

Royal Borough of Greenwich

Local Plan

Authority Monitoring Report including Five Year Housing Supply Statement

Reporting Period | April 2018 to 31 March 2019

(taking account of 2019 HDT Results published by MHCLG in February 2020)

I Introduction

- 1.1 This Authority Monitoring Report (AMR) covers the period 1 April 2018 to 31 March 2019. Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information AMRs must contain.
- 1.2 The AMR presents the information collected for Local Plan monitoring purposes for the 2018/19 reporting year in tabular format, focusing on key policy objectives for which data is currently available in order to assess overall outcomes in plan delivery. Information prior to or after this date is included where it helps to provide a more complete picture. The Housing Trajectory presented in Section 6 sets out the supply of specific, deliverable sites that comprise RBG's five year housing land supply.

2 Local Plan Progress

- 2.1 The current RBG Local Development Scheme (LDS) covers the period 1 August 2019 to 31 July 2022. This sets out the indicative timetable for preparation/review of the following Local Plan documents and Supplementary Planning Documents (SPDs):
 - Review of Core Strategy with Detailed Policies
 - Site Allocations Local Plan
 - Woolwich Town Centre SPD (revision to existing SPD)
 - Urban Design Guide SPD
 - Woolwich Barracks SPD
 - Planning Obligations SPD (revision to existing SPD)
 - Thamesmead and Abbey Wood Opportunity Area Planning Framework
- 2.2 The Site Allocations Local Plan is currently in preparation, and the LDS specified consultation on the Preferred Approach (Regulation 18) took place in August-October 2019. The Publication Version (Regulation 19) was programmed for early 2020, however this has been delayed due to Covid-19.
- 2.3 The Core Strategy with Detailed Policies was adopted in July 2014. As set out in the LDS, and in line with Regulatory requirements, the review of the Core Strategy with Detailed Policies began in Summer 2019, with consultation of the scope of the review (Regulation 18) programmed for Winter 2020.
- 2.4 Within the reporting period (1 April 2018 to 31 March 2019):
 - The revised Residential Extensions, Basements and Conversions Guidance SPD was adopted on 11 December 2018.
- 2.5 The LDS indicated that the review of the Woolwich SPD would take place in 2019. Work on this is in progress. In addition,

- The Heritage Study evidence base document was published in December 2018
 - Consultation on the draft Urban Design & Public Realm Strategy that will inform the SPD in February 2019
 - The designation of the Woolwich Conservation Area in May 2019
- 2.6 Similarly, preparation of the Thamesmead & Abbey Wood OAPF in partnership with GLA, TfL and LB Bexley is in progress, and formal public consultation on the draft OAPF began in December 2019.

3 Neighbourhood Planning

- 3.1 There are two Neighbourhood Forums and Neighbourhood Areas designated in Royal Greenwich.
- 3.2 *Lee Neighbourhood Area and Forum.* The Area and Forum were designated in January 2016. The Neighbourhood Area is cross boundary, being partly within the London Borough of Lewisham. Over the reporting year, officers have supported the Lee Forum in the drafting of their Neighbourhood Plan. The Lee Forum published their pre-submission draft Neighbourhood Plan in June 2019, and the proposed submission Neighbourhood Plan is anticipated in 2020.
- 3.3 *Moorings Neighbourhood Area and Forum.* The Area and Forum were designated in June 2019.

4 Duty to Cooperate

- 4.1 The Royal Borough cooperates with a number of other local planning authorities, including adjoining boroughs, and prescribed bodies, on a variety of issues. The Royal Borough regularly engages with neighbouring authorities both individually and as part of South East London groups as well as on a London-wide basis.
- 4.2 The Royal Borough regularly participates in working group meetings, forums and consultations and contributes to the South East London duty to cooperate meetings set up and attended by the five South East London boroughs of Bexley, Bromley, Royal Greenwich, Lewisham and Southwark. Formal Statements of Common Ground have been signed with the London Boroughs of Southwark and Lewisham in the reporting period of 2019/20.
- 4.3 The Royal Borough works in partnership with the Mayor of London, Greater London Authority and Transport for London, and participates in London groups such as the Association of London Borough Planning Officers, London Waste Planning Forum, the London Aggregates Working Party, and the Wider South East Officer Working Group.
- 4.4 The Royal Borough also works closely with other public bodies, particularly with public bodies that are required to cooperate with local planning authorities, including the Environment Agency, Historic England, and Natural England, and other organisations such as the Port of London Authority.

5 Community Infrastructure Levy (CIL)

5.1 Regulation 62(4) of the Community Infrastructure Levy Regulations 2010 requires local authorities to report the following details regarding CIL income and expenditure annually:

- Total CIL receipts for the reported year: £3,143,365.39
- Total CIL expenditure for the reported year: £2,636,317.46
 - Woolwich Crossrail £2,461,509.96
 - Neighbourhood CIL Projects £174,807.50 (incl. forward funding)
- Amount of CIL applied to repay borrowed money including any interest: Nil
- Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in the reported year: £125,734.62 (4%)
- Closing balance at the end of the 2018/19 Financial Year: £3,494,119.84

5.2 Further information on CIL receipts and expenditure is available online at https://www.royalgreenwich.gov.uk/downloads/file/4328/cil_income_and_spend_2018-19

6 Housing Trajectory and Five Year Supply Calculation

6.1 The Government published the results of the 2019 Housing Delivery Test (HDT) in February 2020 (<https://www.gov.uk/government/collections/housing-delivery-test>) The HDT compares the actual delivery of housing over the past three years against the required amount of housing as calculated via the methodology set out in the *Housing Delivery Test Measurement Rule Book*.

6.2 Delivery of the full amount of the required housing results in a test score of 100%. The 2019 HDT measurement calculates that RBG has delivered 90% of the required housing. Although housing completions for the previous 3 year period have been below the London Plan annual monitoring target, the 2019 HDT measurement for RBG is 90% therefore as per Paragraph 73 of the NPPF (February 2019) the five year supply of specific, deliverable sites must include a 5% buffer brought forward from later in the plan period.

