

Royal Borough of Greenwich

Local Plan

Authority Monitoring Report including Five Year Housing Supply Statement



Reporting Period | April 2019 to 31 March 2022

I Introduction

- 1.1 This Authority Monitoring Report (AMR) shows progress with local plan preparation and reports activity relating to the duty to cooperate and information collected which relates to indicators in the Local Plan. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information AMRs must contain. AMRs are usually produced annually, but due to problems accessing data the most recent AMR was published in 2019. This AMR therefore covers the period 1 April 2019 to 31 March 2022.
- 1.2 The information collected for Local Plan monitoring purposes is reported in tabular format. Where possible the data is reported for each of the 3 financial years separately, in other cases cumulatively. Information prior to or after the reporting period 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 RBG Local Development Scheme (LDS) 2022 sets out the indicative timetable for preparation of the Local Plan, Statement of Community Involvement (SCI) and the following Supplementary Planning Documents (SPDs):
 - Urban Design SPD
 - Climate Resilience SPD
 - Woolwich Town Centre SPD
 - Woolwich Barracks SPD
- 2.2 The Royal Borough's Local Plan currently comprises the Core Strategy with Detailed Policies, adopted in 2014. This provides both strategic and detailed policies for the Royal Borough and covers the period to 2028. The Council had also been preparing a Site Allocations Local Plan to provide specific policies for key development sites; a consultation under Regulation 19 took place in Winter 2021. A review of the Core Strategy with Detailed Policies and the emerging Site Allocations Local Plan has determined that a comprehensive overhaul of the planning policy framework in the Royal Borough is needed, with both elements to be subsumed into a new Local Plan.
- 2.3 The published LDS contains the following timetable for the preparation of the Local Plan:
 - Winter 2022/23 'Big Themes' Consultation
 - Spring 2023 Call for Sites
 - Winter 2023/24 Draft Plan Consultation (Regulation 18)
 - Summer 2024 Publication Plan Consultation (Regulation 19)
 - Autumn 2024 Submission to the Secretary
 - Spring 2025 Examination in Public
 - Autumn 2025 Adoption of the new Local Plan

The 'Big Themes' Consultation took place between 11th July 2023 and 5th September 2023. Therefore a new LDS will need to be prepared to reflect an updated timetable, reflecting the

government deadline for Local Plan submissions of 30 June 2025, as set out in the government's response to its *Levelling-up and Regeneration Bill: reforms to national planning policy* consultation in December 2023.

- 2.4 Within the reporting period (1 April 2019 to 31 March 2022):
- The Thamesmead & Abbey Wood Opportunity Planning Framework was adopted (December 2020)

3 Neighbourhood Planning

- 3.1 There are three Neighbourhood Forums and Neighbourhood Areas designated in Royal Greenwich.
- 3.2 *Lee Neighbourhood Area and Forum (partly in Lewisham)*. The Area and Forum were designated in January 2016, the Forum was redesignated in June 2021. The Lee Forum published their pre-submission draft Neighbourhood Plan in June 2019, and submitted their draft Neighbourhood Plan in January 2022 which was published for public consultation in March 2022. The Examination commenced in September 2023 and concluded in November 2023.
- 3.3 *Moorings Neighbourhood Area and Forum*. The Area and Forum were designated in June 2019. The Forum have indicated that their current priority is to focus on local concerns; such as poor lighting, parking issues and fly-tipping, which will build up the local community's confidence in the Forum to deliver the Neighbourhood Plan in the longer term.
- 3.4 *Charlton (London) Neighbourhood Area and Forum*. The Area and Forum were designated in February 2022.

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 (December 2019) and Bexley (March 2022).
- 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 Neighbourhood Planning Group 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 CIL income and expenditure annually. The Borough's Infrastructure Funding Statements are published online and can be downloaded [here](#)

Figure 1: CIL Income

Year	Total CIL Receipts	Borough CIL	CIL collected on behalf of the Mayor of London
2019/20	£3,771,560	£1,331,367	£2,440,193
2020/21	£1,618,859	£1,016,563	£602,296
2021/22	£6,502,548	£3,318,692	£3,183,856

Figure 2: CIL Expenditure

Year	Admin (4%)	* Neighbourhood Portion (15%)	# Strategic CIL Woolwich Crossrail	Strategic CIL Balance Remaining
2019/20	£53,255	£197,636	£540,238	£540,238
2020/21	£40,663	£151,348	£412,276	£412,276
2021/22	£132,748	£489,713	£1,348,116	1,348,116

* This is the amount of neighbourhood CIL that is allocated to the Greenwich Neighbourhood Growth Fund.

Allocations shown for the financial year (FY) they were collected in, transferred to TfL at the end of each 6-month period. Income between October and March is transferred to TfL in April (i.e. the following FY).

