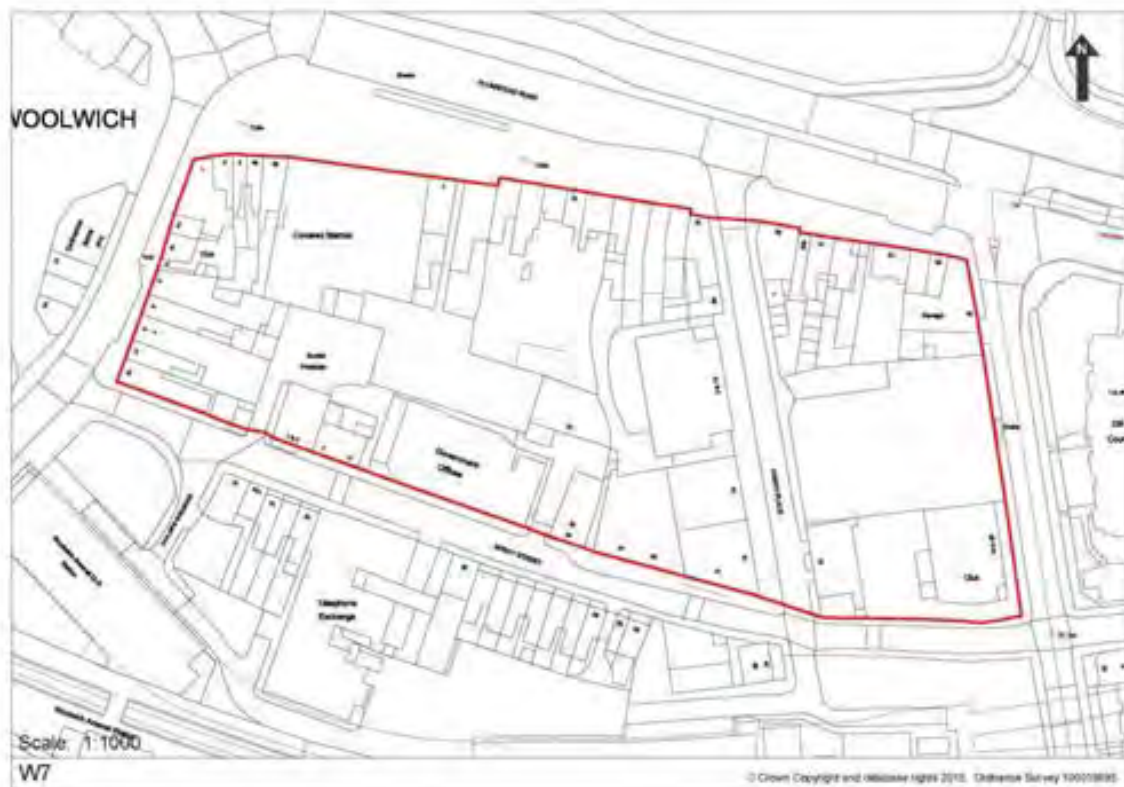
Site allocation local plan issues and options paper



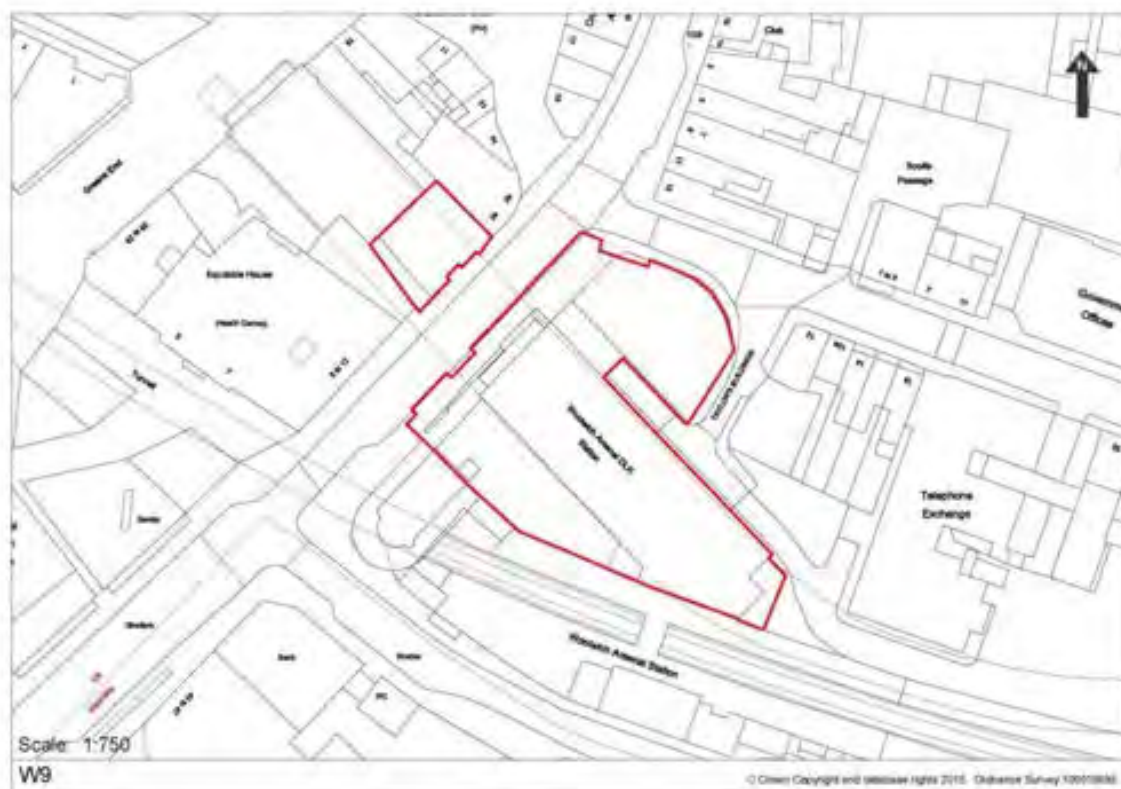
Site allocation local plan issues and options paper



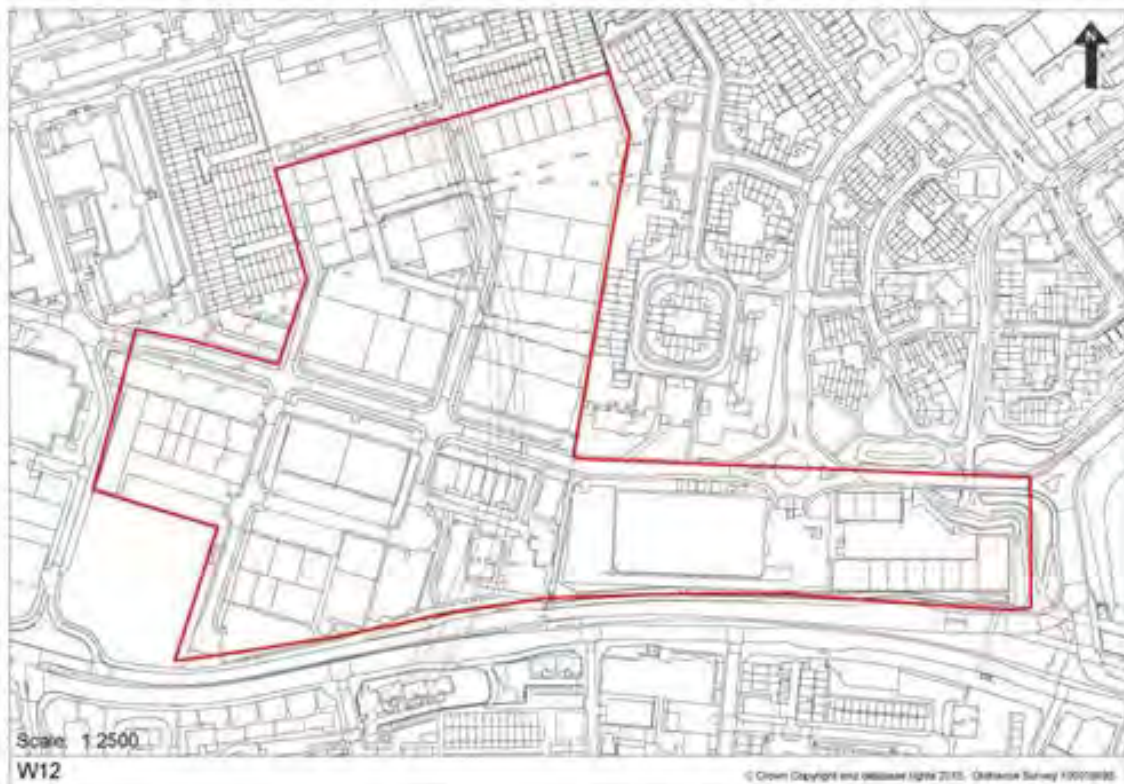
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



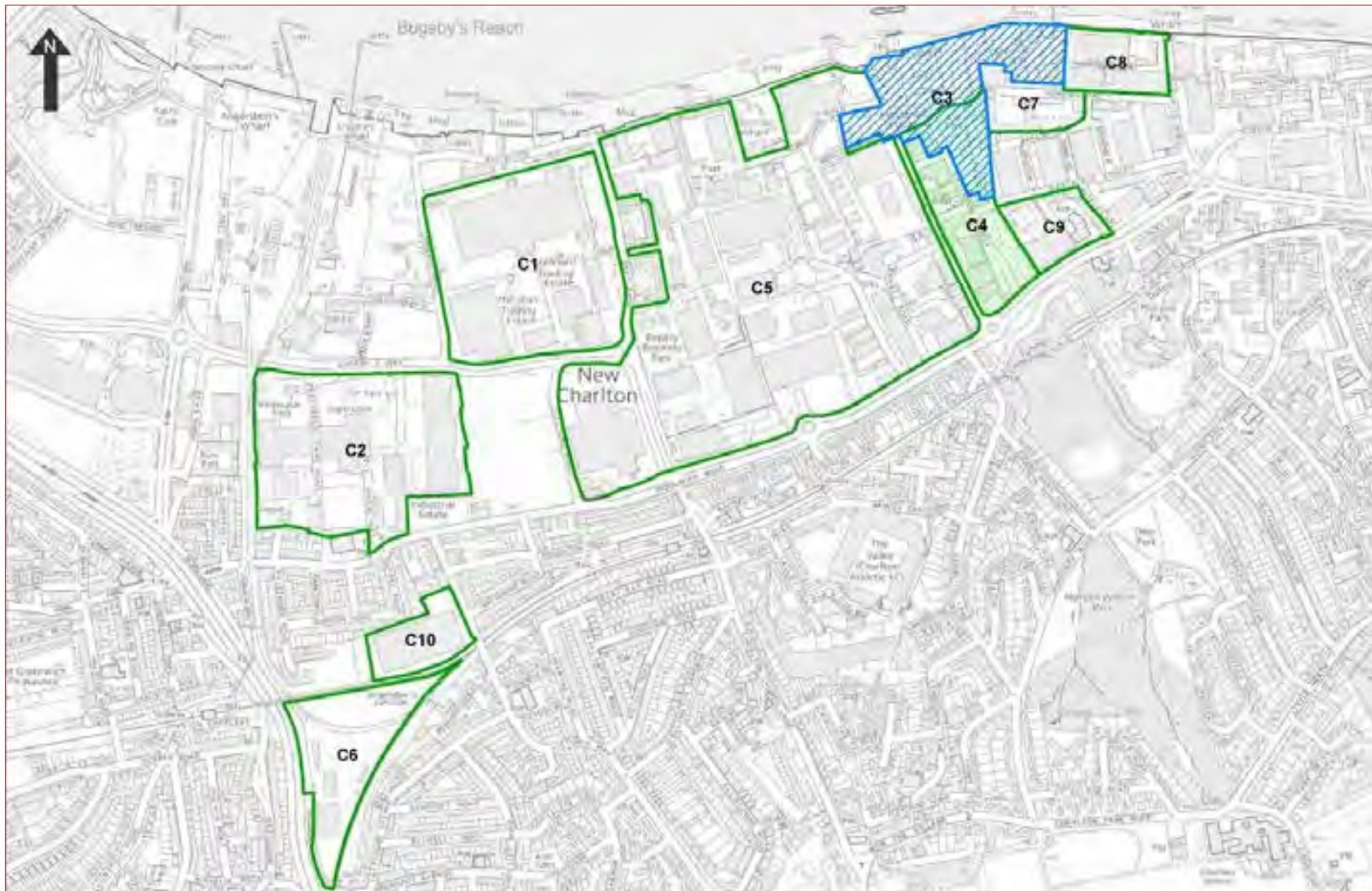
Site allocation local plan issues and options paper



Charlton

- 5.9. With the exception of Charlton Riverside, the Charlton area will see limited change within the plan period. Its existing character will be retained and enhanced and it will benefit from the improvements to both Woolwich, to the east, and Charlton Riverside, to the north, and the increase in services and facilities that the planned development in these locations will bring.
- 5.10. Charlton Riverside is a key regeneration area that provides a significant opportunity for new high quality river front development and is therefore identified as a Strategic Development Location in the Core Strategy. The area will be transformed into an attractive and vibrant mixed use urban quarter providing several thousand new homes. The area has the potential to offer new community and education facilities, space for small businesses particularly within the creative industries, new employment opportunities and accessible open spaces.
- 5.11. The Charlton Riverside Masterplan SPD provides more detail on the future vision for the Charlton Riverside area. The area includes a number of safeguarded wharves, the protected Aggregates Zone, and a significant area of land designated as a Strategic Industrial Location (SIL). These designations and safeguarding are protected through the Core Strategy and therefore are not reviewed further in this document.
- 5.12. A new SPD is currently being prepared which will provide updated guidance on the planned regeneration of the area.
- 5.13. The sites proposed in Charlton and described in the following section are:
- C1 Charlton Riverside North West Industrial
 - C2 Charlton Riverside West
 - C3 Land to the south of Thames Barrier
 - C4 Thames Barrier approach and Eastmoor Street
 - C5 Charlton Riverside Central
 - C6 Angerstein Triangle, Bramshot Avenue
 - C7 Westminster Industrial Estate
 - C8 Harrington Way
 - C9 Charlton educational
 - C10 40 Victoria Way
- 5.14. Charlton also falls within the 'area of search' for new schools in the north of Royal Greenwich and a new waste facility (see social and community infrastructure and waste sections for further information).