6.3 The Intend to Publish Version of the London Plan was published by the Mayor in December 2019, and in March 2020 the Secretary of State issued 11 directions in respect of necessary modifications to the Plan prior to adoption by the Mayor. The Secretary of State did not direct changes to the borough level housing targets, therefore the five year supply calculation is based on the housing target in the New London Plan, with 2019/20 taken as the first year from which the new target applies, consistent with the approach in the New London Plan.

6.4 The strategic housing requirement for RBG set by the New London Plan is 28,240 new dwellings (net) in the period 2019/20 – 2028/29 (2,824 / year). The 2018-19 Housing Trajectory published in Tables 1 and 2 and Figure 1 takes 2019/20 as the first year of the new housing requirement (as a result, past under delivery is zero), housing delivery in the reporting year (2018/19) and projected housing delivery for the next 15 year period.

- 6.5 **RBG has a 5.5 year supply of deliverable housing sites.** The calculation of the five year supply of deliverable housing sites is set out in Table 3. The five year supply is set within the context of the 15 year housing trajectory, including significant proportion of sites within years 6 to 10 which already benefit from planning permissions.
- 6.6 A full list of large sites (0.25ha and above) included in the 15 year housing trajectory is included in Appendix A with commentary on how each site's status as deliverable or developable has been assessed against the NPPF definition.
- 6.7 In addition to sites with planning permission, the sites contributing to the five year supply fall within the following broad categories:
- Large sites allocated in the adopted development plan (saved UDP site proposals schedule) and/or identified on the 2018 Brownfield Land Register
 - Large sites with a resolution to grant full planning permission
 - Large sites with a live application to be determined
 - Large sites at an advanced pre-application with known submission date
- 6.8 The status of the sites recorded in the 2018/19 Housing Trajectory is determined from London Development Database as recorded at 31 March 2019 (the end of the reporting year). Where relevant, Appendix A provides an update to the status based on the progress of each large site included in the trajectory at the time of publication of this AMR.
- 6.9 In all cases, the five year supply does not rely on the inclusion of all identified sites (whether currently in the public domain or not) that fall within the above categories. Only those sites where there is clear evidence of deliverability, having regard to availability, suitability and achievability, have been included. Analysis of the large sites with planning permission gives an indication of the rate at which sites are developed, and this evidence has informed projected future rates of completions for both sites with full planning permission and the other categories of sites.
- 6.10 As well as reviewing past performance to inform locally appropriate projected delivery rates, regard has also been given to London-wide evidence as set out in Annex F of the London Plan Viability Study (GLA, December 2017). This presents information on the total development period of the case studies in the main report, and paragraph 5.6.15 advises that the build out rate for the Build to Rent versions of case studies (which use the same rate as for private sale) may be conservative. The evidence in Annex F has informed projected completion rates on all categories of sites included in the housing trajectory.
- 6.11 A windfall allowance of 301 units per annum, equivalent to the small sites component of the housing target set in the New London Plan, has been incorporated into the supply from year 4 onwards. All small sites included in the first 3 years of the trajectory have planning permission.
- 6.12 At this point in time, the small sites included in the council's Local Authority direct delivery programme (Greenwich Builds) have not been included in the projected future completions from small sites as none had been granted permission at the end of the reporting period (31 March 2019). In future years, it is likely that these sites will be reported separately to ensure that this new source of supply is appropriately captured.

Table 1 2018/19 Housing Trajectory Data

	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2030 /31	2033 I /32	2032 /33	2033 /34
Housing Land Supply Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual Past Completions																
Reporting Year Completions	1514															
Annual Projected Completions		3937	1884	1842	3667	4927	3073	3073	3073	3073	3073	2771	2771	2771	2771	2771
Cumulative Completions	1514	5451	7335	9177	12844	17771	20844	23918	26991	30065	33138	35909	38680	41451	44222	46993
PLAN - Strategic Allocation (Housing Requirement in New London Plan)	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2685
MONITOR - Number of dwellings above or below cumulative allocation	-1310	-197	-1137	-2119	-1276	827	1076	1326	1575	1825	2074	2021	1968	1915	1862	1948

Table 2 2018/19 Housing Trajectory Summary Table

Site Status	2019/20	2020/21	2021/22	2022/23	2023/24	5 year supply	Years 6-10	Years 11-15
Full Planning Permission	3096	1047	1188	1072	1331	7734	1231	0
Outline Planning Permission	548	394	320	899	1413	3574	5047	4000
Planning Pipeline	0	145	70	1395	1882	3492	2749	0
Draft Site Allocations	0	0	0	0	0	0	4835	8350
Total projected completions on large sites > 0.25ha								
Total projected completions on large sites > 0.25ha	3644	1586	1578	3366	4626	14800	13862	12350
Total projected completions on small sites < 0.25ha								
Total projected completions on small sites < 0.25ha	293	298	264	301	301	1457	1505	1505
TOTAL PROJECTED COMPLETIONS	3937	1884	1842	3667	4927	16257	15367	13855
Annualised projected completions per five year period						3251	3073	2771