6 Housing Trajectory and Five Year Housing Supply Calculation

- 6.1 The London Plan 2021 sets a housing target for Greenwich of 28,240 net additional dwellings for the 10 year period 2019/20 – 2028/29 (2,824 per annum). Figure 3, below, takes 2019/20 as the first year of the London Plan housing requirement (as a result, past under delivery is zero); it shows housing delivery in the reporting period (2019/22) and projected housing delivery for the 15 year period to 2036/37. Figure 4 represents the same data graphically.
- 6.2 The annual projected completions for years 2022/23 to 2026/27, as shown on Figures 3 and 4 above, constitute the Boroughs five-year housing land supply. Figure 5 shows how this is comprised in detail, together with projections for years 6 -10 and years 11-15. Only those sites where there is clear evidence of deliverability, having regard to availability, suitability and achievability, have been included, in line with national Planning Practice Guidance.

6.3 A full list of the large sites with planning permission (0.25ha and above) included in the 15 year housing trajectory is provided in Appendix A. The status of the sites is determined from data provided by the GLA as at 31st March 2022. 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. Projections for small sites (less than 0.25ha) for years 6-10 and 11-15 mirror the informed projection for years 1-5.

Figure 3: 2021/22 Housing Trajectory Data

Housing Land Supply Year	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual Past Completions	2352	768	1281															
Annual Projected Completions				1199	1330	1873	2682	3890	3005	3005	3005	3005	3005	4793	4793	4793	4793	4793
Cumulative Completions	2352	3120	4401	5600	6930	8803	11484	15374	18380	21385	24391	27396	30402	35194	39987	44780	49573	54366
Housing Requirement in London Plan	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824	2824
Cumulative under-delivery	-472	-2528	-4071	-5696	-7190	-8141	-8284	-7218	-7036	-6855	-6673	-6492	-6311	-4342	-2373	-404	1565	3534

Figure 4: 2021/22 Housing Trajectory Graph

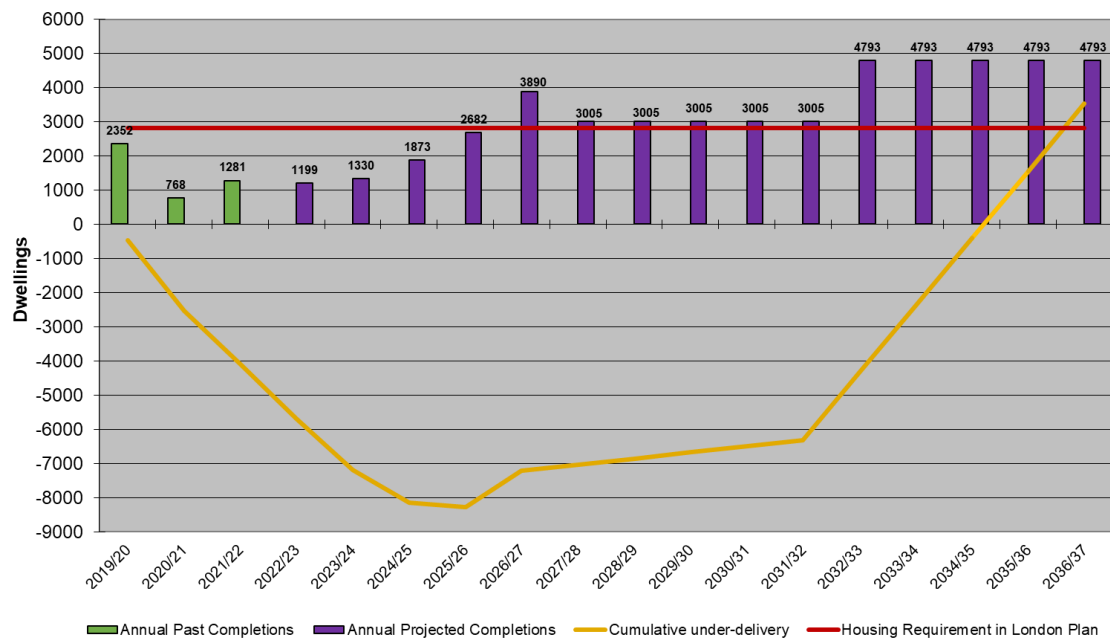


Figure 5: 5 Year Supply Summary Table

Status	22/23	23/24	24/25	25/26	26/27	5 year supply	Years 6-10	Years 11-15
Full Planning Permission	820	702	575	1187	2043	5327	3169	613
Outline Planning Permission	299	0	947	1142	1346	3734	3535	13387
Planning Pipeline	0	0	0	0	148	148	2924	0
Draft Site Allocations	0	0	0	0	0	0	3635	8200
Projected completions on large sites > 0.25ha								
Projected completions on large sites > 0.25ha	1119	702	1522	2329	3537	9209	13263	22200
Projected completions on small sites < 0.25ha								
Projected completions on small sites < 0.25ha	80	628	351	353	353	1764	1764	1764
TOTAL PROJECTED COMPLETIONS	1199	1330	1873	2682	3890	10973	15027	23964
Annualised projected completions per five year period						2195	3005	4793

- 6.4 The Housing Delivery Test (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 HDT Measurement Rule Book. The 2021 HDT measurement, (published in January 2022), calculates that RBG has delivered 80% of the required housing. When housing delivery falls below 85%, Local Authorities must apply an additional 20% buffer onto the 5-year housing supply.