Site allocation local plan issues and options paper



5.15. Table 5.2 sets out the sites listed in paragraph 5.13 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

Table 5.2: Charlton sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
C1	Charlton Riverside North West Industrial	11.53	Industrial	Industrial uses compatible with PIL (SIL) and area of search for Waste facility to include a Vacuum Waste Collection Centre and a Reuse and Recycling Centre	Waste Services identified a requirement for waste facility in this area	Preferred Industrial Location (a type of SIL), Flood Risk Zone, Thames Policy Area, Charlton SDL	Employment land in industrial use
C2	Charlton Riverside West	10.95	UDP site J12 vacant. Rest of the site mainly large scale retail	Residential, non-retail commercial/employment uses, community infrastructure including open space, and an area of search for schools	Current uses are out-of-town retail, threatening growth of retail development in other centres	Charlton SDL, Flood Risk Zone UDP site proposals schedule reference j12 (part)	Mainly big retail sheds such as Argos, TK Maxx, and Greenwich Shopping Park. Previously in UDP as employment site.
C3	Land to the south of Thames Barrier	6.32	Car Park, Open Space and industrial/office uses	Safeguarding for Flood Defences, only a use compatible with this is to be considered, such as Community Open Space.	Environment Agency identified for flood storage and flood defences, as part of TE2100 Plan for the Thames barrier to be upgraded	Flood Risk Zone, Charlton SDL, Thames Policy Area, nc28	Currently in use as car park, open space and industrial/office uses. Environment Agency has requested that the land be safeguarded for flood defence and equipment as part of TE2100 Plan for the Thames barrier to be upgraded.
C4	Thames Barrier approach and Eastmoor Street	4.94	Storage industry, car breakers yards	Community open space to include playing pitch which could be dedicated for school use, replacing playing pitch north of UTC building if the existing playing pitch is needed for school expansion. Remove Eastmoor Street to enable one area of open space to Westmoor Street. Westmoor Street to be primary access to Thames Barrier.	Requirement for additional open space as part of the overall development and growth of Charlton Riverside. Greenwich's Playing Pitch Strategy has identified a need for a	Charlton SDL, Green Chain, Capital Ring, Thames Policy Area, Flood Zone 3a, extreme flood hazard area UDP site proposals schedule reference j5	Part of the site includes Thames Barrier park and is within the Environment Agency flood storage and equipment safeguarded area. Community Open Space to include Thames Barrier Park

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
				This site is in an area of extreme flood hazard. As a flood storage area, free from inappropriate development, it will be able to act as a protection against flooding to neighbouring site (C5) west of Westmoor Street, enabling the eastern part of site C5 to be developed to its maximum potential.	playing pitch in this area.		and Playing Pitch.
C5	Charlton Riverside Central	35.99	Industrial and big retail sheds (Stone Lake Retail Park)	Mixed use, including land for transport route, employment/commercial, small scale retail, residential and open space. Secondary and primary school area of search. To include bus and cycle east-west route and transport interchange at the south western corner of the site opposite Charlton Church Lane. The maximum development potential of the eastern part of this site, which is in an area of extreme flood hazard, is dependent on retaining and adding to the capacity of the flood storage area on adjacent sites (C3 and C4)	A key site in the Charlton Riverside SDL, where a significant growth in jobs and homes is planned in the Core Strategy	Charlton SDL, Flood Zone 3a, Thames Policy Area, Established Riverside Walk	Industrial site with retail sheds
C6	Angerstein Triangle, Bramshot Avenue	4.61	B8 vehicle storage	Light industry/warehousing, B1b/c, B8	To protect for future industrial use	nc37 SINC UDP site proposals schedule reference j3	Southern section in use as a police car pound, northern section used for rail freight and nature conservation area
C7	Westminster Industrial Estate	1.55	Part vacant, offices, commercial, industrial estate in use	Existing historic buildings to be retained and used for B1, offices, creative uses, studios and ancillary uses	To encourage retention of existing buildings and ensure uses are compatible with surrounding land	Flood Zone 3a, Charlton SDL, Locally Listed Building 17-19 Bowater Road UDP site proposals	Historic warehouse buildings currently in use for offices and commercial. Potential for redevelopment for

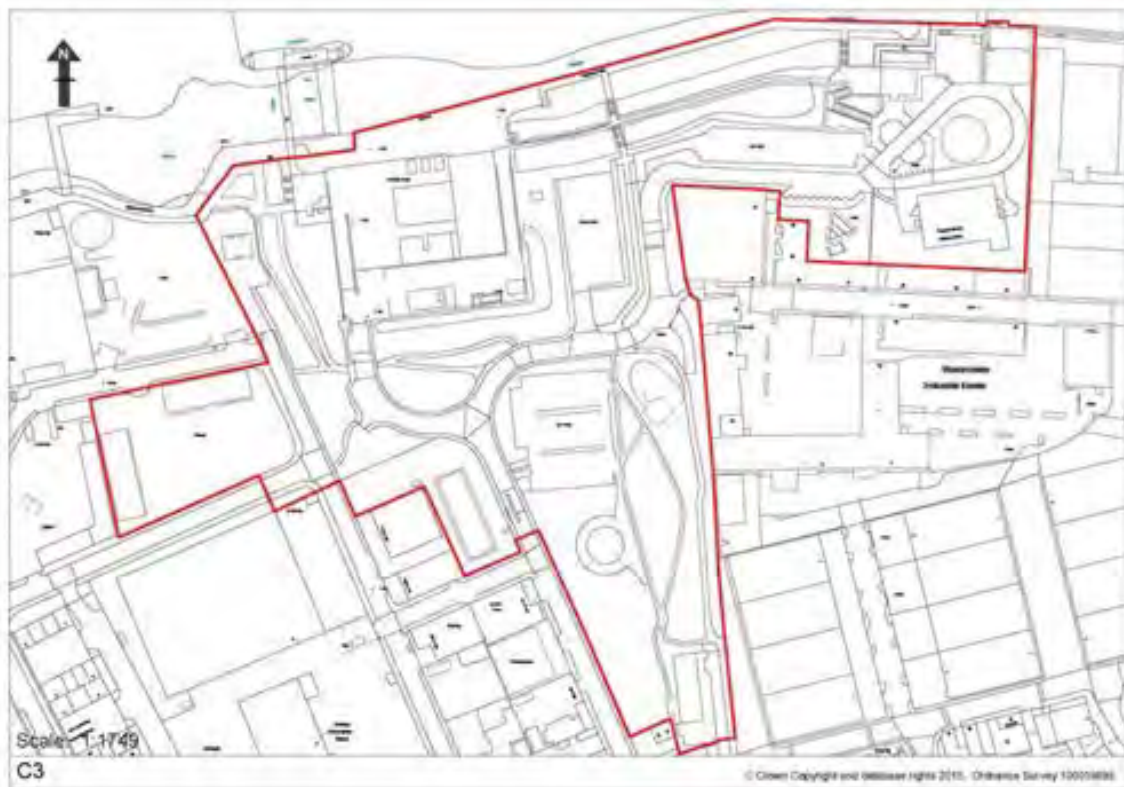
Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
					uses	schedule reference j4 (part)	creative industries
C8	Harrington Way	2.20	Historic and modern commercial buildings in use as cultural and artist studios	Existing historic buildings to be retained and used for BI, offices , creative uses, studios in accordance with IBP designation	To encourage retention of existing buildings and ensure uses are compatible with surrounding land uses	Industrial Business Park (SIL), Charlton SDL, Established/New Riverside Walk, Capital Ring	Historic 1930's buildings and newer sheds in commercial use
C9	Charlton Educational	1.89	University Technical College, Windrush Primary School, light industrial	Expansion of education uses with potential for relocation of playing pitch onto site C4 adjacent to UTC	Education Department recognised need for expansion of secondary and primary provision in Charlton including five form entry secondary school	Charlton SDL, adjacent to Green Chain and Capital Ring, Flood Zone 3a	University Technical College, Windrush Primary School, light industrial buildings
C10	40 Victoria Way	1.96	Warehouse/Office building	Housing or local employment	Brownfield site surrounded by housing. Adjacent site recently redeveloped for housing	Adjacent to SINC nc37	Large warehouse/office block

Site allocation local plan issues and options paper



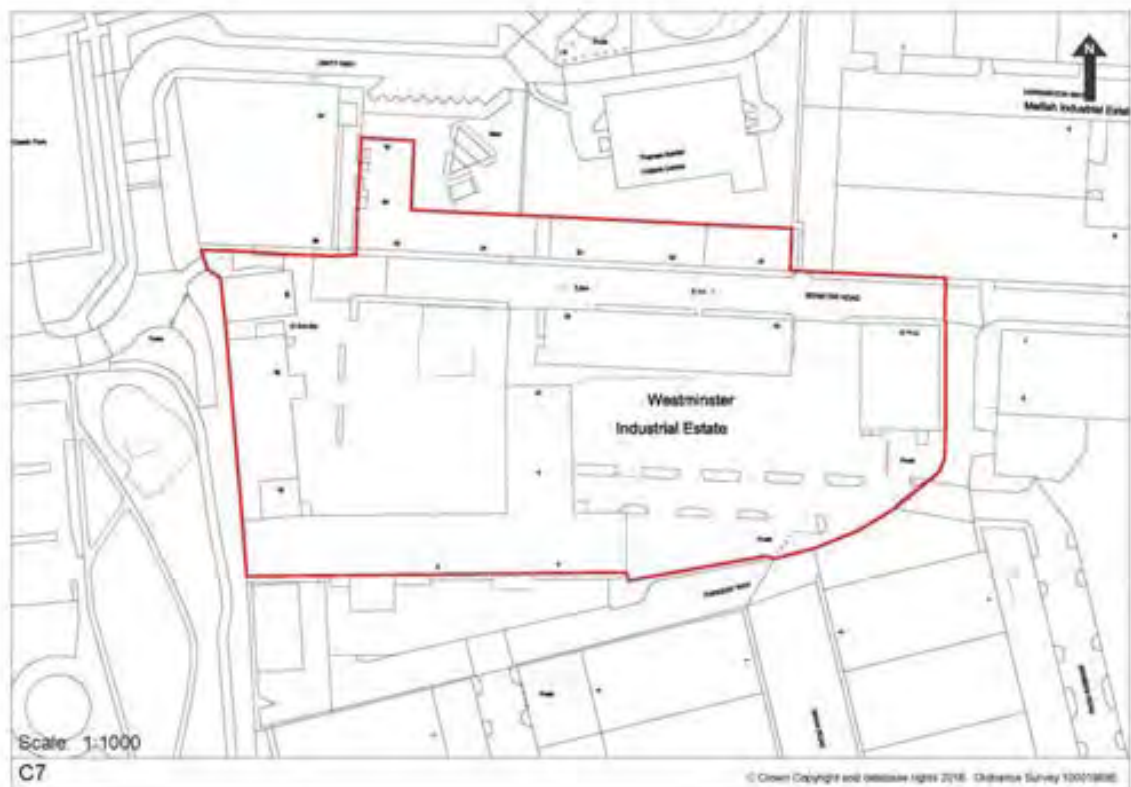
Site allocation local plan issues and options paper



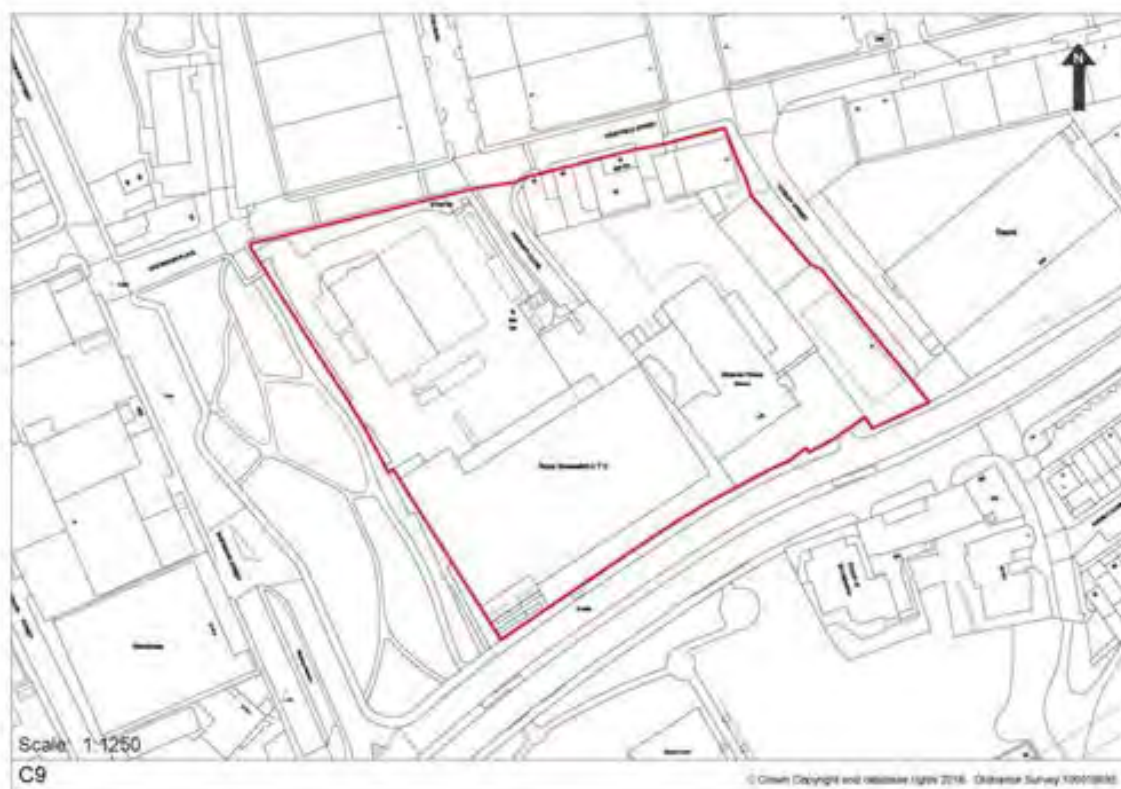
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



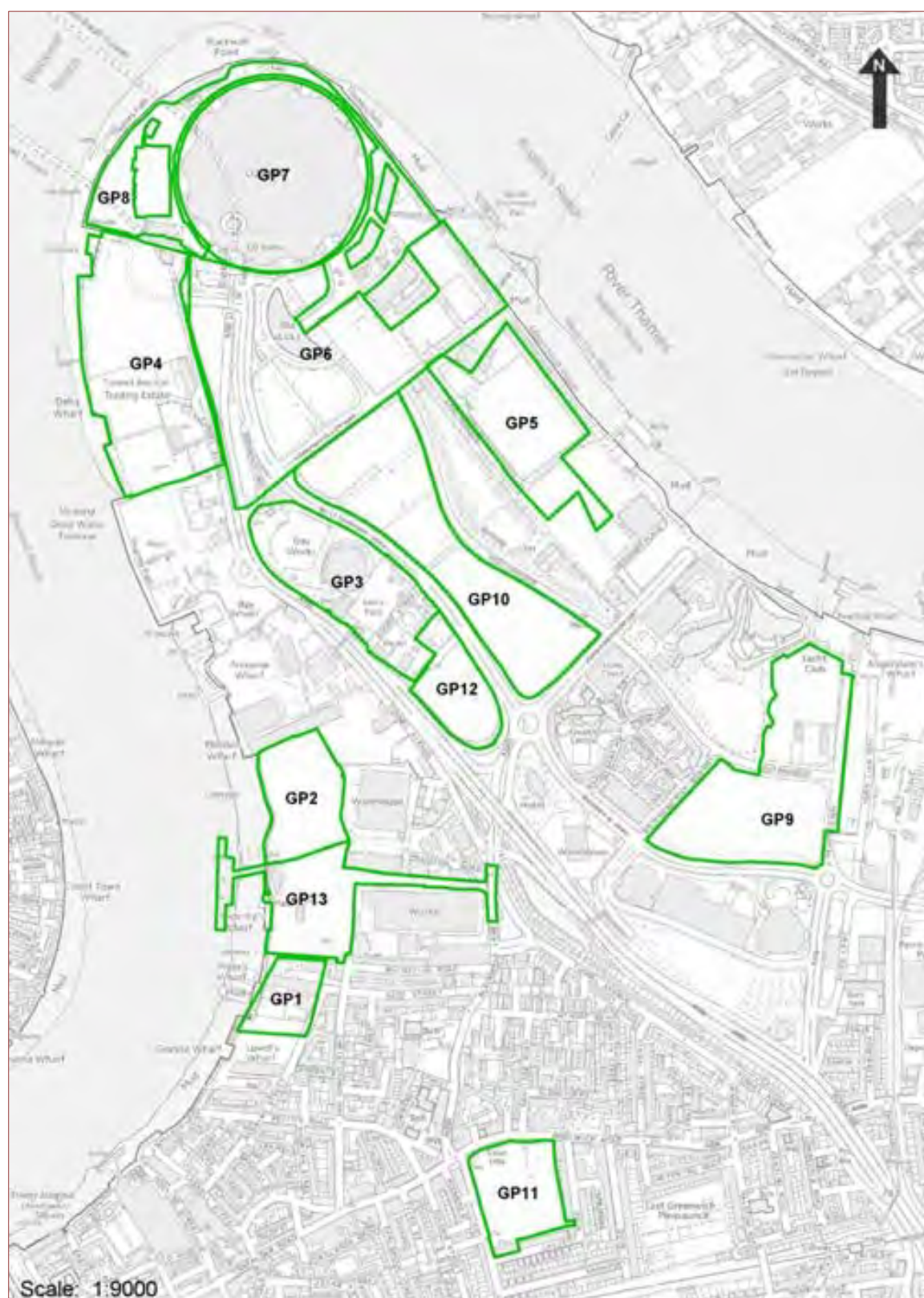
Site allocation local plan issues and options paper



Greenwich Peninsula

- 5.16. The Greenwich Peninsula will be one of the focuses of development in Royal Greenwich over the plan period.
- 5.17. Development in this area will include the delivery of 20,000 new homes across the two strategic development locations of Greenwich Peninsula and Greenwich Peninsula West. At Greenwich Peninsula, this will also include a new district centre to support the new homes. At Greenwich Peninsula West, this will also include a cruise liner terminal, as well as associated leisure, hotel and enterprise space. The level of growth that will be seen here is significant not just for Royal Greenwich but for London as a whole.
- 5.18. There is also a need to define the primary and secondary shopping frontages for the proposed North Greenwich District Centre as set out in policy TC5 of the Core Strategy. The proposal for North Greenwich District Centre is that it is a new leisure-led district centre encompassing the O2 Arena; sports, leisure and retail outlets in the vicinity of the O2 and new high quality office space.
- 5.19. The Greenwich Peninsula also includes land safeguarded for the Silvertown River Crossing, an area designated as a Strategic Industrial Location on the west along with the safeguarded Tunnel Wharf and Victoria Deep Water Terminal. These sites and designations are already protected through the Core Strategy.
- 5.20. The sites proposed in Greenwich Peninsula and described in the following section are:
- GP1 Lovell's Wharf
 - GP2 Former Tunnel Glucose Wharf (West)
 - GP3 Site to east of A102 (M), west of Bugsby's Way
 - GP4 Delta/Blackwall Wharf and land west of North Greenwich station
 - GP5 East Parkside/Bugsby's Reach
 - GP6 Site south of O2 Arena including North Greenwich station
 - GP7 O2 arena
 - GP8 O2 arena open space
 - GP9 Greenwich Millennium Village (Phases 3-5)
 - GP10 Site between A102M and West Parkside, north of Millennium Village
 - GP11 Heart of East Greenwich (East Greenwich location)
 - GP12 Site at junction of John Harrison Way and Millennium Way
 - GP13 Enderby Wharf/Enderby Place
- 5.21. Greenwich Peninsula also falls within the 'area of search' for new schools in the north of Royal Greenwich and a new waste facility (see social and community infrastructure and waste sections for further information).