Figure 1 2018/19 Housing Trajectory Graph

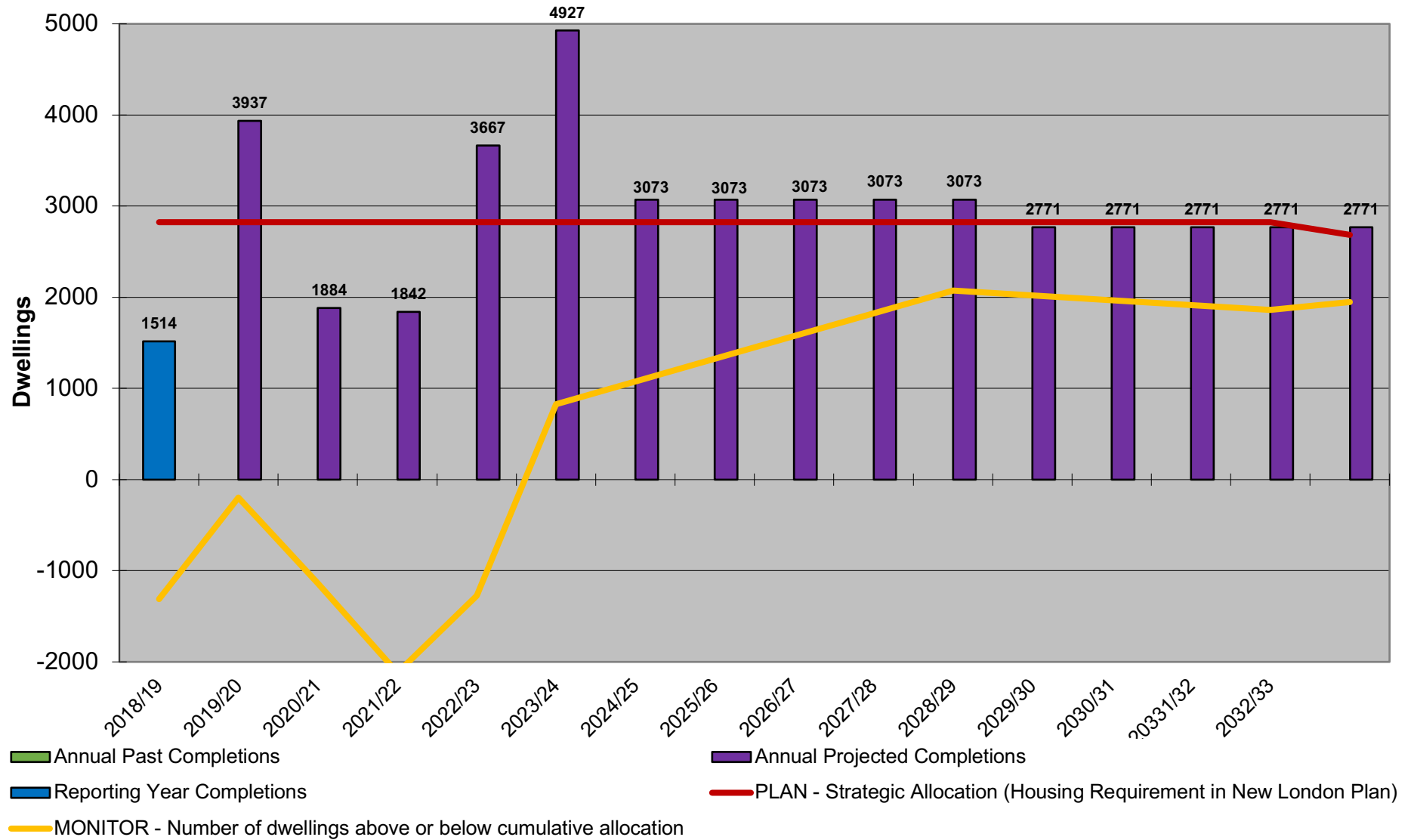


Table 3 Five Year Housing Land Supply 2019/20 – 2023/24

New London Plan Strategic Housing Requirement	14120	(2824 x 5)
Cumulative under delivery since 2019/20	0	
Total requirement over five years	14120	
Plus NPPF 5% Buffer		(14120 x 1.05)
Five Year Supply Requirement	14826	2965
Deliverable supply from large sites (0.25ha and above)	14800	
Deliverable supply from small sites of less than 0.25ha	1457	
Total deliverable supply from projected completions 2019/20 - 2023/24	16257	
Five Year Housing Land Supply	5.5	(16257 / 2965)
Surplus	1431	(16257 - 14826)

Figures are rounded

Self and Custom Build Permissions

- 6.13 RBG maintains a register of interest in Self build and Custom Build plots in accordance with the Self-build and Custom Housebuilding Regulations 2016. The Regulations allow local authorities to impose a local connection and/or financial resources test on entrants to the register. However, RBG does not currently impose a local connection or financial resources test, therefore the register includes all applicants who meet the nationally set criteria.
- 6.14 In the first base period (from 31 October 2015 to 30 October 2016) there were 19 entries on the register. Local authorities have a duty to grant sufficient permissions to meet the demand for self- and custom-build developments within the three years following the end of each base period, having regard to the number of entries. In three years following the first base period, ending 30 October 2019, the Royal Borough granted 25 permissions for self- and custom-build developments (as determined by the number of CIL self-build exemptions claimed for permissions granted during the base period), exceeding the demand by six.

7 Local Plan Monitoring Information

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
Housing	Net additional new homes completed and permitted	H1	Completed: 1,514 units Permitted: 3,009 units
	Net additional new homes completed over 3-year period	H1	5,867 units 2016/17 – 2018/19
	% new dwellings on previously developed land	H1	Completed: 100% Permitted: 100%
	% of 3+ bed housing completed and permitted	H2	Completed: 14 % Permitted: 16 %
	Number, % and tenure of affordable housing completed and permitted	H3	Completed: <ul style="list-style-type: none"> • 205 (12%) Affordable, of which: <ul style="list-style-type: none"> – 75 (4%) Social Rent – 55 (3%) Affordable Rent – 75 (4%) Intermediate Permitted: <ul style="list-style-type: none"> • 866 (28%) Affordable, of which <ul style="list-style-type: none"> – 591 (19%) Social Rent – 74 (2 %) Affordable Rent – 201 (7%) Intermediate
	Number of gypsy and traveller pitches provided	H4	Lawful Development Certificate for a residential caravan site for up to eight caravans at Horn Link Way granted 1 March 2019 (17/0560/CE)

Additional Commentary

Schemes below ten units are not subject to affordable housing requirements. In the reporting year, the number of developments of 9 units or less accounted for two thirds of the total (81%). There were 13 schemes of ten units or more completed in 2018/19. These will deliver a total of 650 new homes, 124 (19%) of which will be affordable. Additional affordable units are being delivered as part of these larger schemes, however these did not complete in the reporting year.