Figure 6: 5 Year Housing Land Supply

	22/23 – 26/27
London Plan Strategic Housing Requirement	14120
London Plan Strategic Housing Requirement with 20% buffer added	16944
Cumulative under delivery since 2019/20	4071
Five Year Supply Requirement without 20% buffer	18191
Five Year Supply Requirement with 20% buffer	21015
Deliverable supply from large sites (0.25ha and above)	9209
Deliverable supply from small sites of less than 0.25ha	1764
Total deliverable supply from projected completions	10973
RBG Housing Land Supply without 20% buffer	3 years
RBG Housing Land Supply with 20% buffer	2.6 years
Surplus without 20% buffer	-7218
Surplus with 20% buffer	-10042

6.5 Figure 6, above, shows the projected deliverable supply over the five-year period from 2022/23 to 2026/27 as 10,973 dwellings. When compared to the five-year supply requirement, including the additional 20% buffer, of 21,015 dwellings (4,203 dwellings per annum), it is evident that the Borough has a housing land supply of 2.6 years.

7 Local Plan Monitoring Information

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22	
HOUSING					
Net additional new homes permitted	H1	2,126	2,655	3,989	
Net additional new homes completed	H1	2,352	768	1,281	
Net additional new homes completed over 3-year period	H1	5,766	4,628	4,395	
% new dwellings permitted on previously developed land	H1	99.9%	99.5%	99.2%	
% new dwellings completed on previously developed land	H1	97.4%	100%	99.9%	
% of 3+ bed housing permitted	H2	17%	19%	17%	
% of 3+ bed housing completed (Based on data available. For large schemes with a phased delivery, information on the size of the units delivered each year is not always available).	H2	18%	22%	19%	
Number, % and tenure of affordable housing permitted	H3		2019/20	2020/21	2021/22
		Social Rent	367	88	381
		London Affordable Rent	29	276	677
		London Living Rent	0	26	0
		London Shared Ownership	498	425	346
		Affordable Rent	47	2	0
		Discount Market Sale	81	0	0
		Intermediate Other	31	27	46
		TOTAL	1,053	844	1,450
		PERCENTAGE	50%	32%	33%
Number, % and tenure of affordable housing completed	H3		2019/20	2020/21	2021/22
		Social Rent	247	47	19
		Affordable Rent	129	79	100
		Discount Market Sale	0	0	14
		Intermediate	171	48	62
		TOTAL	547	174	195
		PERCENTAGE	23%	23%	15%
Number of gypsy and traveller pitches provided	H4	None	None	None	

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
<p>The London Plan sets a housing target for Royal Greenwich of 2,824 homes per year over the period 2019-29. This target was only met for one of the three years for permissions, (21/22) and not at all for completions. Completion rates are outside of the control of the Local Authority; the Covid-19 pandemic and subsequent economic uncertainty has impacted heavily on these, particularly in 20/21.</p> <p>The Core Strategy contains a target that at least 99% of development will be on brownfield sites. This target was not met in 2019/20, when 59 units were completed on a greenfield site at the former Gaelic Athletic Association Sports Ground, Eltham, which was granted permission on appeal (14/3551/F).</p> <p>The proportion of family sized housing (3+ bed) is fairly consistent across the 3-year period, but below the need identified in the 2014 Strategic Housing Market Assessment, (35%).</p> <p>The Core Strategy contains a target that at least 35% of new housing is affordable. 50% of permissions were for affordable units in 19/20, but the target was not met the following two years. Completion rates are significantly lower but the majority of these are not within the control of the Council.</p>				

ECONOMIC ACTIVITY AND EMPLOYMENT

Number of people helped into work by Greenwich Local Labour and Business (GLLaB)	EA1	863	827	308
Loss and gain of B-use floorspace permitted	EA1	6,998 sqm gain	1,398 sqm loss	15,552 sqm loss
Loss and gain of B-use floorspace completed	EA1	4,632 sqm loss	177 sqm loss	244 sqm loss
Amount of industrial and non-industrial floorspace permitted in Strategic Industrial Locations (SIL)	EA4	1,094 sqm industrial floorspace lost.	None	None
Amount of industrial and non-industrial floorspace completed in Strategic Industrial Locations (SIL)	EA4	None	None	None
Number of tourists visiting RBG	EA5	20.13 million tourists. 395,000 visits to the Tourist Information Centre at the Old Royal Naval College visitor centre.	7 million tourists. 46,000 visits to the Tourist Information Centre at the Old Royal Naval College visitor centre.	12 million tourists. 6,000 visits to the Tourist Information Centre at the Old Royal Naval College visitor centre.
Number of hotel beds permitted	EA5	82 bedrooms	599 bedrooms	173 bedrooms
Number of hotel beds completed	EA5	None	4 bedrooms	None

A significant proportion of the BI floorspace lost is through permitted development to change to residential use. In 21/22 this includes a prior notification for loss of 15,054 sqm of BI office space to provide 228 residential units at Riverside House, Woolwich (21/2825/PN).