Site allocation local plan issues and options paper



5.22. Table 5.3 sets out the sites listed in paragraph 5.20 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

Table 5.3: Greenwich Peninsula sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
GPI	Lovell's Wharf	1.67	Lovell's Wharf partially redeveloped with full planning permission	Mixed use development incorporating employment uses plus residential within a wider mix, with active commercial/ community uses at ground level, plus riverside public open space and walk	Previously identified in UDP and planning application, construction now underway.	Greenwich Peninsula West SDL, Flood Zone 3a, New/Improved Riverside Walk, Thames Policy Area UDP site proposals schedule reference mu30	Site forms part of a larger development. The four blocks to the north are not yet commenced. Northern portion to include two children's playgrounds and other areas of landscaping accessible to the public.
GP2	Former Tunnel Glucose Wharf (West)	3.24	Unused derelict wharf	Mixed use	Likely to be released from safeguarding if GLA Safeguarded Wharves Review is implemented.	Safeguarded Wharf, Greenwich Peninsula West SDL, Flood Zone 3a, New/Improved Riverside Walk, Thames Policy Area	Currently a safeguarded wharf. In the GLA's Safeguarded Wharves Review it has been identified for release from safeguarding provided that the wharf to the north, Tunnel Wharf is identified for safeguarding.
GP3	Site to east of A102 (M), west of Bugsby's Way	5.84	Various commercial including lorry depot, gasholder, nightclub, telecommunications and a vacant site	Employment (B class uses) until such time as the gasholder's hazardous substances consent is revoked. Potential for mixed use. Residential, in accordance with London Plan density standards may be appropriate only if noise and air quality issues can be resolved.	Underused site within Greenwich Peninsula SDL.	Silvertown Tunnel Safeguarding, Flood Zone 3a, Greenwich Peninsula West SDL, HSE Safety Zone UDP site proposals schedule reference j9 (part)	Area of land between Tunnel Avenue and Millennium Way north of Bugsby's Way. Gas works area safeguarded for Silvertown Tunnel. Central south of the site has Horniman Archives Building.

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
GP4	Delta/Blackwall Wharf and land west of North Greenwich station	9.74	Industrial uses, aggregates, part vacant	Residential led mixed use development with ancillary local services and open space	Previously identified in UDP - continue to allocate. Outline permission granted	Greenwich Peninsula SDL, Flood Zone 3a, New/Improved Riverside Walk, Thames Policy Area, Silvertown Tunnel Safeguarding UDP site proposals schedule references mu21 and gp6	Outline planning permission for mixed use development includes two areas of public open space.
GP5	East Parkside/Bugsby's Reach	5.48	Ancillary facilities for the O2 Arena and residential buildings part constructed	Residential led mixed use development with ancillary local services.	Previously identified in UDP - continue to allocate. Permission granted and under construction	North Greenwich District Centre, Greenwich Peninsula SDL, Flood Zone 3a, Established Riverside Walk, Thames Policy Area UDP site proposals schedule reference mu23	East Parkside and Edmund Halley Way. Predominantly vacant land.
GP6	Site south of O2 Arena including North Greenwich station	15.37	Ancillary facilities and parking for the O2 Arena	Central Business District business/ commercial uses and balanced and appropriately scaled mix of ancillary retail, leisure and other uses, including residential predominately on the eastern waterfront. Include replacement transport interchange and parking for O2	Previously identified in UDP - continue to allocate. Part of site has permission	North Greenwich District Centre, Greenwich Peninsula SDL, Flood Zone 3a, Thames Policy Area UDP site proposals schedule reference mu20	Site includes station and Peninsula East site. To include a new transport interchange and a digital hub.

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
GP7	O2 arena, Sports arena, conference, event and leisure centre with retail uses included	11.40	O2 arena	Predominantly sport and leisure use with specialist retail outlet stores	Protect existing uses	North Greenwich District Centre, Greenwich Peninsula SDL, Flood Zone 3a, Thames Policy Area UDP site proposals schedule reference mu19	O2 arena
GP8	O2 arena open space	6.76	Vacant land around hotel under construction and public realm south of the O2	Open Space	Provide necessary open space in this area	North Greenwich District Centre, Greenwich Peninsula SDL, Flood Zone 3a, Thames Policy Area, Established Riverside Walk	Vacant land and public realm to become Community Open Space containing hard and soft landscaping within public realm
GP9	Greenwich Millennium Village (Phases 3-5)	8.80	Vacant	Residential and A, B1 and D uses	Part of Greenwich Millennium Village redevelopment	Greenwich Peninsula SDL, Flood Zone 3a, Thames Policy Area, Established Riverside Walk	Site with planning permission for Phases 3-5 Greenwich Millennium Village
GP10	Site between A102M and West Parkside, north of Millennium Village	9.42	Ancillary storage facilities for O2 Arena	Mixed use development, including all through school providing primary, secondary and post 16 places. Ancillary local retail and services. Film studio proposed, however if no film studio is constructed then non-residential, non-retail uses could replace it. Extension to Central Park at the north eastern corner of this site.	Part of Greenwich Peninsula redevelopment	Greenwich Peninsula SDL, Flood Zone 3a UDP site proposals schedule reference mu22	Silvertown Tunnel Safeguarding Area on northern portion of the site to be retained for non-residential uses. Has approval for school, film studio, employment uses, small scale retail and residential uses

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
GPI1	Heart of East Greenwich	2.93	Partly constructed residential led mixed use development including community and employment generating uses	Residential led mixed use development including community and employment generating uses. Redevelopment of former hospital site for mixed-use purposes comprising residential 645 units (Class C3), a community building including PCT (Class D1/D2), retail (Class A1/A2/A3), a flexible retail/microbrewery (Class A1/A2/A3/sui generis), creative industry uses (Class B1), and creation of new open space.	Previously identified in UDP and planning application, construction now underway.	East Greenwich District Centre, Flood Zone 3a UDP site proposals schedule reference mu26	Site now partially constructed, with 300 residential units, library and leisure centre.
GPI2	Site at junction of John Harrison Way and Millennium Way	2.48	Partly constructed energy centre and vacant land	Energy Centre, residential and D1 education uses	Within the approved Greenwich Peninsula Masterplan	Silvertown Tunnel Safeguarding, Flood Zone 3a, Greenwich Peninsula West SDL, HSE Safety Zone UDP site proposals schedule reference j9 (part)	Partly constructed energy centre and vacant land south of gasholder at junction of John Harrison Way and Millennium Way
GPI3	Enderby Wharf/ Enderby Place	4.35	Residential and vacant site to be developed	Residential, cruise liner terminal, tourist, community, commercial and retail	Planning permission granted. Development part completed	Greenwich Peninsula West SDL, Flood Zone 3a, New/Improved Riverside Walk, Thames Policy Area	Two residential buildings completed and occupied. Construction on-going

Site allocation local plan issues and options paper



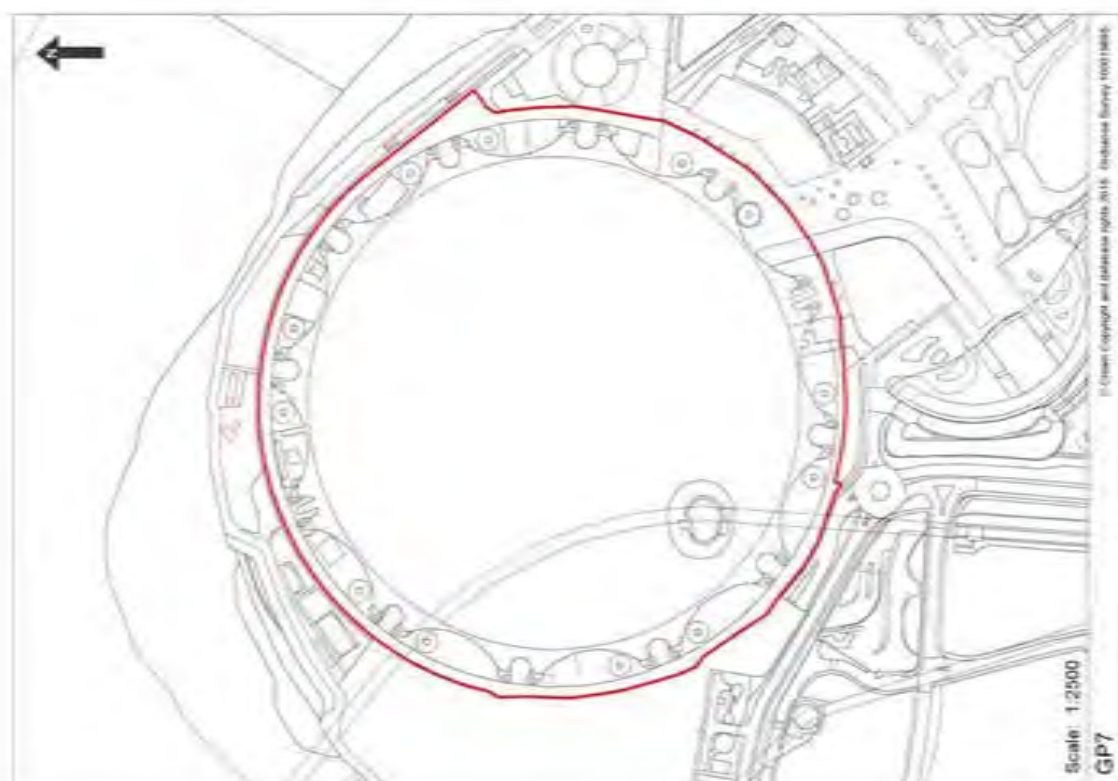
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



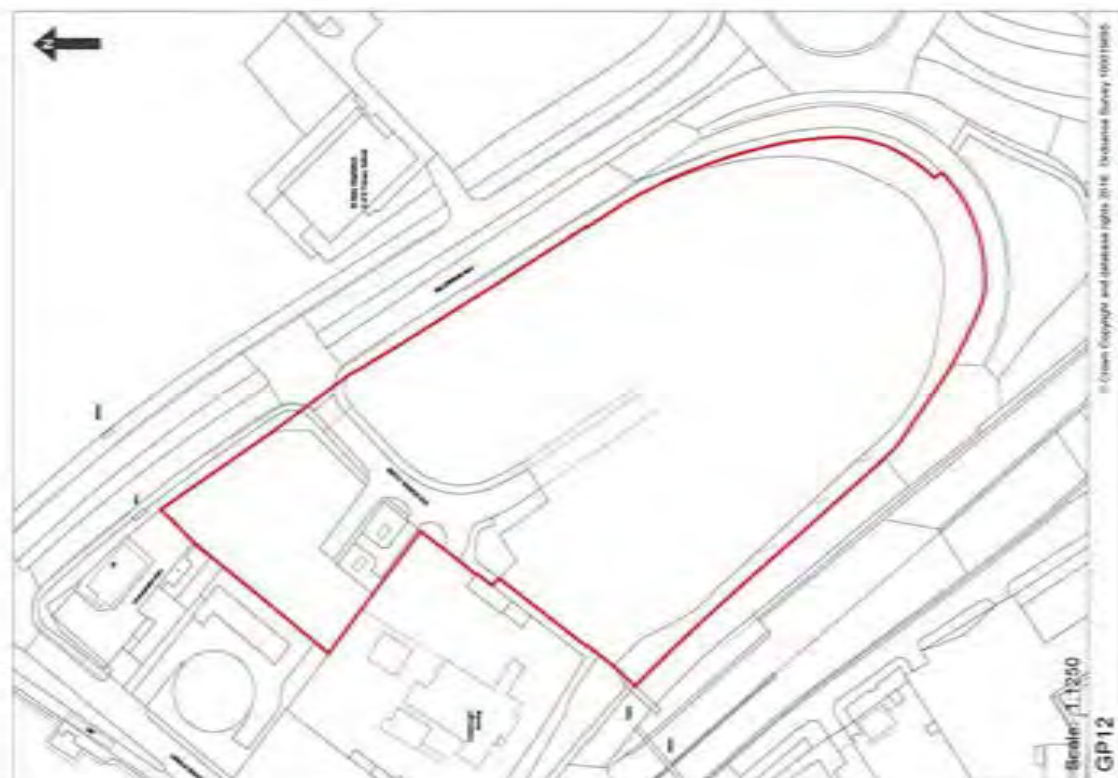
Site allocation local plan issues and options paper



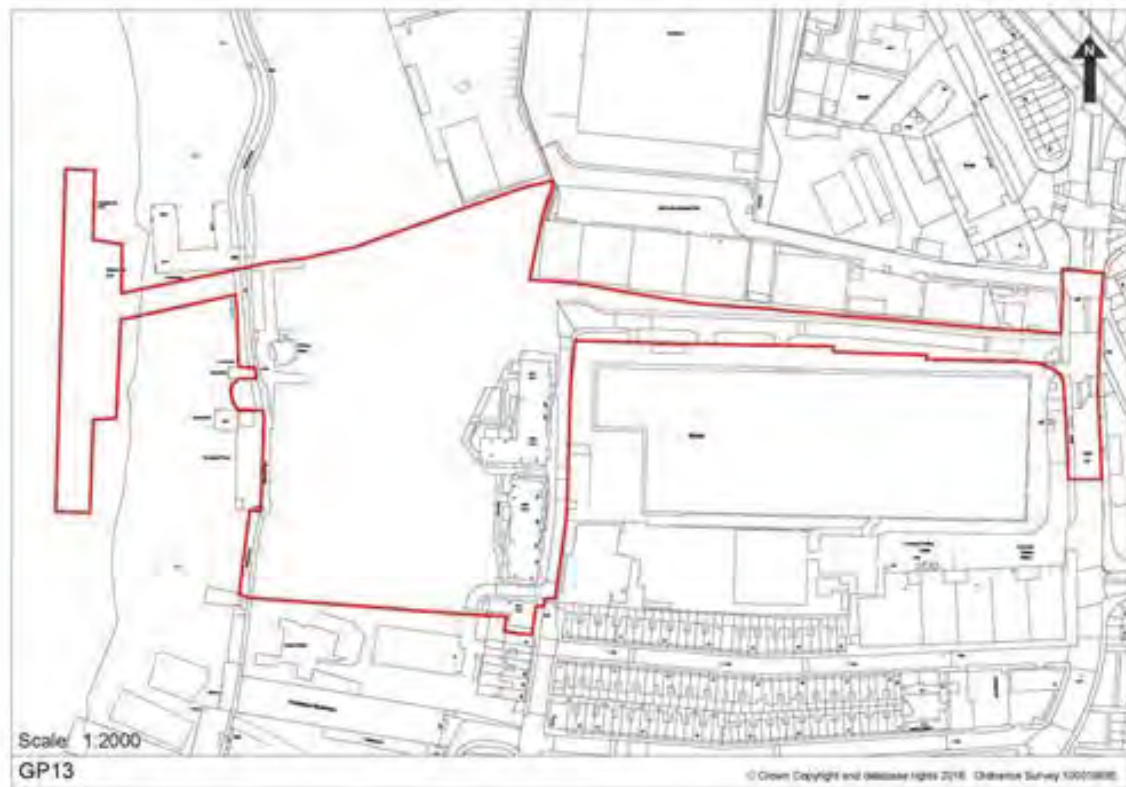
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Greenwich town centre