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results	
Economic Activity & Employment	Number of people helped into work by Greenwich Local Labour and Business (GLLaB)	EAI	A total of 863 Greenwich residents were supported into work in the period 1st April 2018 to 31st March 2019, of which the following % went into these employment sectors:	
			Employment Sector	%
			Accounting and Finance	1%
			Administration – Business support	11%
			Apprenticeships	6%
			Catering and Hospitality	5%
			Construction	10%
			Customer Service	6%
			Driving	2%
			Engineering	1%
			Environmental	8%
			Facilities Management and Cleaning	9%
			Health and Social Care	4%
			Retail and Sales	12%
Security	2%			
Teaching	1%			
Others	22%			
	Loss and gain of B-use floorspace, completed and permitted	EAI	<p>Completed</p> <ul style="list-style-type: none"> • B: Loss of 3,268sqm • B2: No gain or loss • B8: Loss of 260sqm • Total loss of 3,528sqm B-use floorspace in completed developments <p>Permitted</p> <ul style="list-style-type: none"> • B1: Loss of 15,275sqm • B2: Loss of 575sqm • B8: Loss of 6,861sqm • Total loss of 22,711sqm B-use floorspace permitted 	
	Amount of industrial and non-industrial floorspace completed and	EA4	<p>No industrial floorspace in SIL was permitted</p> <p>No industrial floorspace in SIL was completed 858sqm DI floorspace (Renal Dialysis Clinic) was permitted in Plumstead SIL</p>	

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
	permitted in Strategic Industrial Locations (SIL)		No non-industrial floorspace was completed in SIL
	Number of tourists visiting RBG	EA5	19.19 million tourists in 2018 calendar year
	Number of hotel beds completed and permitted	EA5	Net hotel bedrooms permitted: 3. Net hotel bedrooms completed: 0.

Additional Commentary

Most of the loss of B-use space in completed developments is based on a single development: the redevelopment of a warehouse site to sheltered apartments in close proximity to a town centre.

Permitted development rights resulted in a significant loss of permitted BI office space from Riverside House in Woolwich. A change of use application from BI/B8 to a Renal Dialysis Clinic (reference 17/3724/F) was permitted in the Plumstead SIL.

Town Centres	Loss and gain of AI floorspace within designated town centres, completed and permitted	TCI	Completed <ul style="list-style-type: none"> Loss of 4,450sqm AI floorspace Permitted <ul style="list-style-type: none"> Loss of 60sqm AI floorspace Gain of 711sqm AI floorspace
	Loss and gain of main town centre uses within designated town centre, completed and permitted	TCI	Completed <ul style="list-style-type: none"> A2: loss of 617sqm A3: 693sqm A4: 348sqm A5: 0sqm B1: 73sqm D1: 664sqm D2: 1700sqm Total gain of 2,860sqm town centre floorspace completed within designated centres Permitted: <ul style="list-style-type: none"> A2: 458sqm A3: 798sqm A4: 591sqm A5: 468sqm

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
			<ul style="list-style-type: none"> • B1: Loss of 13,503sqm • D1: Loss of 8,320sqm • D2: 1,468sqm • Total loss of 18,040 sqm town centre floorspace permitted within designated centres.
	Loss and gain of non-residential floorspace within North Greenwich District Centre	TC5	Completed <ul style="list-style-type: none"> • Gain of 13,500sqm
	Vacancy rates in designated town centres, local centres and neighbourhood parades	TC(a)	<ul style="list-style-type: none"> • Eltham 3.5% • Greenwich 3.9% • Woolwich 8.5% Data not available for other town centres
	% of non-retail uses in designated shopping frontages	TC(b)	Data not available

Additional Commentary

Vacancy information taken from Town Centre Vacancy Audit conducted during Q1 (April-June) 2019. RBG carries out quarterly vacancy audits for the boroughs two major town centres at Eltham and Woolwich, and for Greenwich district centre. Data for other centres is not available for the reporting year.

Completion of the Retail Outlet Village at the O2 resulted in a significant quantum of A-use floorspace completion in North Greenwich District Centre.

The loss of completed A1 floorspace was largely due to the redevelopment of 168-176 Eltham High Street to provide a six screen cinema. The loss of A2 completed is due to the mixed-use redevelopment of Grove Market in Eltham which was replaced by A1/A3 floorspace.

The loss of over 18,000sqm of floorspace permitted in town centres was largely due to the change of use of Riverside House in Woolwich Town Centre from B1 to C3 and the creation of the Woolwich Creative District which involved change of use of Grade II Listed Building from D1 to Sui Generis. However it is important to note that while the monitoring indicator for the purposes of the AMR does not include Sui Generis uses within the classification of town centre uses, the uses permitted at the Woolwich Creative District do fall into the wider definition of main town centre uses set out in the NPPF.

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
Design & Heritage	Schemes nominated for design award	DH1	<ul style="list-style-type: none"> • Kidbrooke Village: Highly commended in the 'Best Place to Live' category at the RTPi London Planning Awards. • The Painted Hall Greenwich: Winner of RIBA London Award 2019, RIBA London Conservation Award 2019 and RIBA National Award 2019 • Signal Townhouses, Greenwich: Winner of RIBA London Award 2019 and RIBA National Award 2019
	Tall buildings permitted within and outside of identified tall building locations	DH2	<ul style="list-style-type: none"> • Tall buildings permitted within identified tall buildings locations: <ul style="list-style-type: none"> ○ Plot N0201, Greenwich Peninsula ○ Land at Felixstowe Road, Abbey Wood ○ Phase 3, Kidbrooke Village • No tall buildings permitted outside of identified tall buildings locations.
	Number of buildings/ conservation areas on Heritage at Risk Register and changes to risk level	DH3	<p>Number of Listed Buildings on register: 19 (20 in previous reporting period)</p> <p><u>Additions</u> No new additions to the Register in terms of buildings or conservation areas</p> <p><u>Removals</u> One building removal from the Register: Royal Laboratory to Royal Arsenal (Grade II)</p> <p><u>Risk Levels</u> Reduction in priority risk level for five buildings, increase in risk level for two buildings.</p>
	New heritage designations and associated appraisals/management strategies	DH3	<p><u>Local Heritage Listing</u> 45 buildings nominated by community groups, individuals and officers were added to the Local Heritage List (07 December 2018)</p> <p><u>Statutory Listing/Listing Immunity (COI)</u> Three buildings were Grade II Listed:</p> <ul style="list-style-type: none"> • The Assembly Rooms, Charlton (03 October 2018) • East Greenwich Gasworks War Memorial (09 October 2018) • The Former Woolwich Covered Market (16 October 2018)