The industrial floorspace lost in SIL relates to a single planning application for the redevelopment of the Victoria Deep Water Terminal in the Greenwich Peninsula West Strategic Industrial Location (16/3478F). While there is some loss of internal floorspace, the proposed use for concrete manufacture, batching and aggregate storage is an appropriate industrial use in SIL.

Tourism figures are provided for the Calendar Year. The reduction in the number of tourists visiting the Borough in 2020 is clearly a result of the Covid-19 pandemic, with associated travel restrictions still having an impact in 2021.

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22																																				
Significant hotel developments permitted include 300 Bedrooms at Boord Street, Greenwich (19/0939); 293 Bedrooms at former Greenwich Magistrates Court (19/1367) and 123 Bedrooms at Cavatina Point, Deptford (20/0951).																																								
TOWN CENTRES																																								
Loss and gain of A1 floorspace within designated town centres permitted (Proposals concerning Class E uses are counted where they would have been considered Class A1 previously)	TC1	342 sqm lost	3,794 sqm net loss.	305 sqm loss																																				
Loss and gain of A1 floorspace within designated town centres completed (Proposals concerning Class E uses are counted where they would have been considered Class A1 previously)	TC1	51 sqm gain	160 sqm gain	No loss / gain.																																				
Loss and gain of main town centre uses within designated town centre permitted	TC1	412 sqm loss	3,872 sqm loss	15,069 sqm loss																																				
Loss and gain of main town centre uses within designated town centre completed	TC1	320 sqm gain	168 sqm loss	158 sqm loss																																				
Permitted loss and gain of non-residential floorspace within North Greenwich District Centre	TC5	None	None	543 sqm gain																																				
Completed loss and gain of non-residential floorspace within North Greenwich District Centre	TC5	16,780 sqm gain	None	None																																				
Vacancy rates and % of non class E uses in designated town centres, local centres and neighbourhood parades	TC(a)	Surveyed 2022: <table border="1" data-bbox="592 1518 1315 2033"> <thead> <tr> <th>Centre</th> <th>% vacant units</th> <th>% non E class uses</th> </tr> </thead> <tbody> <tr> <td>Eltham</td> <td>5%</td> <td>23%</td> </tr> <tr> <td>Woolwich</td> <td>10%</td> <td>14%</td> </tr> <tr> <td>Blackheath</td> <td>8%</td> <td>8%</td> </tr> <tr> <td>East Greenwich</td> <td>13%</td> <td>24%</td> </tr> <tr> <td>Greenwich</td> <td>7%</td> <td>16%</td> </tr> <tr> <td>Lee Green</td> <td>9%</td> <td>9%</td> </tr> <tr> <td>Plumstead</td> <td>12%</td> <td>17%</td> </tr> <tr> <td>Thamesmead</td> <td>42%</td> <td>11%</td> </tr> <tr> <td>Abbey Wood</td> <td>0%</td> <td>31%</td> </tr> <tr> <td>Blackheath Hill</td> <td>19%</td> <td>43%</td> </tr> <tr> <td>Charlton Village</td> <td>12%</td> <td>18%</td> </tr> </tbody> </table>			Centre	% vacant units	% non E class uses	Eltham	5%	23%	Woolwich	10%	14%	Blackheath	8%	8%	East Greenwich	13%	24%	Greenwich	7%	16%	Lee Green	9%	9%	Plumstead	12%	17%	Thamesmead	42%	11%	Abbey Wood	0%	31%	Blackheath Hill	19%	43%	Charlton Village	12%	18%
Centre	% vacant units	% non E class uses																																						
Eltham	5%	23%																																						
Woolwich	10%	14%																																						
Blackheath	8%	8%																																						
East Greenwich	13%	24%																																						
Greenwich	7%	16%																																						
Lee Green	9%	9%																																						
Plumstead	12%	17%																																						
Thamesmead	42%	11%																																						
Abbey Wood	0%	31%																																						
Blackheath Hill	19%	43%																																						
Charlton Village	12%	18%																																						

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
		Gallions Reach	14%	29%
		Herbert Road	6%	26%
		Mottingham	19%	19%
		New Eltham	9%	27%
		Royal Standard	5%	17%
		Well Hall	11%	28%
		Avery Hill	0%	35%
		Bexley Road	5%	30%
		Brewery Road	0%	36%
		Charlton Church Lane	14%	30%
		Charlton Road	0%	30%
		Charlton Road West	33%	0%
		Conway Road	9%	27%
		Court Road	0%	0%
		Eltham Common Road	11%	21%
		Eynsham Drive	0%	25%
		Fiveways	8%	24%
		Frances Street	8%	38%
		Hillreach Shop	60%	40%
		Holbourne Road	50%	17%
		Humber Road	33%	0%
		Kingsman Parade	0%	37%
		Leslie Smith Square	14%	0%
		Middle Park	0%	33%
		McLeod Road	9%	9%
		Plumstead Common	14%	20%
		Plumstead High Street East	11%	22%
		Plumstead Road	18%	18%
		Rochester Way	0%	33%
		Royal Hill	10%	25%
		Shooter's Hill	6%	31%
		Southend Crescent	0%	21%
		Swingate Lane	20%	60%
		The Mound	31%	11%
		The Slade	10%	20%
		Westmount Road	16%	27%
		Waterdale Road	14%	14%
		Westthorne Avenue	0%	14%
		Wickham Lane	14%	19%
		Woolwich Road	27%	46%