- 5.23. Greenwich is identified as important in the Core Strategy and the area will see a combination of both enhancement, in locations such as Greenwich Town Centre, and growth, in locations such as East Greenwich and Creekside. The area includes part of the Deptford Creekside/ Greenwich Riverside Opportunity Area, which is set out in the London Plan
- 5.24. This area also features many heritage assets such as the Maritime Greenwich World Heritage Site, seven Conservation Areas, numerous listed buildings and both of Royal Greenwich's London Plan designated views.
- 5.25. It is not defined as a Strategic Development Location but a large number of new homes are set to be built in this area over the plan period so it is appropriate that several sites in Greenwich and Blackheath are identified in this document, helping to ensure that the sites come forward.
- 5.26. The sites proposed in Greenwich town centre and described in the following section are:
- G1 Site on the corner of Horseferry Place and Thames Street
 - G2 Creek Road, south side, west of Deptford Creek (Meridian Gateway)
 - G3 Royal Hill Court, off Greenwich High Road
 - G4 Davy's site, 161-171 Greenwich High Road
 - G5 25-81 Greenwich High Road
 - G6 Greenwich Police Station, Burney Street
 - G7 Brookmarsh Industrial Estate and Phoenix Wharf, Lower Norman Road
 - G8 55-71 Norman Road and railway arches
 - G9 Greenwich High Road backland
 - G10 Greenwich Park Street telephone exchange

Site allocation local plan issues and options paper



5.27. Table 5.4 sets out the sites listed in paragraph 5.25 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

Table 5.4: Greenwich town centre sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
G1	Site on the corner of Horseferry Place and Thames Street	0.10	Adventure playground	Community uses including play space	To be protected for existing community uses	Strategic view 9, Greenwich town centre UDP site proposals schedule reference cb1	Adventure playground serving existing residential developments.
G2	Creek Road, south side, west of Deptford Creek (Meridian Gateway)	0.48	Vacant former commercial/industrial buildings	Mixed use development to include residential and a substantial mix of commercial or educational uses, cultural industries	Part of wider Creekside Village development.	Flood Zone3a UDP site proposals schedule reference mu18	Disused warehouses and previously developed land. Part of a larger site "Creekside". Creekside West has been constructed. Creekside East remains.
G3	Royal Hill Court, off Greenwich High Road	0.32	Retail with commercial and residential above and car parking	Retail at ground level with customer parking. Above - commercial and some residential	Previously identified in UDP - continue to allocate	Primary Shopping frontage UDP site proposals schedule reference mu25	To include convenience and other retail facilities for local residents. Potential for redevelopment with design commensurate with a World Heritage Site buffer zone location required
G4	Davy's site, 161-171 Greenwich High Road	0.51	Various uses including Davy's wine bar and cellar	Mixed use development of residential with a significant proportion of commercial floorspace (studio/office space above A1, A2 & A3 at street level). Retain existing statutorily and locally listed buildings, respecting the Conservation Area	Previously identified in UDP - continue to allocate as potential for refurbishment	Strategic View 9, Ashburnham Triangle Conservation Area, includes two Grade II Listed Buildings (Nos. 165 and 167) and Locally Listed Building (Former Lovibond's Brewery Warehouse to rear of Nos. 161-165) UDP site proposals schedule reference mu34	Gateway location to World Heritage Site requiring sensitive design solutions. Any refurbishment of this site would require design that is sensitive to the significance of the World Heritage Site. A proposal should include re-provision of premises for Davy's Wine Bar and the layout and access arrangements should prioritise pedestrian access along Waller Way (the western site boundary) to Greenwich mainline and DLR station. The Greenwich

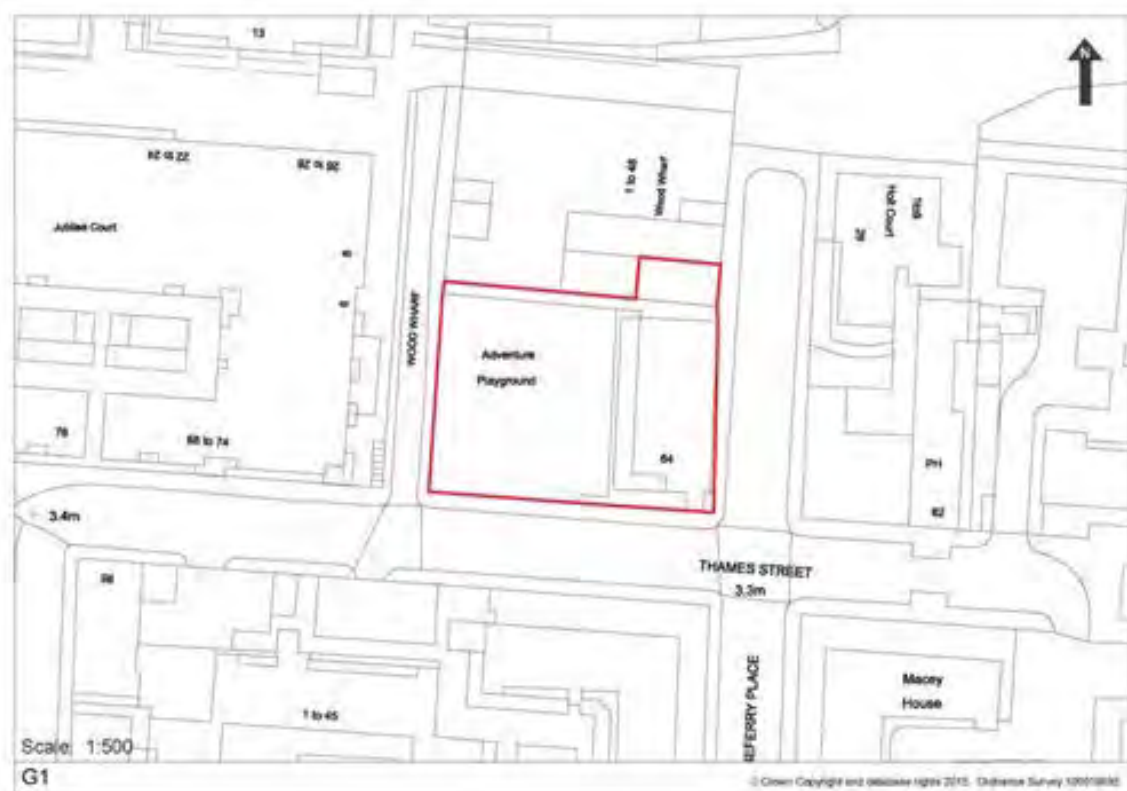
Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
							High Road frontage buildings are a mix of statutorily and locally listed which are valued heritage assets and would need protection.
G5	25-81 Greenwich High Road	0.49	Bookers warehouse and former petrol station	Light industry, offices, small business units (BI)	Forms part of previous site J6 in UDP. Potential for intensification of employment uses near town centre	Flood Zone 3 UDP site proposals schedule reference j6 (part)	Red brick single storey warehouse building. Development must relate sympathetically with adjoining listed warehouses and Mumford's Mill, and not compromise Deptford Creek ecology.
G6	Greenwich Police Station, Burney Street	0.15	Police Station open three days a week	Mixed use including residential with community use to replace police station. Must be in keeping with the character of the Conservation Area, no more than 6 storeys in height	Police Station may be closing and potentially identified as a development site	Greenwich town centre; West Greenwich Conservation Area, setting of Grade II Listed Building 9Merriam House/Borough Halls)	Police station, 6 storey 1960's office building with ancillary buildings and car parking
G7	Brookmarsh Industrial Estate & Phoenix Wharf, Lower Norman Road	0.94	1960-1970's small business / industrial units, builders merchant	Light Industry/ Small Business Units/Offices (BI).	Needed to continue as an employment site to compensate for loss of employment land on Charlton Riverside and elsewhere	Greenwich Town Centre, Flood Zone 3a UDP site proposals schedule reference j7	Forms part of the construction site for Thames Tideway Tunnel super sewer. The construction project is expected to last six years, 2015-2021. Retain as employment site thereafter.
G8	55-71 Norman Road & railway arches	0.39	Builders yard & railway arches	Light Industry/ Small Business Units (BI).	Needed to continue as an employment site to compensate for loss of employment on Charlton Riverside and elsewhere	Greenwich Town Centre, Flood Zone 3a UDP site proposals schedule reference j8	Employment site needed to deliver the employment objectives of the Core Strategy

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
G9	Greenwich High Road backland	0.29	Storage industry, lorry parking	Residential	Accessible location within town centre and next to station	World Heritage Site buffer zone, Conservation Area	Storage industry, lorry parking
G10	Greenwich Park Street telephone exchange	0.30	Telephone exchange	Residential	Accessible location next to town centre	None	Telephone exchange

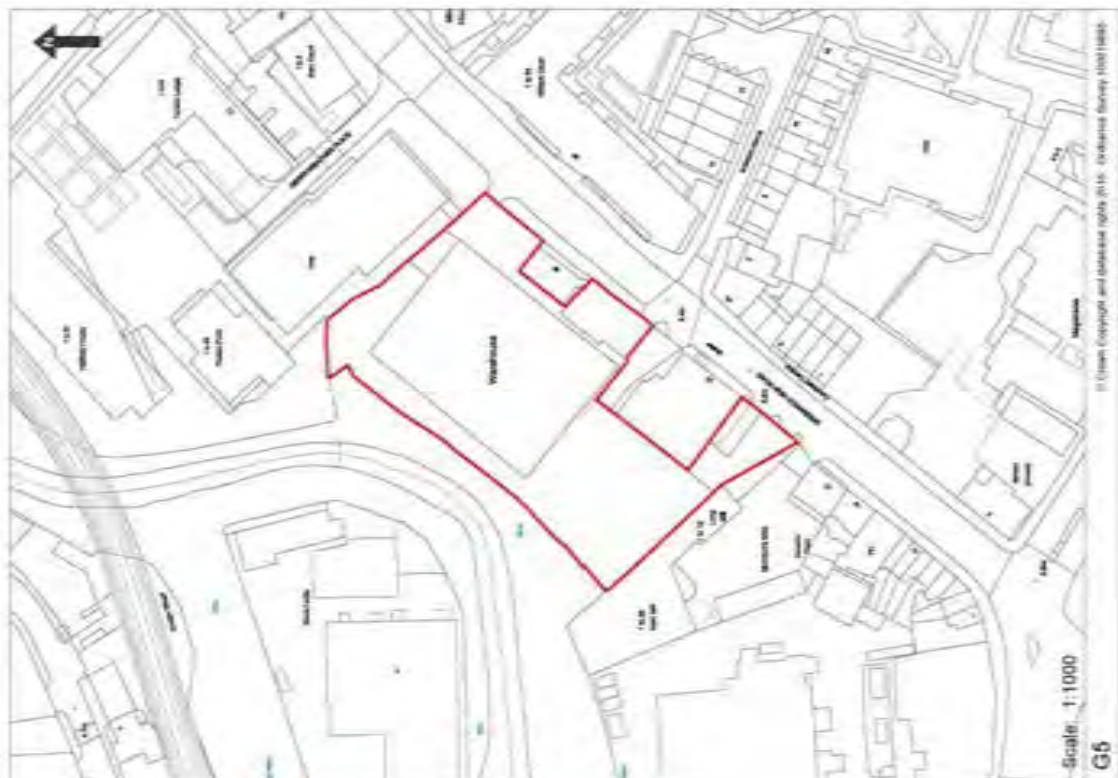
Site allocation local plan issues and options paper



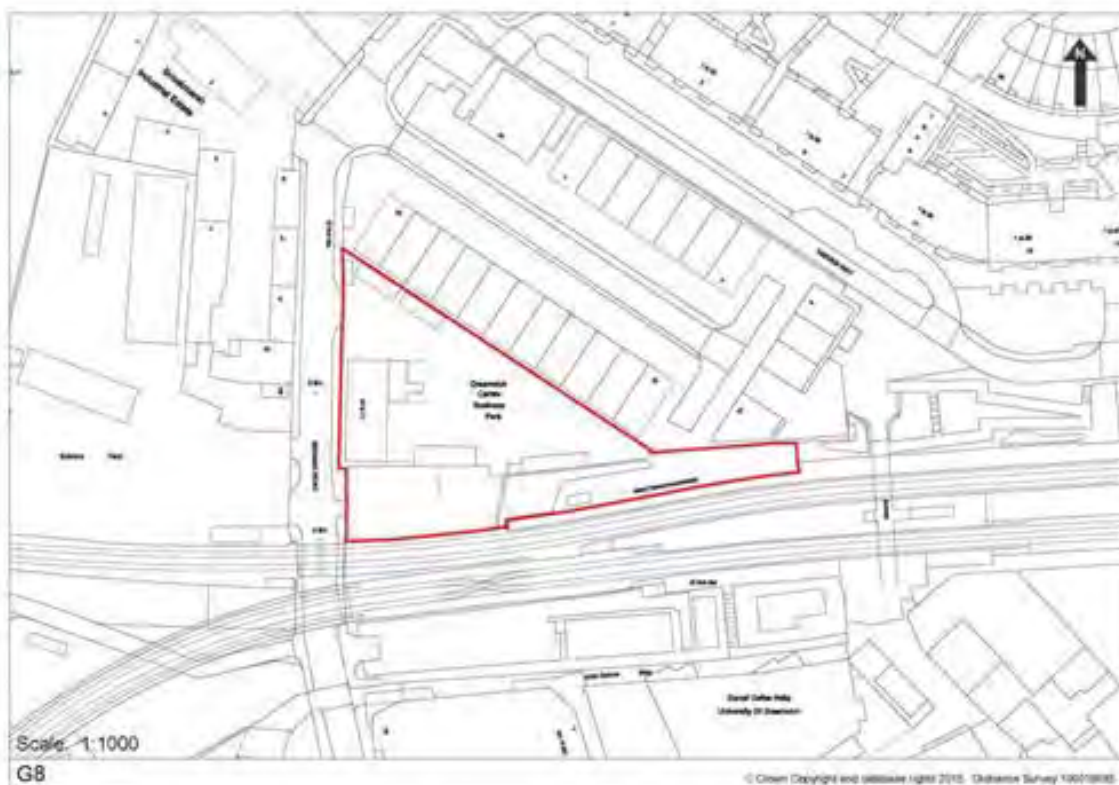
Site allocation local plan issues and options paper



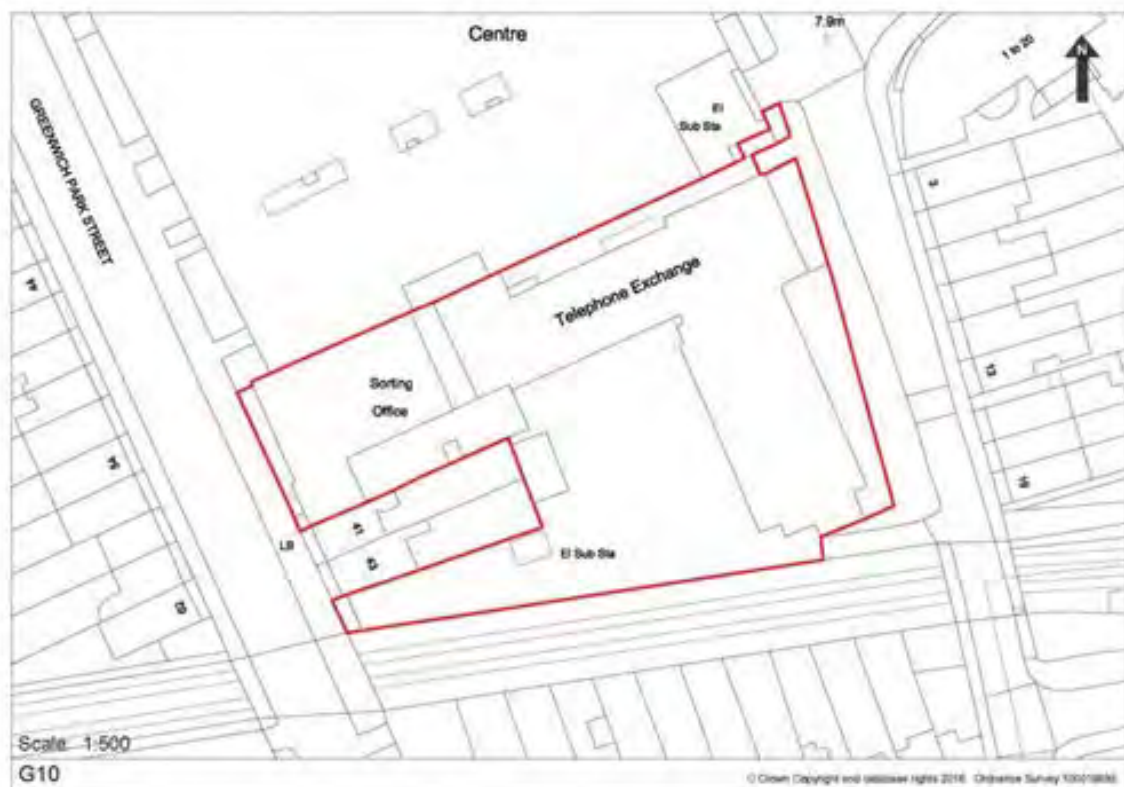
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Thamesmead and Abbey Wood