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
			One building was granted a Certificate of Immunity from Listing: <ul style="list-style-type: none"> 18-32 Bowater Road (03 October 2018)
	Applications within Maritime Greenwich WHS called in by SoS	DH4	None
Open Space	Amount of non-ancillary floorspace within MOL, completed and permitted	OS2	Permitted: None Completed: None
	Amount of non-ancillary floorspace within SINC, completed and permitted	OS4	Permitted: None Completed: None
	Additions and changes to areas of biodiversity importance	OS4	None
	Open Space, completed and permitted	OS1 OS(b) OS(c) H5	Permitted: 1.38 hectares Completed: 0.168 hectares
Environment & Climate Change	Amount of carbon off-set funding secured	E1	£615,000
	Number of permissions granted contrary to EA advice on flooding and water quality	E2 E3	<ul style="list-style-type: none"> 17/3724 - Change of use from Class B1/B8 to provide Renal Dialysis Centre 18/2389 Construction of a 6-storey building to provide 131sqm floorspace for Use Class A1, A2, A3, A4 or B1 with 14 residential units above.

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
	Improvements to air quality at monitoring stations	E(c)	<p>The RBG Air Quality Annual Status Report 2018 was published in June 2019 and provides a detailed overview of air quality in the borough provides a detailed overview of air quality in the borough during the 2018 calendar year.</p> <p>Results from RBG automatic monitoring sites identify that PM10 levels are below the level of 40ug/m3 set in the Air Quality Objectives, and that PM2.5 levels are below the level of 25ug/m3 set in the Air Quality Objectives.</p> <p>Results from RBG automatic monitoring sites identify that two roadside sites (GN5 Hoskins Street GR8 Woolwich Flyover) record NO2 levels above the level of 40ug/m3 set in the Air Quality Objectives.</p> <p>The primary sources of pollution in RBG continue to be road vehicle emissions, followed by domestic and commercial boiler emissions.</p>
Cohesive & Healthy Communities	Loss and gain of cultural and community facilities, completed and permitted	CHI	<p>Completed:</p> <ul style="list-style-type: none"> • Loss of 8,186sqm D1 • 29,641sqm D2 <p>Permitted:</p> <ul style="list-style-type: none"> • 14,461sqm D1 • 11,885sqm D2
<p>Additional Commentary</p> <p>The loss of D1 floorspace is mainly associated with the O2 Retail Outlet Village as the permission for the Outlet included the loss of conference centre floorspace (defined as a D1 use by the Use Classes Order). Several completions resulted in new D1 floorspace including an indoor children's play centre at Callis Yard (Woolwich) and Kidbrooke Village, the expansion of Plumcroft Primary School and new nursery provision.</p> <p>The large amount of D2 floorspace completed is mainly accounted for by the Eltham Cinema and O2 Retail Outlet Village (this included cinema and family leisure provision in addition to retail).</p> <p>Approvals of D1 and D2 floorspace are largely accounted for by permissions associated with Kidbrooke Village and the Woolwich Works Creative District. There were also several school expansion projects approved in the reporting year.</p>			

Local Plan Objective	Monitoring Indicator	Policy Reference	2018/19 Results
Infrastructure & Movement	Loss and gain of waste management facilities, capacity and/or permits	IM2	No strategic waste sites lost.
	Amount of municipal waste arising and managed, by type	IM2	119,056 tonnes, of which: <ul style="list-style-type: none"> • 18% recycled • 13% composted • 63% incineration with energy recovery • 4% to landfill
	% of Royal Greenwich's waste managed with the sub-region	IM2	54% of RBG waste managed within London
	Progress on major transport projects	IM3	<ul style="list-style-type: none"> • Silvertown Tunnel Development Consent Order was granted in May 2019 • Crossrail construction continues, with the Elizabeth line scheduled to open in Summer 2021.

Appendix A Large sites (> 0.25ha) included in the Housing Trajectory

In the table below:

- The planning status in the 'status' column is determined from London Development Database (LDD) as recorded at 31 March 2019 (end of the reporting year).
- The commentary column provides an update to the status based on the progress of each large site included in the trajectory at the time of publication of the AMR.