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
<p>The significant loss of A1 floorspace permitted in 20/21 is almost entirely a result of the demolition of the Wilko store in Woolwich, associated with the Woolwich Leisure Centre development. (20/3795).</p> <p>The significant loss of main town centre uses permitted in 21/22 is almost entirely due to the conversion of offices at Riverside House, Woolwich to residential use under permitted development rights.</p> <p>The completed non-residential development at North Greenwich District Centre includes 15,080 sqm of A3 and A4 (food and drink) floorspace within the existing structure of The O2 for use in connection with the Retail Outlet Village.</p> <p>There is no vacancy rate data for the AMR period, but the results of a survey in Summer 2022 of all the Borough's protected retail areas is included for information.</p>				
DESIGN AND HERITAGE				
Schemes nominated for design award	DH1	None	Officer's House, Woolwich Winner of RIBA London Award 2021	The Plumstead Centre: Winner of RIBA London Award 2022 and RIBA London Conservation Award 2022
Tall buildings permitted within identified tall building locations	DH2	None	Saxon Wharf, Norman Road Ravensbourne Wharf, Norman Road Kidbrooke Phase 3 & 5 1 Boord Street Pettman Crescent	Coopers Yard, Eastmoor Street Evelyn House, 5-31 Eastmoor Street Woolwich Exchange Morden Wharf located off Tunnel Avenue
Tall buildings permitted outside of identified tall building locations	DH2	None	Eynsham Drive, Abbey Wood	Gallions View Nursing Home, 20 Pier Way
Number of buildings / conservation areas on Heritage at Risk Register and changes to risk level	DH3	18 Listed Buildings on register St Saviours Church, Middle Park Avenue, added as Category A Two removals: <ul style="list-style-type: none"> Riverside Guard Rooms, Royal Arsenal (Grade II) Old Brick Wall in front of 34-36 Court Yard, Eltham (Grade II*) 	15 Listed Buildings on register No new building additions Three removals: <ul style="list-style-type: none"> Royal Military Academy (Grade II*) Officers' Quarters Royal Arsenal (Building 11; Grade II) Garrison Church of St George (Grade II) 	12 Listed Buildings on register Gazebo in the grounds of Shrewsbury House, added as Category A Four removals: <ul style="list-style-type: none"> Royal Arsenal Building 41/41a (Grade II) Enderby House, Greenwich (Grade II) 1 Greenwich South Street (Grade II) Huts 1-4 Gordon School SE18 (Grade II)

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
		Reduction in priority risk level for two buildings Two new conservation area entries: <ul style="list-style-type: none"> Thames Barrier & Bowater Road Woolwich One conservation area removal: <ul style="list-style-type: none"> East Greenwich 	No change to building priority risk levels No change to conservation area entries	Reduction in priority risk level for one building No new conservation area entries One conservation area removal: <ul style="list-style-type: none"> Royal Arsenal
New heritage designations and associated appraisals/management strategies	DH3	One conservation area designated: <ul style="list-style-type: none"> Woolwich Conservation Area No new buildings added to the Local Heritage List One additional building Grade II listed: <ul style="list-style-type: none"> Former Siemens Cable Factory, 37 Bowater Road SE18 	Two conservation area appraisals adopted: <ul style="list-style-type: none"> Charlton Riverside Conservation Area Thames Barrier & Bowater Road Conservation Area No new buildings added to the Local Heritage List No additional buildings listed	One conservation area appraisal adopted: <ul style="list-style-type: none"> Woolwich Conservation Area No new buildings added to the Local Heritage List No additional buildings listed
Applications within Maritime Greenwich WHS called in by SoS	DH4	None	None	None
<p>Planning permission for the tall building (up to 17 storeys) at Eynsham Drive (17/4080/F), outside of an identified tall building location, was granted by the Mayor of London. Planning permission for the redevelopment of the Gallions Reach Nursing home site (21/2040/F) is for a development of up to 13 storeys; buildings to be demolished are 6 storeys in height.</p> <p>A Local Heritage List Procedure Note was adopted in March 2021; this sets out the process and requirements of applications to locally list a building within Royal Greenwich.</p>				
OPEN SPACE				
Permitted non-ancillary floorspace within MOL	OS2	None	None	3,157 sqm additional floorspace at Greenwich University, Avery Hill.
Completed non-ancillary floorspace within MOL	OS2	None	None	None
Permitted non-ancillary floorspace within SINCS	OS4	None	None	None
Completed non-ancillary floorspace within SINCS	OS4	None	None	None

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
Additions and changes to areas of biodiversity importance	OS4	None	None	None
New open space permitted	OS1, OS(b), OS©, H5	None	1.42 ha	None
New open space completed	OS1, OS(b), OS©, H5	4.76 ha	None	None

The non-ancillary development permitted on MOL is a new secondary school at the University of Greenwich. This involves the demolition of 7,047 sqm of non-ancillary floorspace and its replacement with 10,204 sqm of non-ancillary floorspace, both educational uses. (20/1660F). In addition, retrospective consent was granted for the demolition of a former outpatients department at Shooters Hill Memorial Hospital, (21/0820/F), a reduction of 168 sqm of non-ancillary floorspace on MOL.