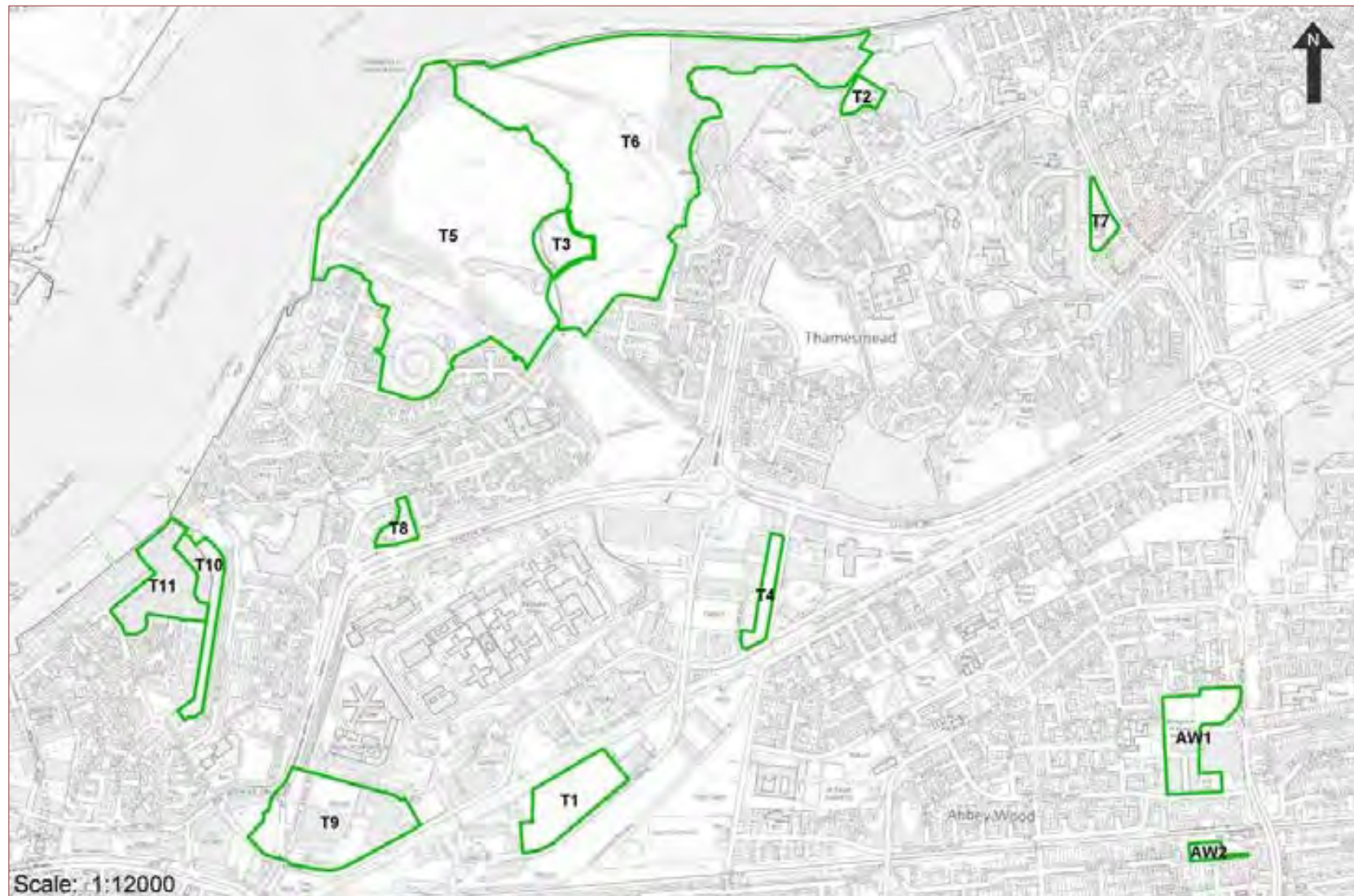
- 5.28. The Thamesmead and Abbey Wood SPD, adopted in 2009, was prepared jointly with London Borough of Bexley reflecting the cross-boundary nature of the issues in the area. The whole of the Thamesmead and Abbey Wood area is identified as a Strategic Development Location within the Core Strategy.
- 5.29. Thamesmead is entering a new stage of redevelopment and regeneration. The area will see a number of changes over the plan period. The town centre will improve with increased services and facilities and the Thamesmead Moorings Estate will be regenerated. White Hart Triangle will continue to provide valuable industrial land.
- 5.30. The area of Tripcock Point at the north-western end of Thamesmead will be redeveloped to include a range of new homes, shops, offices, a hotel, community facilities and a new primary school. The proposed redevelopment will be supported by improved transport infrastructure.
- 5.31. In addition, Thamesmead has recently been identified by the Mayor of London as one of 20 new housing zones, identified in order to speed up the number of homes being built in areas with high development potential. Royal Greenwich, in partnership with Peabody have been successful in accessing funding of £27.775 million grant, loan/equity finance from the GLA for a housing zone for Thamesmead, Abbey Wood and Plumstead. The funding will be used to deliver 1,512 new homes (of which 45% will be affordable) over a ten year period across eight key sites in Thamesmead, Abbey Wood and Plumstead. Although sites for this have been identified by the developer, they have not yet been taken through the planning process.
- 5.32. Abbey Wood is largely within the Thamesmead and Abbey Wood Opportunity Area as identified in the London Plan 2011 and the Thamesmead Strategic Development Location in the Core Strategy. Development in Abbey Wood will be driven by increased transport connectivity, with Abbey Wood being the proposed south-eastern terminus of Crossrail by 2018. It will only be a short journey away from Canary Wharf and central London, with journey times of approximately 25 minutes to the West End and less than an hour to London Heathrow airport.
- 5.33. The majority of sites proposed within this area are capitalising on the enhanced development opportunities associated with the impending arrival of Crossrail. However, it should be noted that this area is already well developed and therefore there are a fairly limited number of sites available for future redevelopment.

5.34. The sites proposed in Thamesmead and Abbey Wood and described in the following section are:

- AW1 Lyndean Industrial Estate
- AW2 Abbey Wood telephone exchange
- T1 Site North of White Hart Avenue
- T2 Community/civic site, Thamesmere Drive
- T3 Tripcock Point school site
- T4 Site fronting Nathan Way
- T5 Tripcock Park East & West
- T6 Tripcock Point, Thamesmead SE28
- T7 Titmuss Avenue
- T8 Battery Road/Thames Reach
- T9 Pettman Crescent, Griffin Manor Way
- T10 Broadwater Dock West of Winchat Road
- T11 Land adjacent to Broadwater Dock

5.35. Thamesmead also falls within the 'area of search' for new schools in the north of Royal Greenwich (see social and community infrastructure section for further information).

Site allocation local plan issues and options paper



5.36. Table 5.5 sets out the sites listed in paragraph 5.34 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

Table 5.5: Thamesmead and Abbey Wood sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
AW1	Lyndean Industrial Estate	3.30	Industrial and vacant	Residential	Near Abbey Wood station, forms part of Thamesmead housing zone	Flood risk zone 3a, Thamesmead SDL	Site is currently in use as industrial estate. Employment Land Review (201) ⁴ recommended designating as locally significant industrial site, but has subsequently been proposed as a housing zone site
AW2	Abbey Wood telephone exchange	0.40	Crossrail works	Residential	Accessible location next to Abbey Wood station	Flood risk zone 3a, Thamesmead SDL	Currently being used for Crossrail works but has potential for residential development once these are complete
T1	Site North of White Hart Avenue	3.39	Construction site, mostly vacant with commercial	Industry B1b/c, B2, B8	Continue to protect for industrial uses	SIL, Flood Zone 3a, Thamesmead SDL UDP site proposals schedule reference j1	North of White Hart Avenue vacant land. The western portion is being used by Crossrail for construction activity for sidings temporarily to will be removed within two years.
T2	Community/civic site, Thamesmere Drive	0.62	Vacant	Significant community uses and may involve town centre uses to facilitate community provision	Continue to protect for community uses	Thames Policy Area, Thamesmead Town Centre, Flood Zone 3a, Thamesmead SDL UDP site proposals schedule reference cb3	The site is an area of green space adjacent to the library and leisure centre.
T3	Tripcock Point school site	1.63	Vacant	Primary school	Continue to protect for education uses	Flood Risk Area, Thamesmead SDL UDP site proposals schedule reference cb4	Identified as a site for a primary school in the Tripcock Point Development Framework 2003.
T4	Site fronting Nathan Way	1.05	Temporary offices for highways construction	Industry (B1b/c, B2, B8)	Continue to protect for industrial uses	SIL, Flood Zone 3a, Thamesmead SDL UDP site proposals schedule reference j14	Currently being used for temporary offices for highways construction to be removed within a year.

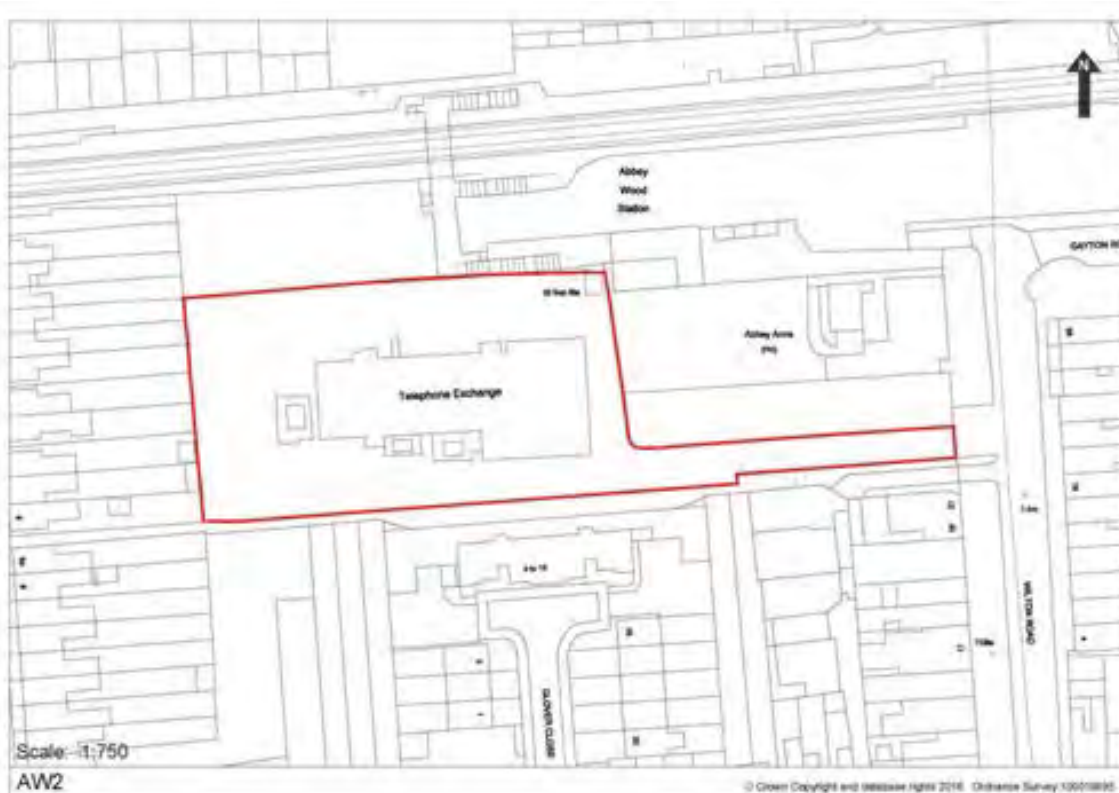
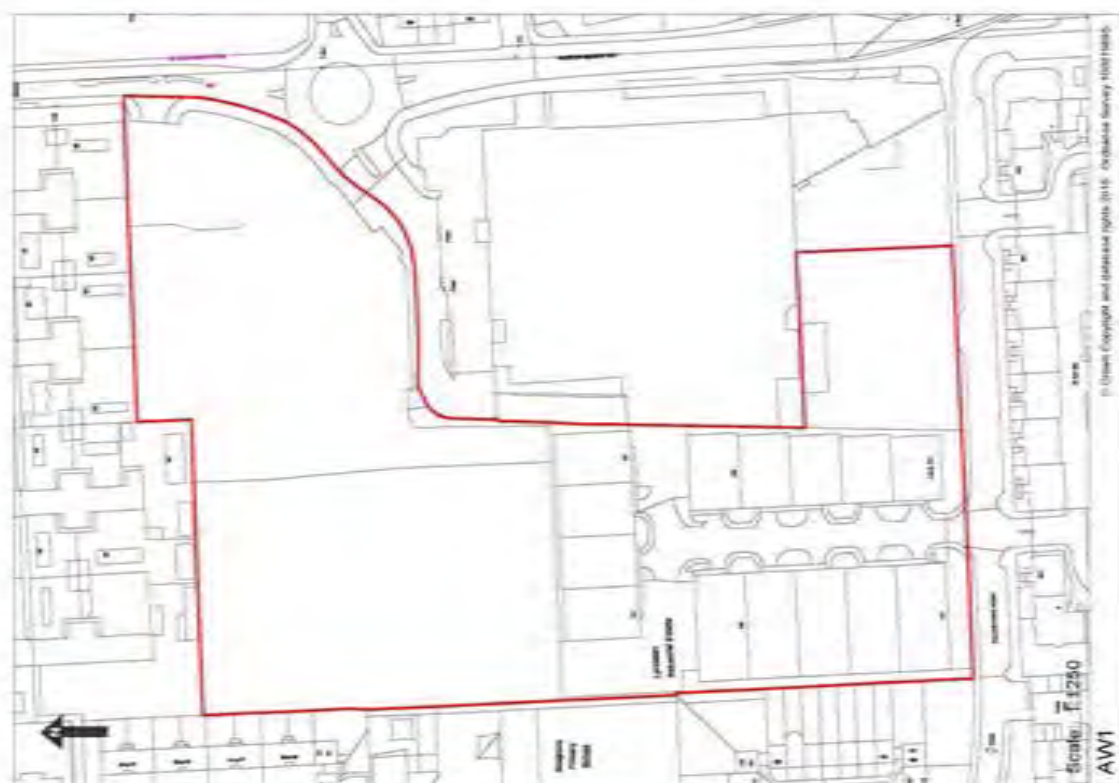
Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
T5	Tripcock Park East and West	32.00	Vacant	District park (part)	Continue to protect as open space	MOL, Thames Policy Area, Thames Gateway Bridge Safeguarding, nc21 SINC, Thamesmead SDL, New/Improved riverside walk UDP site proposals schedule references o15 and o16	This proposed District Park will serve the Western part of Thamesmead. The proposal includes Thameside Walk landscaping. Park includes site of Nature Conservation Importance where management arrangements, level and type of public access are to be determined. Layout of park must take account of Thames Gateway Bridge
T6	Tripcock Point, Thamesmead SE28	29.97	Vacant land and temporary aggregates processing	Residential led mixed use development with ancillary local retailing and services, community and commercial uses	Identified in UDP as potential for large scale redevelopment	Thames Policy Area, Flood Risk Area, Thamesmead SDL, New/Improved riverside walk UDP site proposals schedule reference mu40	Vacant land with potential for large scale development.
T7	Titmuss Avenue	0.75	Gallions housing office, children's playground, basketball court and wooded area.	Could include residential, retail on ground floor if the woodland is protected and the children's playground and basketball court can be relocated in the vicinity.	Part of Thamesmead housing zone	Flood risk zone, Thamesmead SDL	Housing office, children's playground, basketball court, car park and mature wooded area.
T8	Battery Road Thames Reach	0.66	Area of open space, gated	Residential	Part of Thamesmead housing zone	Flood risk zone, Thamesmead SDL	An area of vacant land. May be considered green field land under NPPF definition if previously undeveloped. Potential SINC, awaiting assessment