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2019/20 - 2023/24	2024/25 - 2028/29	2029/30 - 2033/34	Landowner	Commentary
08/0688/F 16/2591/MA	Started	31-Mar-09	2.93	Heart of East Greenwich	Vanbrugh Hill/Woolwich Road	SE10 9HE	Peninsula	686	487	199	0	0	MACE	Phase 2 is under construction, nearing completion as of September 2019. 16/2591/F (approved 12/11/2018) uplifts original permission (08/0688/F) from 645 to 686 units total. Total remaining delivery from Phase 2 will be 158 + 41 additional units permitted by MA (199).
10/0161/F 15/0081/V	Started	29-Mar-12	0.68	Mast Quay Phase 2	Woolwich Church Street	SE18	Woolwich Riverside	218	0	218	0	0	Comer Homes	Most recent submission of details in May 2019. Cleared site in single ownership.
12/3058/F	Started	11-Dec-13	3.92	Land at Harrow Manorway	Felixstowe Road	SE2	Abbey Wood	185	0	185	0	0	Peabody	Full planning permission on cleared site. Included in Thamesmead Housing Zone. Previous issues with property ownership have now been addressed.
13/3025/MA	Started	22-Aug-14		Enderby Wharf (Former Alcatel Site)	Christchurch Way	SE10	Peninsula	677	447	230	0	0	Barratt London	13/3025/MA is for 770 net, Enderby Place permission reduces net to 677.
13/3307/F	Not started	01-Apr-15	0.84	Former Car Park & Units 12, 14, 15 and 16 Gunnery Terrace	Cornwallis Road	SE18	Woolwich Riverside	394	0	394	0	0	Transpot for London	Permission for OSD at Crossrail Station. Developer has advised a three year build programme.
14/0086/O 17/0897/R	Started	02-Apr-15	3.18	Connaught Estate Phases 2 and 3	Land to south of Sandy Hill Lane and west of Brookhill Road	SE18	Woolwich Common	684	332	352	0	0	Lovells	Part of Woolwich Estates permission granted in April 2015. Phasing provided by Lovells (RBG development partner)
14/0293/F	Started	16-Oct-14	1.80	Alcatel-Lucent	Christchurch Way	SE10	Peninsula	272	116	156	0	0	Weston Homes	LDD records 116 completed as of 31 March 2019
14/0460/F 16/1204/MA 16/2552/MA 17/0842/MA	Started	02-Apr-15	2.84	Phase 2 (Blocks 3,4,5,6a,9,10,11) Lovells Wharf	Pelton Road	SE10	Peninsula	465	0	465	0	0	Bellway	Total net units is 465 with all MAs taken into account (16/1204/MA, 16/2552/MA, 17/0842/MA).
14/2554/O 15/1511/R	Not started	27-Mar-15	4.09	Kidbrooke Village Phase 6	Kidbrooke	SE3	Eltham West	713	0	418	295	0	Berkeley Homes	Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner and expects to complete Phase 6 by 2030. Hybrid permission - detailed permission for 713 residential units and outline permission for 133 extra care units and primary school.
14/2607/F and subsequent	Started	27-Mar-15	4.73	Kidbrooke Village Phase 3	Kidbrooke	SE3	Eltham West	1354	225	780	349	0	Berkeley Homes	Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner and expects to complete Phase 3 by 2028. 1354 units in total, with Block A (225 units) completed in 2018/19.
14/2611/F	Started	27-Mar-15	4.78	Kidbrooke Village Phase 5	Kidbrooke	SE3	Eltham West	1144	0	557	587	0	Berkeley Homes	Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner and expects to complete Phase 5 by 2029. 1144 units in total, with Block D (107) completed in 2019.

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2019/20 - 2023/24	2024/25 - 2028/29	2029/30 - 2033/34	Landowner	Commentary
14/3551/F	Started	26-May-16	5.30	Gaelic Athletic Ground	Land to rear of 132 and 134 Avery Hill Road	SE9 2EY	Eltham South	136	53	83	0	0		Under construction.
14/3770/F	Not Started	18-Dec-19	0.87	Garages at The Avenue	Cherry Orchard	SE7	Charlton	14	0	14	0	0	Family Mosaic	
14/3795/F	Started	14-Dec-15	0.45	Creekside East	Land bounded by Copperas Street and Creek Road	SE8	Greenwich West	249	0	249	0	0	Essential Living	Developer confirmed practical completion achieved on 31 May 2019
15/0973/F	Started	23-Dec-15	2.27	Enderby Place	Christchurch Way	SE10 0AG	Peninsula	477	0	477	0	0	Criterion Capital	Residential is in 3 blocks (113 units in Block Y, 150 units in Block Z, 214 units in Block A) Pre-application discussions relate to potential scheme revisions and removal of cruise liner terminal.
15/3295/F 18/1407/MA	Started	27-Apr-17	0.27	Ogibly Housing Society Site	Wellington Street	SE18	Woolwich Riverside	127	0	127	0	0	Ogibly Housing Association Ltd	Complete and starting to be occupied.
15/3552/F	Not started	17-Aug-18	0.42	Plot N0201	Greenwich Peninsula Upper Riverside	SE10	Peninsula	262	0	262	0	0	AEG	Plot N0201 is outside 15/0716/O permission. This plot was part of original masterplan, and had permission 10/0280/F for office building (lapsed) 36 storey tower will complete in one phase, assume 3 year construction period.
15/3555/F	Not started	31-Mar-16	0.26	Sunbury Lodge	1 Sunbury Street	SE18 5NA	Woolwich Riverside	48	0	48	0	0	ASRA Housing Association	Currently demolishing existing buildings on site
16/0186/MA	Started	08-Jun-17	1.63	Plots N0205, N0206, N0207, Peninsula Riverside	Greenwich	SE10	Peninsula	1007	0	1007	0	0	Knight Dragon Development Ltd	Developer advised all units achieved practical completion in 2019/20.
16/1579/F	Started	20-Oct-16	0.47	Rochester Way Social Club	Briset Road/Rochester Way	SE9	Eltham West	29	0	29	0	0	Meridian Homestart	Scheme complete.
16/1622/F	Started	30-Nov-16	0.34	Garages rear of 7-22 Prentiss Court	Adjacent to Harvey Gardens	SE7	Charlton	10	0	10	0	0	RBG	
16/1792/F	Started	07-Mar-17	0.38	Bookers Cash & Carry	37 Greenwich High Road	SE10 8LR	Greenwich West	110	0	110	0	0	Fairview Homes	
16/1975/F	Not started	22-Dec-17	0.8	The Catholic Club	81-88 Beresford Street	SE18	Woolwich Riverside	59	0	59	0	0	Woolwich Catholic Club	
16/2163/F	Started	09-May-17	0.39	The Reach	Thames Reach, Battery Road		Thamesmead Moorings	66	0	66	0	0	Peabody	All shared ownership units and Peabody confirmed all have sold.
16/2807/F	Started	24-Mar-17	1.00	Buildings 10,11 & Royal Carriage Square	Royal Arsenal, Woolwich	SE18	Woolwich Riverside	146	0	146	0	0	Berkeley Homes	Phasing provided by developer.
16/2878/F	Not started	27-Sep-18	2.15	Abbey Place	Felixstowe Road, Abbey Wood	SE2 9SG	Abbey Wood	245	0	245	0	0	HUB	Some pre-commencement conditions have been discharged. Developer has indicated works will start by end of 2019.
17/0453/F	Started	23-Mar-18	0.31	16 Sandpit Place	Charlton	SE7 8HE	Woolwich Riverside	32	0	32	0	0	Meridian Homestart	Scheme nearing completion.
17/1460/F	Not started	07-Jun-19	0.4	Fred Styles House	20 Fletching Road	SE7	Charlton	37	0	37	0	0	Meridian Homestart	Under construction.
17/1795/F	Started	27-Mar-18	1.96	40 Victoria Way	Charlton	SE7 7QS	Peninsula	330	0	330	0	0	Fairview Homes	