The figures for new open space permitted and completed include only consents where there is a significant open space provision, smaller or incidental areas of landscaping are not included. The largest single new piece of open space permitted was the provision of a new public park with attenuation pond, community garden and equipped play area east of Pettman Crescent, Plumstead (19/4398/O). Significant completions include 1.86 hectares of new public open space at the former Gaelic Athletic Association Sports Ground, Eltham; a previously inaccessible and abandoned community open space (14/3551/F). A further 2.9 hectares of new open space were completed throughout the development at Lovell's, Granite, Badcock and Pipers Wharves, Greenwich; including a series of landscaped areas, MUGA and children's play areas (14/0460/F).

ENVIRONMENT AND CLIMATE CHANGE

Amount of carbon off-set funding secured	E1	£1,063,318	£690,933	£655,919
Number of permissions granted contrary to EA advice on flooding and water quality	E2, E3	None	None	None
Improvements to air quality at monitoring stations	E©	<p>Results from RBG automatic monitoring sites identify that:</p> <p>PM10 levels are below the level of 40ug/m3 set in the Air Quality Objectives</p> <p>PM2.5 levels are below the level of 25ug/m3 set in the Air Quality Objectives.</p> <p>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>Results from RBG automatic monitoring sites identify that:</p> <p>PM10 levels are below the level of 40ug/m3 set in the Air Quality Objectives</p> <p>PM2.5 levels are below the level of 25ug/m3 set in the Air Quality Objectives.</p> <p>One roadside site (GR8 Woolwich Flyover) records NO2 levels above the level of 40ug/m3 set in the Air Quality</p>	<p>Results from RBG automatic monitoring sites identify that:</p> <p>PM10 levels are below the level of 40ug/m3 set in the Air Quality Objectives</p> <p>PM2.5 levels are below the level of 25ug/m3 set in the Air Quality Objectives.</p> <p>No roadside sites record NO2 levels above the level of 40ug/m3 set in the Air Quality Objectives.</p>

Monitoring Indicator	Policy Ref.	2019/20	2020/21	2021/22
<p>The Council set a target to reach net zero carbon emissions by 2030 and adopted a Carbon Neutral Plan in November 2021 which sets out the actions necessary to reach this target.</p> <p>Air Quality data is taken from the RBG Air Quality Annual Status Reports, which provide a detailed overview of air quality in the borough during each calendar year. Royal Greenwich has the largest real-time air quality monitoring network in London with ten automatic monitoring station sites.</p>				
COMMUNITY FACILITIES AND INFRASTRUCTURE				
Permitted loss and gain of cultural and community facilities (Class D1/D2)	CH1	1,846 sqm gain	1,019 sqm gain	8,628 sqm loss
Completed loss and gain of cultural and community facilities (Class D1/D2)	CH1	12,287 sqm gained	No change	253 sqm loss
Loss and gain of waste management facilities, capacity and/or permits	IM2	No strategic waste sites lost	No strategic waste sites lost	No strategic waste sites lost
Amount of municipal waste arising and managed, by type	IM2	114,712 tonnes 19% recycled 14% composted 66% incineration with energy recovery 1% to landfill	119,058 tonnes 19% recycled 13% composted 66% incineration with energy recovery 2% to landfill	117,439 tonnes 19% recycled 13% composted 66% incineration with energy recovery 3% to landfill
% of Royal Greenwich's waste managed with the sub-region	IM2	54%	54%	54%
Progress on major transport projects	IM3	Elizabeth Line under construction. Contract awarded for construction of Silvertown Tunnel.	Elizabeth Line under construction. Construction started on Silvertown Tunnel.	Elizabeth Line opened May 2022. Silvertown Tunnel under construction.
<p>Since 1st September 2020, Classes D1 and D2 have been abolished, with the uses now falling within Classes E, F1 and F2. Schemes for flexible uses, where D1/D2/former D1/D2 uses are options alongside other Use Classes, are not included within the above figures. Further community or cultural uses may therefore have been completed, but these will not have been counted in the figures above if the consented scheme was for flexible use.</p> <p>Significant permissions include the demolition of existing buildings and erection of new replacement facilities at Charlton Park Academy: a net gain of 1,798 sqm (19/9543/F); the demolition the former Kidbrooke Park Primary School: a loss of 11,600 sqm of floorspace (22/0778/F) – a replacement primary school has already been constructed approximately 500 metres to the east of the Site; and a net gain of 3,157 sqm associated with the redevelopment of Greenwich University for a new secondary school (20/1660/F).</p> <p>The most significant completion is a net gain of 12,284 sqm with the construction of a new all-through school, St Mary Magdalene School, Greenwich Peninsula. (15/1910/F).</p>				