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
T9	Pettman Crescent, Griffin Manor Way	7.06	Industrial, community open space and vacant	Residential led mixed use development. 851 residential units, 7,149sqm retail and commercial, 2395sqm hotel, 2,297sqm community and workspace, 1,428sqm fire station, to include road re-alignment of A206 and public realm improvements- Broadwater Green Masterplan pre-application	Part of Thamesmead housing zone	SIL, community open space, flood risk zone, Thamesmead SDL	Industrial buildings in use and vacant with additional vacant land, car park. Within Flood Zone 3, Contains some community open space, poor access for pedestrians, adjacent to strategic infrastructure- bus garage and sorting office, within SIL.
T10	Broadwater Dock West of Winchat Road	2.11	Community open space	Residential led mixed use development. T10 and T11 to include 615 residential units, 973sqm hotel, 300sqm community and workspace- Broadwater Green Masterplan pre-application	Part of Thamesmead housing zone	Community open space, flood risk zone, Thamesmead SDL, Thames Policy Area	Currently a drained canal with some water at the north end. Canal is designated community open space. Part of site previously UDP site h8
T11	Land adjacent to Broadwater Dock	3.39	Community open space	Residential led mixed use development. T10 and T11 to include 615 residential units, 973sqm hotel, 300sqm community and workspace- Broadwater Green Masterplan pre-application	Part of Thamesmead housing zone	Community open space, flood risk zone, Thamesmead SDL, Thames Policy Area	Community open space. Currently fenced off. Woodland area in the southern portion

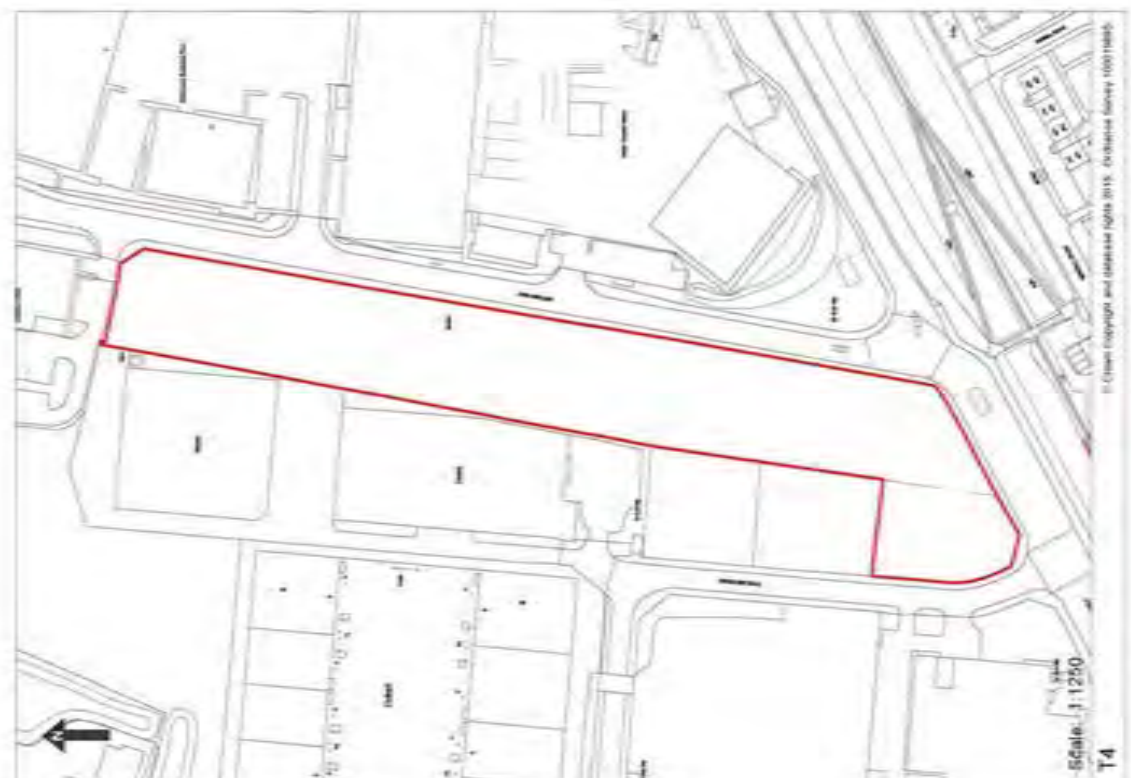
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



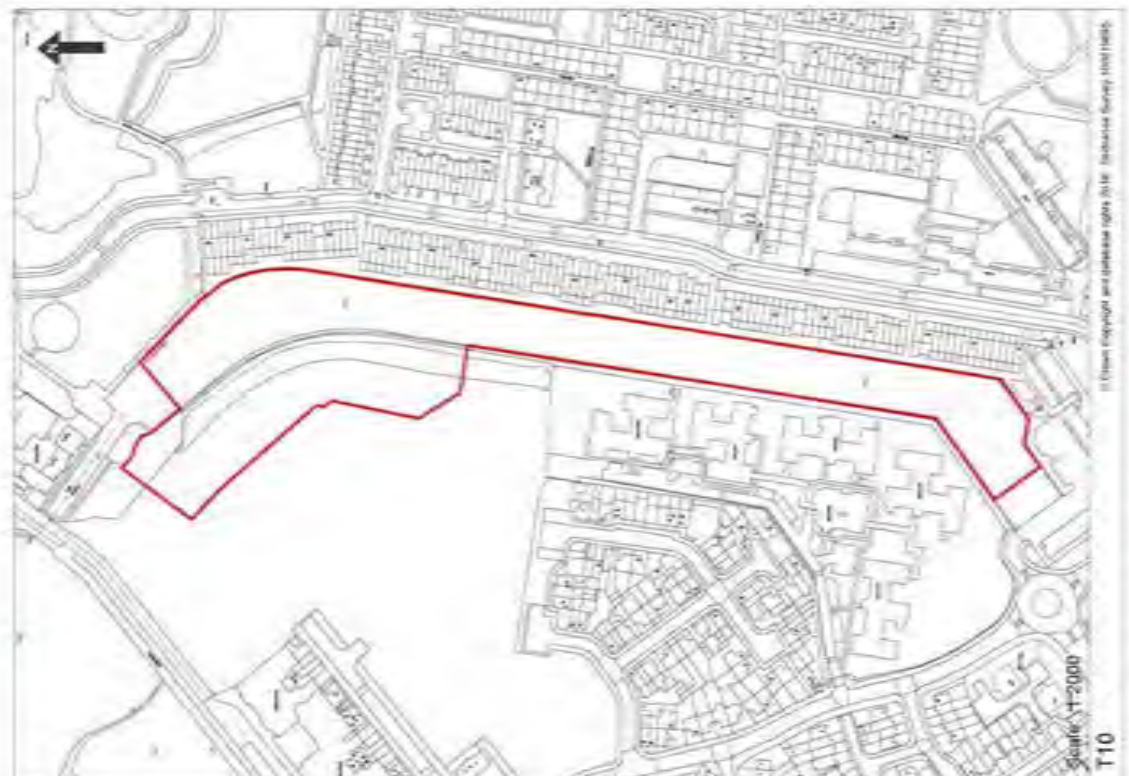
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



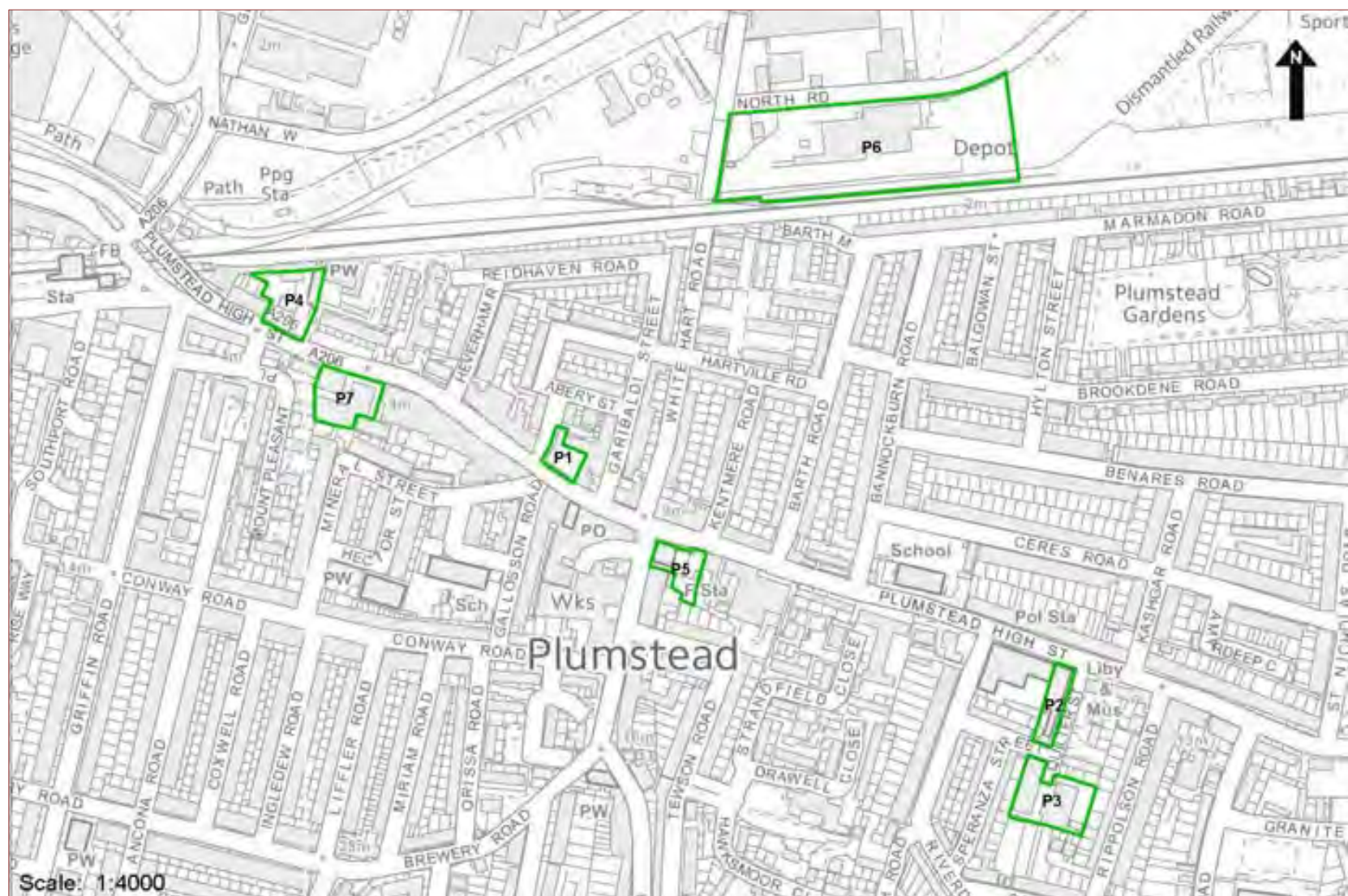
Site allocation local plan issues and options paper



Plumstead town centre

- 5.37. Plumstead is not a Strategic Development Location in the Core Strategy and the area around Plumstead High Street is already quite densely developed, limiting scope for development. However, the district centre and surrounding areas will be strengthened by the proximity of the Crossrail station in Woolwich and will evolve in its role as a multi-cultural centre, continuing to provide for the day to day needs of residents. This will be assisted by the future re/development of the sites identified below.
- 5.38. Through the Core Strategy, opportunities will be taken to improve the retail offer on the High Street linked to new development and environmental improvements. Plumstead's relationship with Woolwich will be strengthened and the area as a whole will benefit from development at Woolwich and the increased range of services and facilities that it will offer in the future.
- 5.39. The sites proposed in Plumstead and described in the following section are:
- P1 Abery Street Car Park
 - P2 Plumstead library
 - P3 Plumstead Leisure Centre
 - P4 Motor services site
 - P5 Plumstead fire station and land adjacent to fire station
 - P6 Former electricity generating station, White Hart Road
 - P7 Carwash site

Site allocation local plan issues and options paper



5.40. Table 5.6 sets out the sites listed in paragraph 5.39 and their proposed uses, with maps of each site following on from the table.

Site allocation local plan issues and options paper

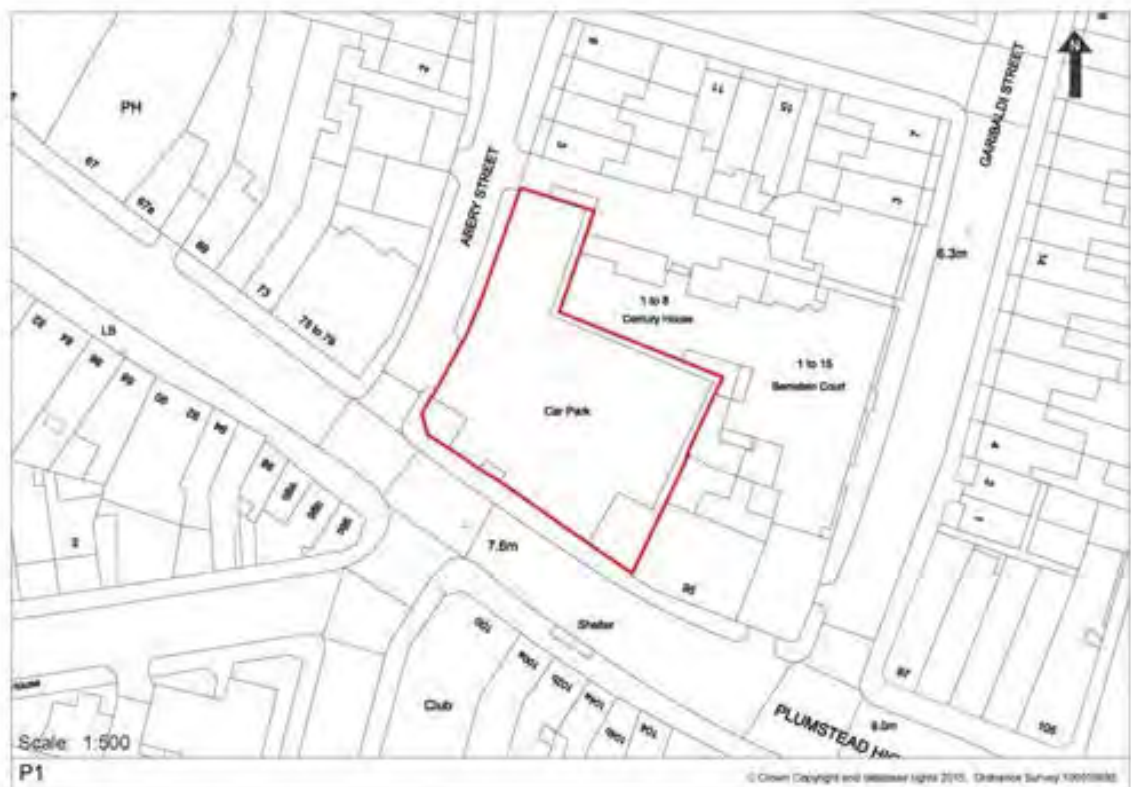
Table 5.6: Plumstead town centre sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
P1	Abery Street Car Park	0.09	Car park	Mixed use, including active retail frontages on ground floor and residential above	Identified in Plumstead Urban Framework (site A). Will help to retain Plumstead's role as a district centre and to improve the overall environment of the High Street	Plumstead District Centre	Single storey car park
P2	Plumstead Library	0.12	Library	Library, community and leisure uses	Identified in Plumstead Urban Framework (site B). Will allow for creation of a new leisure, library and performing arts facility for local people to help to retain Plumstead's role as a district centre and to improve the overall environment of the High Street	Locally listed. Being considered by Historic England for full listing	Locally Listed Library building, under consideration for full Listing
P3	Plumstead Leisure Centre	0.29	Leisure centre	Residential	Identified in Plumstead Urban Framework (site C). The relocation of leisure uses within the library building will free up this space to allow for residential development within a convenient town centre location.	none	GLL Leisure Centre
P4	Motor services site	0.24	Motor vehicle services business	Mixed use, including active retail frontages on ground floor and residential above	Identified in Plumstead Urban Framework (site G). Will help to retain Plumstead's role as a district centre and to improve the overall environment of the High Street	Plumstead District Centre, Flood Zone 2	Motor Services Centre
P5	Plumstead fire station and land adjacent to fire station	0.14	Fire station	Mixed use, including active retail and restaurant frontages on ground floor and residential above. Listed building must be retained and refurbished	Identified in Plumstead Urban Framework (sites I and J). Fire service has indicated that they are looking for a new site within the Plumstead area. Will help to retain Plumstead's role as a district centre and to improve the overall environment of the High Street. Should only come forward as a development site if the Fire Station can be relocated within Thamesmead Housing Zone at Griffin Manor Way or elsewhere in Plumstead	Grade II listed, Plumstead District Centre	Grade II Listed Fire Station and adjacent site

Site allocation local plan issues and options paper

P6	Former Electricity Generating Station, White Hart Road	1.98	Council owned site, temporarily leased to Crossrail	Managed workspace for commercial/industrial uses; suitable for smaller business units, cultural and creative industries hub	Identified in Plumstead Urban Framework (site F)	Grade II listed; SIL; Flood Zone 3a	Grade II Listed Power Station and surrounding land, listed under name "Council Depot", noted in Listing Description as a very well preserved power station for its early date (1903)
P7	Car Wash site	0.23	Car wash and other small businesses	Intensify workspace uses to the rear of the site. Add a commercial unit with public frontage along high street edge, residential above	Identified in Plumstead Urban Framework (site H)	Plumstead District Centre, Flood Zone 2	Car wash on high street forming a break in the secondary shopping frontage

Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Kidbrooke

5.41. Kidbrooke is designated as both an Area of Intensification in the London Plan and a Strategic Development Location in the Core Strategy.