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17/2268/F	Started	30-Nov-18	0.32	25-29 Carnbrook Road	Kidbrooke	SE3 8AD	Kidbrooke with Hornfair	35	0	35	0	0	Meridian Homestart	Under construction
17/2546/F	Started	07-Mar-18	0.25	36-38 Artillery Place	Woolwich	SE18 4AB	Woolwich Riverside	65	0	65	0	0	Bellway	
18/1948/F 18/1947/R	Not started	13-Aug-19	1.31	Kidbrooke Village Phase 2 (West)	Kidbrooke	SE3	Eltham West	150	0	150	0	0	Berkeley Homes	Total number of units approved in Phase 2 is 600, with 534 completed to date. 18/1948/F (85 apartments, 0.35ha) and 18/1947/R (65 houses, 0.96ha) are for the final area to be constructed in Phase 2.
18/4120/PN2	Not started	17-Jan-19	0.41	Riverside House	Woolwich High Street	SE18 6DZ	Woolwich Riverside	199	0	199	0	0		Office to residential conversion scheme.
12/0022/O 13/3281/R 14/1633/MA 17/1631/R 18/1318/R 19/1545/MA 19/2055/R 19/2161/PPA 19/3063/R 19/3322/PRE2 13/3281/R 17/1631/R 18/1318/R	Started	30-Mar-12	8.01	P3, P4, P5 Greenwich Millennium Village	Peartree Way	SE10	Peninsula	1746	534	711	501	0	GMVL	Phasing provided by developer.
13/0117/O 14/0604/R 16/3024/R	Started	19-Jun-13	5.52	The Warren/Royal Arsenal Masterplan	Plumstead Road	SE18	Woolwich Riverside	2032	296	1237	499	0	Berkeley Homes	Blocks B (562 units) and A (764) have full planning permission. Blocks D (499) and K (207) in pre-application discussions.
14/0117/O 14/0126/O 14/0127/O	Not started	02-Apr-15	1.71	Woolwich Estates (Morris Walk North, Morris Walk North, Maryon)	Maryon Road	SE18	Woolwich Riverside	197	0	150	47	0	Lovells	Woolwich Estates redevelopment. Cabinet report of mid-2019 approved demolition to commence. Reserved matters applications to be submitted in April 2020 as per PPA.
15/0716/O	Started	08-Dec-15	41.50	Greenwich Peninsula (Knight Dragon)	Land south of the O2	SE10	Peninsula	9476	0	1476	4000	4000	KDDL/L&Q	2015 Outline permission for up to 12,678 units. Current hybrid application (19/2733/O) for full permission for 476 units on plots 18.03 and 18.03, and outline permission for up to 5,813 units. 2019 application is brought forward by KDDL with L&Q will uplift overall delivery and affordable housing delivery
16/2480/F mu27	Site Allocation/Subject to S106	n/a	1.12	Bathway Quarter (Island Site)	Wellington Street	SE18	Woolwich Riverside	308	0	154	154	0	Powis Street Estates	Phasing provided by developer.
17/4080/F	Subject to S106	n/a	0.64	1A & 1C Eynsham Drive	Abbey Wood	SE2 9RQ	Thamesmead Moorings	272	0	272	0	0	Abbey Wood Property Ltd	Developer is discussing pre-commencement conditions with LPA.
18/1594/F mu16	Site Allocation/Subject to S106	n/a	0.26	Saxon Wharf	Norman Road	SE10	Greenwich West	145	0	145	0	0	Notting Hill Genesis	50% affordable scheme by Notting Hill Genesis.
18/3068/F	Undecided	n/a	0.53	Mortgamit Square	153-172 Powis Street and 125-129 Woolwich High Road	SE18 6NL	Woolwich Riverside	200	0	200	0	0	Artisan Woolwich Ltd	Built to rent scheme. Application is revising scheme to take account of designation of Woolwich Conservation Area. Projected capacity Woolwich Urban Design Strategy.

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18/4187/F mu39	Site Allocation/Subject to S106	n/a	1.870	Kidbrooke Station Square	Kidbrooke Park Road		Eltham West	619	0	413	206	0	Transport for London Private	50% affordable scheme on Transport for London site. Called in by GLA and approved by the Mayor on 31 October 2019. Phasing provided by developer.
18/0126/F	Site Allocation/Undecided	n/a	1.86	Spray Street	Plumstead Road, Burrage Road, Spray Street and Woolwich New Road	SE18 6UX	Woolwich Riverside	455	0	100	355	0	St Modwen/Notting Hill Genesis	Part RBG owned site. PPA in place and site specific SPD adopted in 2015. Developer revising scheme following statutory listing (Grade II) of Covered Market. Projected capacity reflects SPD.
19/2032/PRE mu12	Site Allocation/Pre-app	n/a	0.86	Orangery Lane	Orangery Lane	SE9	Eltham North	200	0	100	100	0	RBG and private	Part RBG owned site, part of LANB programme.
19/286/PRE2 h6	Site Allocation/Pre-app	n/a	2.20	The Huntsman	Moorhead Way	SE3	Eltham West	130	0	130	0	0	Derreb Limited	Vacant greenfield site. Projected capacity as per dismissed appeal decision (15/2819/F). Landowner confirmed intent.
h5	Site Allocation/Pre-app	n/a	2.50	Former Thomas Tallis School	Kidbrooke Park Road	SE3	Eltham West	400	0	200	200	0	RBG	Cleared, vacant site.
h8	Site Allocation/Housing Zone	n/a	5.50	Broadwater Dock	Camlot Close	SE28	Glyndon	400	0	200	200	0	Peabody	Part of Thamesmead Housing Zone. Projected capacity as per draft OAPF development capacity study.
18/0372/F CR2	Undecided	n/a	1.64	Flint Glass Wharf	3 Herringham Road	SE7	Woolwich Riverside	500	0	146	354	0	Komoto	Hybrid application for 146 units (full permission) and up to 354 units (outline permission). Phasing as per Environment Statement.
19/3456/F CR2	Undecided	n/a	4.21	Herringham Quarter	40-45 Herringham Road	SE7	Woolwich Riverside	1292	0	762	530	0	Hyde	Hybrid application for 762 units in Phase 1 (full permission for Plots A and C) and up to 530 units (outline permission) in Phase 2 (Plot D) and Phase 3 (Plot E). 50% affordable housing with affordable elements delivered first. Phasing as per Environment Statement.
19/0217/PRE	Pre-application	n/a		London South East College	95 Plumstead Road	SE18	Glyndon	200	0	50	150	0	LSEC	Government funding requires start of site on 2021.
19/1222/PRE2 E1	Pre-application	n/a	0.45	Mecca Bingo	Eltham Hill	SE9	Eltham South	100	0	100	0	0	Bellflower Group	Pre-application meeting held in mid-2019, following on from advice issued in 2018. Owner responded positively to site allocation consultation.
19/4200/F E3	Undecided	n/a	0.48	260 Eltham High Street	Eltham	SE9	Eltham South	70	0	70	0	0	Quanta	18/0607/F received 20 February 2018 and withdrawn 31 October 2018 to enable revisions to scheme. Pre-application meetings held in September 2019 and revised scheme submitted December 2019.
19/4398/O	Undecided/Housing Zone	n/a		West Thamesmead Gateway	Pettman Crescent		Thamesmead Moorings	950	0	450	500	0	Berkeley Homes/Peabody	Part of Thamesmead Housing Zone. 40% affordable housing scheme. Hybrid application for 915 units (full permission) and up to 835 units (outline). Phasing based on Environment Statement.