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

In the table below, 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	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary	
Woolwich Opportunity Area																		
10/0161/F 15/0081/V	Started* *Unlawful development	29-Mar-12	0.68	Mast Quay Phase 2	Woolwich Church Street	SE18	Woolwich Arsenal	218	0	218		0	0	0	0	0	0	There is a current enforcement case surrounding this development. It has commenced but is an unlawful development.
21/0585/F	Not Started	28-Apr-22	0.99	London South East Colleges Greenwich, 95 Plumstead Road	Woolwich	SE18 7DQ	Woolwich Arsenal	294	0	0	0	0	71	0	223	0		
20/3385/F 20/0144/EIA	Not started	31-Dec-21	2.30	Woolwich Exchange, Land Bounded by Plumstead Road, Burrage Road, Spray Street and Woolwich New Road	Woolwich	SE18 7BZ	Woolwich Arsenal	799	0	0	0	0	0	100	699	0		
22/1017/F	Started	22-Dec-22	1.62	Land bound by Vincent Road, Wilmount Street and Woolwich New Road	Woolwich	SE18	Woolwich Arsenal	482	0	0	0	0	0	178	304	0		
21/2079/PN2 21/2757/PN2 21/2824/PN2 21/2825/PN2	Not started	24-Nov-21		Riverside House (East And West), Woolwich High Street	Woolwich	SE18 6BU	Woolwich Arsenal	228	0	0	0	0	114	114	0	0		
21/2055/F	Started 27/04/2022	15-Mar-22	0.26	Building 10, Major Draper Street	Draper Street, Royal Arsenal Riverside, Woolwich	SE18 6GD	Woolwich Arsenal	8	0	0	0	8	0	0	0	0	0	

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary	
13/0117/O 14/0604/R 16/3024/R 16/3025/MA 19/4077/R	Started	19-Jun-13	6.30	The Waterfront Materplan, Land off Beresford Street/Woolwich High Street	Woolwich	SE18	Woolwich Arsenal	2158	832	150	0	275	211	0	690	0		
Charlton Riverside Opportunity Area																		
19/3456/F	Not started	16-Dec-22	4.21	Herringham Quarter	40-45 Herringham Road	SE7	Charlton Village and Riverside	1212	0	0	0	0	0	718	494	0	Split into Site A – 500 units, Site C – 218, Site D & E – 494. Delivery dates according to developer.	
Greenwich Peninsula Opportunity Area																		
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	Greenwich Peninsula	470	462	8	0	0	0	0	0	0	0	Only one small block with 8 units remains to be built.
12/0022/O 13/3281/R 14/1633/MA 17/1631/R 18/1318/R 19/1545/MA 19/2055/R 19/3063/R 13/3281/R 17/1631/R 18/1318/R 19/4008/R 19/4075/R 21/2077/R	Started	30-Mar-12	8.01	P3, P4, P5 Greenwich Millenium Village	Peartree Way	SE10	Greenwich Peninsula	1746	867	149	0	241	203	93	193	0		
15/0716/O 19/2733/O	Started	12/8/2015 and 12-Dec-19	41.50	Greenwich Peninsula (Knight Dragon)	Land south of the O2	SE10	Greenwich Peninsula	14435	0	0	0	431	0	500	1617	11887		
20/1730/O	Not started	27-Jun-22	5.65	Morden Wharf, Located off Tunnel Avenue	Greenwich	SE10	Greenwich Peninsula	1500	0	0	0	0	0	0	0	1500		

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary
Thamesmead and Abbey Wood Opportunity Area																	
16/2878/F	Started	27-Sep-18	2.15	Abbey Place	Felixstowe Road, Abbey Wood	SE2 9SG	Abbey Wood	245	0	245	0	0	0	0	0	0	
21/2040/F	started	24-Feb-22	1.98	Gallions View Nursing Home, 20 Pier Way	Thamesmead	SE28	West Thamesmead	333	0	0	64	148	121	0	0	0	Demolition of care home (already taken place) to provide residential dwellings.
12/3058/F	Started	11-Dec-13	3.92	Land at Harrow Manorway	Felixstowe Road	SE2	Abbey Wood	216	31	0	0	0	0	0	185	0	Scheme is being revised to deliver remaining units.
17/4080/F	Started	21-May-20	0.64	1A & 1C Eynsham Drive	Abbey Wood	SE2 9RQ	Thamesmead Moorings	272	0	0	0	0	136	136	0	0	
19/4398/O 19/4370/F 21/3540/MA 21/4097/R 22/3989/R 22/3782/MA	Not started	21-May-21	7.49	West Thamesmead Gateway	Pettman Crescent		Thamesmead Moorings	1750	0	0	0	0	392	597	761	0	Part of Thamesmead Housing Zone with confirmed grant funding from GLA. Detailed planning permission for 915 units with no matters reserved and outline planning permission for 835 units. Phase 1 (550 units) to deliver affordable, with 40% affordable across site.
Other Sites																	
14/2554/O 15/1511/R	Started	27-Mar-15	4.09	Kidbrooke Village Phase 6	Kidbrooke	SE3	Kidbrooke Village & Sutcliffe	867	0	0	0	0	0	0	254	613	Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner and expects to complete Phase 6 by 2030 (it is the last phase in the Kidbrooke Village scheme).