5.42. The sites proposed in Kidbrooke are:

- K1 Kidbrooke station area
- K2 Huntsman site
- K3 Phases 4 and 5, Kidbrooke Village
- K4 Phases 2 and 6, Kidbrooke Village West
- K5 Phase 3, Kidbrooke Village Centre
- K6 Former Thomas Tallis school site
- K7 Sutcliffe Park extension

5.43. Table 5.7 sets out the sites listed in paragraph 5.42 and their proposed uses, with maps of each site following on from the table.



Site allocation local plan issues and options paper

Table 5.7: Kidbrooke sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
K1	Kidbrooke station area	1.89	Railway station bus turnaround area	Kidbrooke station transport interchange, local centre, housing	Part of the overall Kidbrooke redevelopment, providing transport and amenities, with planning permission	Area of Intensification, Kidbrooke Strategic Development Location UDP site proposals schedule reference mu39 (part)	Land between the railway tracks, the A2 and the A2213, bus turnaround area, known as Henley Cross, in TfL ownership.
K2	Huntsman site	1.95	Unused open space, former sports club	Housing with 50% affordable housing as per the Kidbrooke Development Area SPD	There is a need for housing in this area, particularly affordable housing.	Area of Intensification, Kidbrooke Strategic Development Location	Former Huntsman Sports Club and grounds. Development must be in accordance with the Kidbrooke Development Area SPD. There have been two applications for housing development refused by the Planning Inspectorate, and a current application for housing being considered.
K3	Phases 4 and 5 Kidbrooke Village East	10.79	Housing, open space, leisure	Predominantly housing, ancillary community services	Part of the overall Kidbrooke redevelopment with planning permission	Area of Intensification, Kidbrooke Strategic Development Location, Flood Zone 3 UDP site proposals schedule reference h7	This area was allocated for housing development in the UDP (h7) and then its future use was further developed in the Kidbrooke Masterplan SPD (adopted 2008). As more detailed planning permissions have come forward, the phasing has become clearer. This site covers phases 4 and 5 of the Kidbrooke Village masterplan scheme.
K4	Phases 2 and 6 Kidbrooke Village West	15.29	Housing and open space	Predominantly housing, ancillary community services, Wingfield primary school	Part of the overall Kidbrooke redevelopment with planning permission	Area of Intensification, Kidbrooke Strategic Development Location UDP site proposals schedule reference h6	Area of Kidbrooke Village to the west of the extended Sutcliffe Park and east of Blackheath Park Conservation Area. This area was allocated for housing development in the UDP (h6) and then its future use was further developed in the Kidbrooke Masterplan SPD (adopted 2008).

Site allocation local plan issues and options paper

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
K5	Phase 3, Kidbrooke Village Centre	6.58	Kidbrooke Station, temporary village centre, green space and demolished Ferrier Estate homes	A new Village Centre and station with a mix of commercial and residential	Part of the overall Kidbrooke redevelopment with planning permission	Area of Intensification, Kidbrooke Strategic Development Location UDP site proposals schedule reference mu39 (part)	Area around Kidbrooke Station, Tudway Road and the A2, green space, temporary village centre.
K6	Former Thomas Tallis school	2.50	Former Secondary school and grounds	Educational use, housing, ancillary community services, retail	Within the Kidbrooke Development Area SPD	Area of Intensification, Kidbrooke Strategic Development Location UDP site proposals schedule reference h5	Site of former school building and grounds to be retained for future school use and/or housing development. School has been relocated northwards.
K7	Sutcliffe Park extension	8.53	Vacant land and open space	Open space extension from Sutcliffe Park to Kidbrooke railway station	Part of the overall Kidbrooke redevelopment	Area of Intensification, Kidbrooke Strategic Development Location, MOL, nc41 SINC, Local Nature Reserve, Flood Zone 3 UDP site proposals schedule reference o3	Northern extension to Sutcliffe Park.

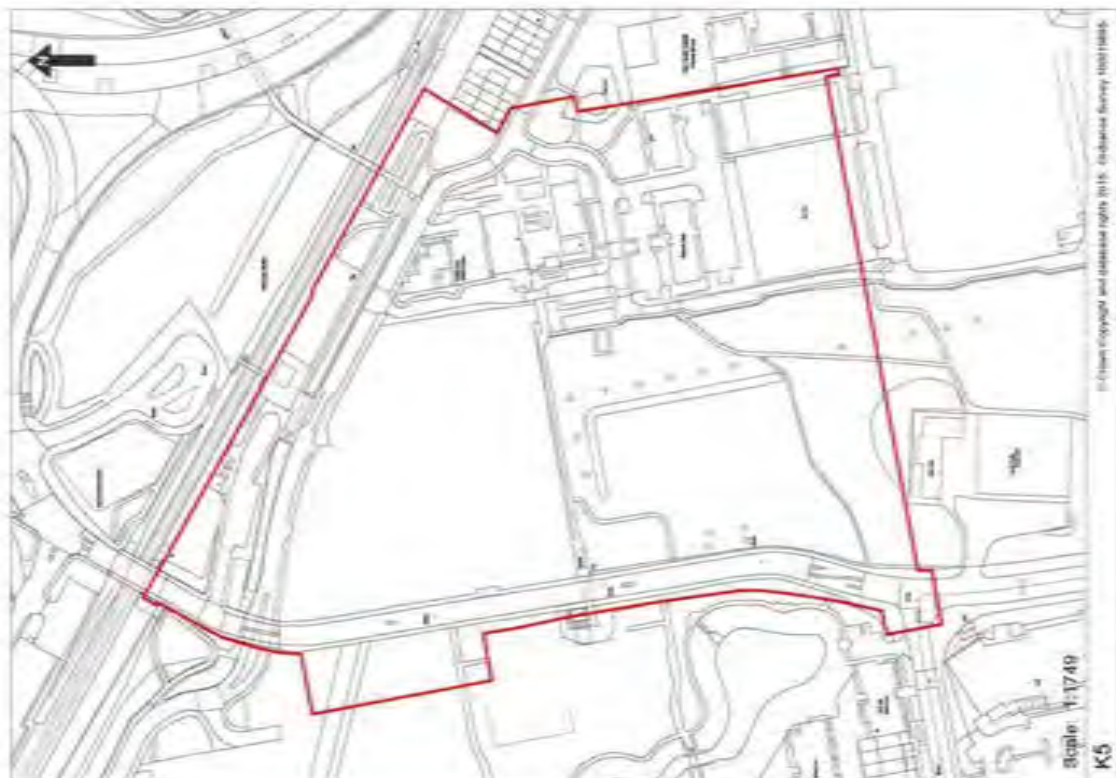
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Eltham town centre

5.44. Eltham and the south of Royal Greenwich will see its existing character largely retained and enhanced. Eltham Town Centre will continue to function as an important retail location for the south of Royal Greenwich and will grow its role with additional high quality retail, an improved range of restaurants and leisure facilities, measures for bus priority to reduce traffic congestion and improved north/south links. This will be supported by the implementation of the Eltham Town Centre Masterplan SPD (April 2012).

5.45. The sites proposed in Eltham are:

- E1 Green Chain Walk,
Footscray Road to Court Road
(N/A)
- E2 Land to north of Eltham
High Street
- E3 Reservoir
- E4 Mecca Bingo
- E5 Site next to Eltham
bowling green

5.46. Table 5.8 sets out the sites listed in paragraph 5.45 and their proposed uses, with maps of each site following on from the table.



Site allocation local plan issues and options paper

Table 5.8: Eltham town centre sites

Site Ref	Site name	Size (ha)	Current use	Options for future use	Reasons for identification	Existing planning policy designations	Brief description of site
E1	Green Chain Walk, Footscray Road to Court Road (N/A)	0.00	Private golf course	Footpath	This forms a 'missing link' to the Green Chain network of footpaths	MOL, nc34 SINC, Green Chain, Conservation Area, Area of Special Character UDP site proposals schedule reference o13	The site runs through a golf course and would link up the Green Chain network of footpaths. The Council, in co-operation with Sustrans has identified a network of greenways in South East London. Most of the network already exists in the form of shared-use walking and cycling routes through public open spaces. This proposal covers a 'missing link' which will extend or improve the network. The Council intends to implement it as and when the opportunity arises and subject to reaching agreement with the landowners.
E2	Land to north of Eltham High Street	1.39	Various	Town centre uses including retail, car parking for the town centre, and residential	Identified in UDP and in Eltham Masterplan SPD (site A Orangery Square). Under used site within the town centre	Grade II Listed Building (Orangery) UDP site proposals schedule reference mu12	Site includes the refurbished Orangery building, warehouse building and car parks to the north of Eltham High Street.
E3	Reservoir	1.16	Reservoir	Community open space, or housing	Thames Water Site, now believed to be surplus to requirements	Within Eltham Town Centre	Former reservoir now grassed over; may be capped or filled; needs further information about the site
E4	Mecca Bingo	0.45	Bingo hall	Residential	Potential for development in town centre. Previously identified in Eltham Masterplan SPD	None	Bingo hall
E5	Site next to Eltham bowling green	0.41	Removals parking with warehouses/sheds	Residential	Has potential for residential development on the edge of the town centre	None	Removals parking with warehouses/sheds

Site allocation local plan issues and options paper



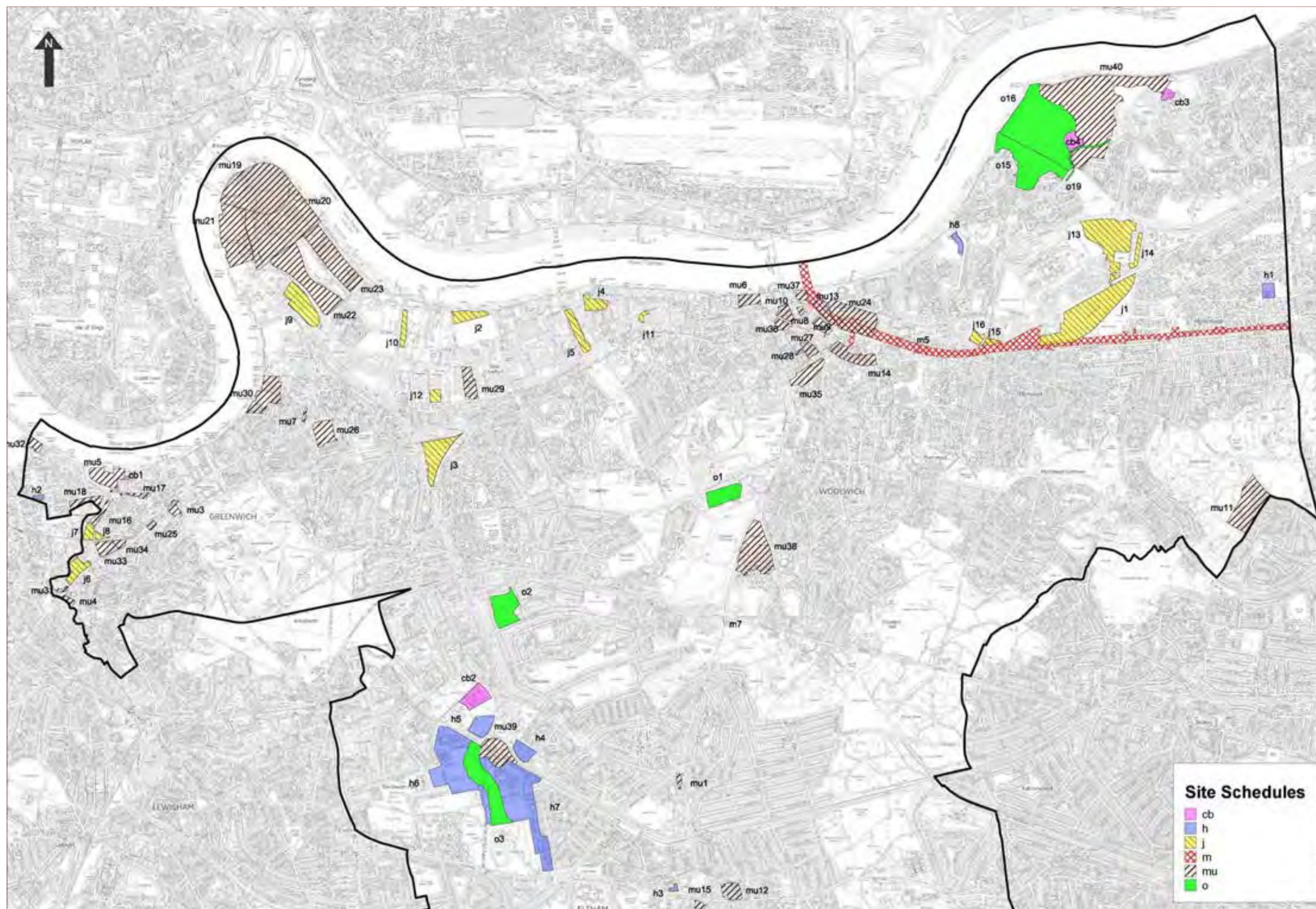
Site allocation local plan issues and options paper



Site allocation local plan issues and options paper



Appendix I: Sites from the saved UDP site schedule proposed for removal



Site allocation local plan issues and options paper

A.1 The adoption of the Core Strategy superseded the Greenwich Unitary Development Plan (UDP) with the exception of the UDP Site Proposals Schedule (which was amended). The amended UDP Site Proposals Schedule currently sits as an addendum to the Core Strategy. There was a commitment set out in the Core Strategy to review the saved Site Proposals Schedule as part of the preparation of the Site allocations local plan.

A.2 Many sites have been brought forward with proposed uses, and these sites are noted in Tables 5.1 to 5.8, in the column headed 'Existing planning policy designations.' However, some sites will be removed. These sites, and the reasons why they are not being brought forward, are set out in the table below. Please refer to the UDP Site Proposals Schedule Map on page 105 for site location.

No	Area	UDP site ref	Site name	Site size (ha)	UDP description of site	Reason for removal from site proposals schedule
1.	Kidbrooke	cb2	Thomas Tallis secondary school	2.79	Replacement of the existing school with expanded capacity for Year 7 and Post 16. See the proposed Kidbrooke Area Development Brief and Policy H4 (South Greenwich Study Area). Part of an area at risk of fluvial flooding; development subject to a flood risk assessment in line with Environment Agency advice.	Site now constructed
2.	Abbey Wood	h1	Site west of Tilfen Offices, Harrow Manor Way	1.12	Scope to develop in conjunction with Gallions Housing Association offices if these become operationally surplus	Site now constructed
3.	Greenwich	h2	McMillan Street	0.15	Residential scheme of four to five storeys to provide up to 60 units.	Site now constructed
4.	Eltham	h3	Eltham pools	0.37	Planning permission granted for residential scheme.	Site now constructed
5.	Kidbrooke	h4	National maritime Museum storage site, Nelson Mandela Road	1.72	Part of the Kidbrooke Development Area, close to the Hub and train station	Land owner no longer interested in redevelopment except for in its current use as museum storage
6.	Thamesmead	h8	Land adjacent Broadwater Dock	0.77	Planning permission for 70 flats (2006). Proposals also include improvements to surrounding open space, infilling and renovation of dock	Site now forms part of site T11 in issues and options paper
7.	Peninsula	j10	Horn Link Way / Pear Tree Way north of Bugsby's Way	1.16	Buffer strip between Aggregates zone and Millennium Urban Village. Outline planning permission for employment use	Site now constructed
8.	Charlton	j11	J/o Warspite Road and Rushton Road / Woolwich Road	0.40	Small corner site west of Co-op funeral parlour on Woolwich Road roundabout, providing access to industrial uses in Warspite Road; residential and industrial uses under construction in Ruston Road.	Site now constructed
9.	Thamesmead	j13	Land at Central Way, Nathan Way, Purland Road, east of Belmarsh Prison	10.50	Under construction with Site j1 for up to 106,000 sqm industrial uses phased 2003-2010 (ref. 01/1071). Site provides safeguarded road access to Crossrail works (see site m5).	Site now constructed
10.	Thamesmead	j15	4-40 Nathan Way	0.52	Close to Plumstead rail station. May be affected by proposed Crossrail safeguarding	Site under construction
11.	Plumstead	j16	Site to the east of Plumstead bus garage	0.86	Outline planning permission for a hotel and associated A3 use (ref. 01/2523). Partly below level of A206. Close to Plumstead rail station.	Site now forms part of new site T10 in issues and options paper
12.	Charlton	j2	Riverside between Lombard Wall and Anchor and Hope Lane	1.93	Proposed uses should exploit the potential of the riverside wharves. Preference for the retention of Cory's works.	Industrial use and safeguarded wharf already protected by the Core Strategy and identified on the policies map.
13.	Charlton	m10	Land at Angerstein Wharf	1.27	Grant aid available under section 8 of the Railways Act 1974. See policy M37	Industrial use and safeguarded wharf already protected by the Core Strategy and identified on the policies map.
14.	Plumstead	m11	Former Plumstead coal yard	3.21	Temporary planning permission for storage and aggregates use. Adjacent White Hart Triangle industrial development (see Site j1). Safeguarded works and tunnel portal site for the Crossrail project (see site m5). Also a Strategic Rail Freight site.	Industrial use already protected by the Core Strategy and identified on the policies map.
15.	Peninsula	m12	Riverside Walk (N/A)	n/a	Cycle route to be incorporated into the existing proposed riverside walk. See also relevant open space proposals. Detailed examination of schemes required	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
16.	Thamesmead	m2	Thames Gateway bridge	n/a	Road crossing with fixed public transport link - possibly DLR or guided bus/tram. Public inquiry closed 2006, decision awaited	Transport route safeguarded by the Core Strategy and identified on the policies map.