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CR2	SALP Preferred Approach	n/a	33.41	Charlton Riverside Central	Anchor & Hope Lane, Woolwich Road, Eastmoor Street	SE18	Woolwich Riverside	4000	0	0	2000	2000	RBG, multiple private	
CR3	SALP Preferred Approach	n/a	1.20	Former Siemens Brothers Works	Bowater Road	SE18	Woolwich Riverside	200	0	0	200	0	U+I	
GC1	SALP Preferred Approach	n/a	0.93	Brookmarsh Industrial Estate	Norman Road	SE10	Greenwich West	200	0	0	200	0	Various	
GP2	SALP Preferred Approach	n/a	3.24	Morden Wharf	South end of Olympian Way	SE10 OPA	Peninsula	500	0	0	500	0	U+I	Pending outcome of 2018 Safeguarded Wharves Review.
GP3	SALP Preferred Approach	n/a	5.42	GP3 Greenwich Peninsula Gasholder	Greenwich	SE10	Peninsula	800	0	0	300	500	SGN, various private	GP3 Planning Brief indicative capacity range is 600-1200. Silvertown Tunnel completed 2024.
P2	SALP Preferred Approach	n/a	0.32	Car Wash Site	26-36 Plumstead High Street	SE18	Plumstead	25	0	0	25	0	Private	
T2	SALP Preferred Approach	n/a	4.54	Pettman Crescent/Gyratory	Pettman Crescent	SE28	Glyndon	600	0	0	0	600	Royal Mail, Stagecoach, Peabody	
T3	SALP Preferred Approach	n/a	65.33	Thamesmead Waterfront		SE28	Thamesmead Moorings	2500	0	0	0	2500	Peabody	
T4	SALP Preferred Approach	n/a	10.51	Thamesmead Town Centre	Central Way	SE28	Thamesmead Moorings	2500	0	0	0	2500	Peabody	
T5	SALP Preferred Approach	n/a	1.47	Thamesmere Civic Site	Thamesmere Drive	SE28	Thamesmead Moorings	0	0	0	0	0	RBG	
T6	SALP Preferred Approach	n/a		Cross Quarter and Lydean Industrial Estate	Felixstowe Road	SE2	Abbey Wood	270	0	0	270	0	Sabreleague Ltd	
T7	SALP Preferred Approach	n/a	0.40	Abbey Wood Telephone Exchange	Wilton Road	SE2	Abbey Wood	90	0	0	90	0	Crossrail	Site currently in use in association with Crossrail works.
W2	SALP Preferred Approach	n/a	0.84	Waterfront Leisure Centre	Woolwich High Street, Glass Yard	SE18	Woolwich Riverside	200	0	0	200	0	RBG	
W3	SALP Preferred Approach	n/a	0.55	Bunton Street	38 Macbean Street	SE18	Woolwich Riverside	50	0	0	0	50	Lidl	

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W4	SALP Preferred Approach	n/a	1.22	Macbean Street	Macbean Street, 1-4 Beresford Street and 1-3 Beresford Square	SE18	Woolwich Riverside	450	0	0	450	0	Legal and General, Powis Street Estates	
W5	SALP Preferred Approach	n/a	0.89	Calderwood and Monk Street Car Parks	25 Calderwood Street, Monk Street	SE18	Woolwich Riverside	100	0	0	50	50	RBG	
W7	SALP Preferred Approach	n/a	1.31	Love Lane	Grand Depot Road, 125 Wellington Street	SE18	Woolwich Riverside	300	0	0	300	0	Meyer Homes	Pending outcome of Inquiry
W8	SALP Preferred Approach	n/a	0.27	Former Post Office Site	1-5 Thomas Street, 7-19 Wellington Street, Love Lane	SE18	Woolwich Riverside	150	0	0	0	150	Meyer Homes	Pending outcome of Inquiry
W9	SALP Preferred Approach	n/a	1.25	Viscount House & Tramshed	43-53 Woolwich New Roadm 14-18 Vincent Road	SE18	Woolwich Riverside	200	0	0	200	0	RBG Various private	
W10	SALP Preferred Approach	n/a	0.33	DLR Station	Woolwich New Road	SE18	Woolwich Riverside	50	0	0	50	0	Transport for London Private	10/2612/F (lapsed) included 51 residential units