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary	
11/1124/F 14/2607/F 17/0094/MA 17/0536/MA 17/1239/MA 17/1240/F 19/3415/F 19/1647/NM	Started	27-Mar-15	4.73	Kidbrooke Village Phase 3	Kidbrooke	SE3	Kidbrooke Village & Sutcliffe	1514	439	314	75	177	0	219	290	0	Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner. 1519 is the net-gain for phase 3 considering both applications 17/0536/MA and 19/3415/F.	
14/2554/O 14/2611/F 19/3415/F 19/1651/NM 18/2167/NM	Started	27-Mar-15	4.78	Kidbrooke Village Phase 5	Kidbrooke	SE3	Kidbrooke Village & Sutcliffe	1286	107	0	0	16	462	0	701	0	Phase 5 block D has been completed. Blocks J and E are planned to be completed in 2024-26. A, B, C are planned to be completed after 2029	
18/1948/F 18/1947/R 20/3383/NM	Started	13-Aug-19	1.31	Kidbrooke Village Phase 2 (West)	Kidbrooke	SE3	Kidbrooke Village & Sutcliffe	150	0	0	0	0	32	99	19	0	150 units in Phase 2 (West), all intended to be completed by 2028.	
18/4187/F	Started	20-Dec-19	1.87	Kidbrooke Station Square	Kidbrooke Park Road	SE3	Kidbrooke Village & Sutcliffe	619	0	0	413	0	206	0	0	0	50% affordable scheme on Transport for London site. Phasing provided by developer	
22/0001/F 22/4235/MA	Not Started	15-Nov-22	2.50	Former Thomas Tallis School	Kidbrooke Park Road	SE3	Kidbrooke Village & Sutcliffe	330	0	0	0	0	0	330	0	0	22/4235/MA increased units from 322 to 330.	
20/2330/F 22/0459/MA	Started	20-Sep-21	0.8	Land To The West Of Kidbrooke Park Road	Kidbrooke	SE3 9PX	Kidbrooke Village & Sutcliffe	122	0	0	0	122	0	0	0	0	0	Construction began in March 2022
17/2268/F	Started	30-Nov-18	0.32	25-29 Carnbrook Road	Kidbrooke	SE3 8AD	Eltham Page	41	0	35	6	0	0	0	0	0	0	
20/2323/F	Started	09-Apr-21	2.30	Land adjoining Halsbrook Road/Highbok Road/Rochester Way	Kidbrooke	SE3	Eltham Page	80	0	0	33	47	0	0	0	0	0	Started in 2022

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary
21/4511/F	Approved	24-Aug-23	1.1	Former Vicarage and Wider Sowerby Close Estate, Sowerby Close	Eltham	SE9 6HB	Eltham Page	49	0	0	0	0	0	49	0	0	
20/3843/F	Not Started	22-Jun-22	0.27	20 Orangery Lane, Eltham, London	Eltham	SE9 1HN	Eltham Town and Avery Hill	40	0	0	0	40	0	0	0	0	
14/3770/F 20/3957/MA	Started	18-Dec-19	0.87	Garages at The Avenue	Cherry Orchard	SE7	Charlton Hornfair	14	0	0	14	0	0	0	0	0	
20/1967/F	Started	16-Dec-21	0.26	Land At The Heights	Charlton	SE7 8JJ	Charlton Village and Riverside	48	0	0	48	0	0	0	0	0	
22/0642/F	Started	15-Aug-22	0.27	Oak House And Barnfield Hall, 71 Barnfield Road	Plumstead	SE18 3UH	Woolwich Common	14	0	0	14	0	0	0	0	0	Greenwich Builds site
14/0117/O 14/0126/O 14/0127/O 20/3445/R 20/3403/R 20/3440/MA 20/3444/MA	Not started	02-Apr-15	1.71	Woolwich Estates (Morris Walk North, Morris Walk North, Maryon)	Maryon Road	SE18	Woolwich Arsenal	766	0	0	0	0	336	156	274	0	
20/2067/F	Started	15-Jul-21	0.18	71-79 Sandy Hill Road	Woolwich	SE18 7BQ	Woolwich Common	34	0	0	34	0	0	0	0	0	
21/0510/F	Not started	06-Jan-22	0.31	Former Plumstead Leisure Centre	Speranza Street, Plumstead	SE18 1NX	Plumstead & Glyndon	17	0	0	0	17	0	0	0	0	Greenwich Builds site
21/1005/F	Started	08-Feb-22	0.3	12 Charlton Road	Charlton, London	SE3 7HG	Blackheath Westcombe	7	0	0	7	0	0	0	0	0	

Ref	Status	Permitted Date	Site Area	Site Name	Address	Postcode	Ward	Projected Net Gain	Units already complete	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28 – 2032/33	2033/34- 2038/39	Commentary
18/1594/F	Not started	26-Oct-20	0.26	Saxon Wharf	Norman Road	SE10	Greenwich Creekside	145	0	0	0	0	45	100	0	0	