No	Area	UDP site ref	Site name	Site size (ha)	UDP description of site	Reason for removal from site proposals schedule
17.	Peninsula	m3	Blackwall Crossing (N/A)	n/a	A new crossing between North Greenwich and Silvertown Way in London Borough of Newham. Should the crossing proceed the Council will require a tunnel not a bridge	Transport route safeguarded by the Core Strategy and identified on the policies map.
18.	Eltham	m7	Shooters Hill Road/Well Hall Road	n/a	Filter lane provision from Well Hall Road into Shooters Hill Road to enable better bus movement. Subject to TfL approval.	No longer required
19.	Thamesmead	m8	Thamesmead	n/a	To serve Thamesmead town centre and Tripcock Point (see site mu40)	Transport route safeguarded by the Core Strategy and identified on the policies map.
20.	Greenwich	m9	Greenwich Pier	n/a	Planning permission granted	Site now constructed
21.	Eltham	mu1	Coronet Cinema & Tudor Parade, Well Hall Road	0.43	See the <i>Coronet Cinema Site Draft Planning Brief</i> (2003). Development must include retention of grade II listed cinema building. Residential will need to form part of an integrated and comprehensive regeneration of the site.	Site now constructed
22.	Abbey Wood	mu11	Goldie Leigh hospital	7.32	Site is in Metropolitan Open Land and a conservation area. No proposals to exceed existing footprint of buildings. There is a presumption in favour of conversion where practicable rather than demolition and new build. See <i>Goldie Leigh Hospital Planning Brief</i> (2000).	This site is a community facility where expansion has already taken place and as such there is no need to continue to identify it as a development site.
23.	Eltham	mu15	Grove Market Place	0.51	Redevelopment of the site to provide a building of up to 6 storeys plus basement level comprising retail shop (A1), retail/restaurant (A1/A3), an 86 bed hotel, 71 residential units (incorporating first floor amenity deck), basement car parking for 114 vehicles and ancillary development	Under construction and near completion
24.	Greenwich	mu16 - northern half	Hilton's Wharf, adjoining Brewery Wharf, Norman Road		Demolition of existing buildings and construction of 85 residential units, 489.4m ² of commercial floorspace and three live/work units in an eight storey building.	Site near completion
25.	Greenwich	mu16 - southern half	Hilton's Wharf, adjoining Brookmarsh Industrial Estate, Norman Road		Demolition of existing buildings and construction of 85 residential units, 1250m ² of commercial (B1) floorspace and 2 live/work units in an part 7/part 8/part 9 storey building, underground car parking and associated access, landscaping and open space.	Site near completion
26.	Greenwich	mu17	Creek Road/Bardsley Lane	0.64	Development to be linked to improvements to openness and landscaping of St. Alfeage's Park, which could include limited reconfiguration of open space (see site o1). Gateway site into the World Heritage Site requiring sensitive design solutions. See <i>West Greenwich Development Framework</i> (2000).	Site near completion
27.	Woolwich	mu24	Woolwich Royal Arsenal	7.17	Part of mixed-use development of the Royal Arsenal. The site is within a conservation area and includes a number of important listed buildings, which must be preserved and enhanced and their setting protected. Building 10 has planning permission for residential use. The remainder is being developed with site mu13 (The Warren).	Site under construction, with parts of the site completed, or near completion, in conjunction with site W10 in the issues and options paper
28.	Charlton	mu29	Maritime Industrial Estate, Bugsby's Way	2.33	1980's retail premises reaching the end of their economic life. Reconfiguration without increase of existing net retail area. Main Customer and servicing access to be provided off Bugsby's Way	Site now constructed
29.	Greenwich	mu3	Land at Stockwell Street	0.81	Site located within the Maritime Greenwich World Heritage Site and in West Greenwich Conservation Area. Planning permission granted for a part 2/part 3/part 4 storey building for Education use (D1) plus ground floor Retail and Exhibition Space (all or any of use classes A1, A2, A3 and D1) (11/0226)	Site now constructed
30.	Greenwich	mu31	Deptford Bridge, north side	0.24	Site close to DLR station south of Lewisham College on a busy junction environmentally unsuitable for residential use on the street frontage. Residential element may be appropriate on the northern elevations if suitably buffered and designed. Potential for links with Lewisham College	Site under construction

Site allocation local plan issues and options paper

No	Area	UDP site ref	Site name	Site size (ha)	UDP description of site	Reason for removal from site proposals schedule
31.	Greenwich	mu32	Payne and Borthwick wharves	0.87	Uses must not prejudice the potential for river freight operations on the adjoining, safeguarded Convoys Wharf (London Borough of Lewisham). Riverfront public access required. Payne's Wharf is grade 2 listed and should be sensitively incorporated in any redevelopment. Planning application for mixed use including 247 flats.	Site now constructed
32.	Greenwich	mu33	131-161 Greenwich High Road (j/o Norman Road)	1.57	Gateway location to World Heritage Site requiring sensitive design solutions that incorporate listed buildings. See West Greenwich Development Framework (2000).	Site now constructed
33.	Woolwich	mu36	Co-op site, 125-151 Powis Street (south side)	0.87	Possible department store site. Parking would need to be provided within the scheme if the parking area were utilized. See Woolwich Town Centre Development Framework (2002 Draft, being updated).	Site now constructed
34.	Woolwich	mu37	Waterfront leisure centre car park	0.74	See Woolwich Town Centre Development Framework (2002 Draft, being updated). Riverside walk to be maintained	Site under construction. Now forms part of site W10 in issues and options paper
35.	Woolwich	mu38	Royal Military Academy, Woolwich Common SE18	8.49	Grade II Listed building built in 1804, to be preserved and its setting enhanced. Parade ground and Metropolitan Open Land to be retained without built encroachment, or use for car parking. Potential for limited infill development elsewhere	Site now constructed
36.	Greenwich	mu4	Deals Gateway, 6-42 Blackheath Road	0.51	Planning permission for offices, industrial, work/live units, residential and A1/A3 retail (ref.02/2786)	Completed
37.	Greenwich	mu5	Greenwich Reach East	3.41	Planning permission granted for redevelopment comprising of 980 residential units including class D1/D2, B1 and A uses. Redevelopment includes work to extend and upgrade riverside walk.	Site now constructed
38.	Woolwich	mu6	St Mary's and Mastpond Wharves, Woolwich Church Street	1.50	Planning permission for 4 storey hotel (99/0136) and 181 flats (99/0959). Development to retain slipways and safeguard river views from St. Mary's church. Flood defence improvements required. Flats completed 2006.	Site under construction
39.	Greenwich	mu7	Blackwall Lane/Pelton Street	0.28	Development should enhance and support East Greenwich District Centre. See Greenwich Peninsula Draft Development Framework (2002, being updated)	School remains on the site – the other parts have been developed
40.	Woolwich	mu9	Macbean Centre and former Woolwich polytechnic	1.06	Development should complement and form an activity link between Powis Street and the leisure/tourism uses in Warren Lane and the Royal Arsenal. See Woolwich Town Centre Development Framework (2002 draft, being updated) and Town Centre Policies.	Now forms part of site W5 in issues and options paper
41.	Woolwich	o1	Woolwich Common Temporary MoD building site, Ha Ha Road	3.47	The site was formerly part of Woolwich Common and has been occupied by temporary buildings used by the MoD since the 2nd World War. It is intended that the site should revert to open space use when the temporary buildings are vacated by the MoD, to reinstate the continuity of the Common.	Returned to use as open space
42.	Woolwich	o10	Riverside Walk, Woolwich Dockyard to Woolwich ferry	n/a	It is the Council's objective to create a continuous riverside walkway alongside the River Thames from Deptford to Thamesmead. It is proposed that the 'missing links' will be completed as and when proposals are brought forward for redevelopment of riverside sites.	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
43.	Woolwich	o11	Riverside Walk, Ferry Approach Link	n/a	As for proposal o6	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
44.	Eltham	o12	Green Chain Walk, Butterfly Lane to Footscray Road	n/a	The Council, in co-operation with the other constituent authorities of the GCJC, has way-marked a spinal network in the Green Chain ("Green Chain Walk"). Most of the network already exists in the form of public footpaths or pathways through public open space. These proposals cover various 'missing links' that will extend or improve the network and create circular and continuous routes through the Green Chain open land within GC. The Council intends to implement them as and when the opportunity arises and subject to reaching agreement with the landowners. (Policy O15)	Delivery of site is not possible due to land ownership issues (site in use as private sportsground and playing fields)

No	Area	UDP site ref	Site name	Site size (ha)	UDP description of site	Reason for removal from site proposals schedule
45.	Eltham	o14	Green Chain Walk, Dothill Road to Oxleas Wood and to Bexley at Woodlands Farm	n/a	The Council, in co-operation with the other constituent authorities of the GCJC, has way-marked a spinal network in the Green Chain ("Green Chain Walk"). Most of the network already exists in the form of public footpaths or pathways through public open space. These proposals cover various 'missing links' that will extend or improve the network and create circular and continuous routes through the Green Chain open land within GC. The Council intends to implement them as and when the opportunity arises and subject to reaching agreement with the landowners. (Policy O15)	Delivery of site is not possible due to land ownership issues (site in use as community farm, footpath)
46.	Thamesmead	o17	Riverside Walk, Area 4 & 6 North	n/a	Landscaping of river walk to include footpaths	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
47.	Thamesmead	o18	Riverside Walk adjacent to Tripcock Park areas 6/6	n/a	Landscaping to include footpath	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
48.	Thamesmead	o19	Canal system, area 6	n/a	The canal system in Area 6 will Link to Thamesmere Extension Lake in Area 4 via the Twin Tumps. The system also links through to the Gallions Reach Urban village. Canals provide a setting for footpath and cycleway links adjacent development. The canal will in parts be provided with "wet margins" for ecological reasons	Site now constructed
49.	Kidbrooke	o2	Hervey Road playing field	4.80	The Hervey Road playing field lies in an area of local park deficiency. The playing field was originally acquired for a new secondary school development. If the site is surplus to educational requirement as a playing field consideration should be given to its reversion to the original purpose for which it was agreed. If the site is surplus to education needs generally, the site should remain in open space uses, consistent with policies O7 and O9	Playing field to be developed as a playing field by Greenwich Parks, now protected by Fields In Trust
50.	Greenwich	o6	Riverside walk, Borough boundary to Millennium Quay	n/a	It is the Council's objective to create a continuous riverside walkway alongside the River Thames from Deptford to Thamesmead. It is proposed that the 'missing links' will be completed as and when proposals are brought forward for redevelopment of riverside sites. (Policy O16). See also site mu32	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
51.	Greenwich	o7	Riverside Walk, Deptford Creek to Horseferry Place	n/a	As proposal o6	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
52.	Charlton	o8	Riverside Walk, Anchor Wharf to Point Wharf	n/a	Environmental improvements will be carried out to the existing riverside footpath. Opportunities will be taken to realign the footpath alongside the river whenever possible. Small riverside open spaces and viewing areas will be created where opportunities arise. (Policy O16)	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required
53.	Charlton	o9	Riverside Walk, Thames Barrier to Warspite Road	n/a	It is the Council's objective to create a continuous riverside walkway alongside the River Thames from Deptford to Thamesmead. It is proposed that the 'missing links' will be completed as and when proposals are brought forward for redevelopment of riverside sites.	Riverside footpath safeguarded in the Core Strategy and identified on the policies map. To be strengthened with a 10m width safeguarding for flood defences. This will be done through policy text so no further mapping required

STATEMENT OF REPRESENTATIONS PROCEDURE

Under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012, Royal Borough of Greenwich gives notice that the **Site allocations local plan issues and options paper** has been published for consultation.

The Royal Borough of Greenwich is inviting representations on this document over a period of six weeks from 15 February to 29 March 2016.

A printed copy of the Site allocations local plan issues and options paper will be available to view during the consultation period at The Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ during business hours.

How can you respond?

- You can submit your comments using the interactive map and online surveys at: www.royalgreenwich.gov.uk/siteallocations. The issues and options paper is also available to download here along with the questionnaire.
- Alternatively, you can email: planning.policy@royalgreenwich.gov.uk
- Printed copies of the Site allocations local plan issues and options paper will also be available in Royal Greenwich libraries, along with leaflets that contain information about drop-in sessions during the consultation period, and printed versions of the online questionnaire. Please see the table opposite for library opening days and times.
- You can also respond by post to:

Royal Borough of Greenwich
Planning Policy Team
5th Floor
The Woolwich Centre
35 Wellington Street
London SE18 6HQ

Please ensure you submit your comments by 5pm, Tuesday 29 March 2016.

Representations may be accompanied by a request to be notified of any of the submission of the Plan for independent examination, the publication of the recommendations of the person appointed to carry out an independent examination, and the adoption of this Plan.

Library opening times

Abbey Wood Library Mon: 2pm to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 2pm to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed Closed for lunch 1pm-2pm.	Blackheath Library Mon: 10am to 7pm Tues: 9am to 5.30pm Wed: 9am to 5.30pm Thurs: 9am to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed	Charlton Library Mon: 2pm to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 2pm to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed Closed for lunch 1pm-2pm.
Coldharbour Library Mon: 2pm to 5.30pm Tues: 9am to 5.30pm Wed: Closed Thurs: 2pm to 5.30pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed Closed for lunch 1pm-2pm	Eltham Centre Library Mon: 9am to 7pm Tues: 9am to 5.30pm Wed: 9am to 5.30pm Thurs: 9am to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: 10am to 4pm	Greenwich Centre Library Mon: 10am to 6pm Tues: 10am to 6pm Wed: 10am to 8pm Thurs: 10am to 6pm Fri: 10am to 6pm Sat: 10am to 5pm Sun: 12pm to 4pm
New Eltham Library Mon: 2pm to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 2pm to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed	Plumstead Library Mon: 9am to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 9am to 7pm Fri: 9am to 5.30pm Sat: 9.30am to 5pm Sun: Closed	Slade Centre Library Mon: 2pm to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 2pm to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: Closed Closed for lunch 1pm to 2pm.
Thamesmere Library Mon: 7am to 9.30pm Tues: 7am to 9.30pm Wed: 7am to 9.30pm Thurs: 7am to 9.30pm Fri: 7am to 9.30pm Sat: 8am to 5.30pm Sun: 8am to 5pm Unstaffed for lunch 1-2pm	West Greenwich Library Mon: 2pm to 7pm Tues: 9am to 5.30pm Wed: Closed Thurs: 9am to 7pm Fri: 2pm to 5.30pm Sat: 9am to 5pm Sun: Closed	Woolwich Centre Library Mon: 9am to 7pm Tues: 9am to 5.30pm Wed: 9am to 5.30pm Thurs: 9am to 7pm Fri: 9am to 5.30pm Sat: 9am to 5pm Sun: 12-4pm