

Royal Borough of Greenwich

Local Plan

Authority Monitoring Report including Five Year Housing Supply Statement



Reporting Period 1 April 2024 to 31 March 2025

1 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. This AMR covers the period 1 April 2024 to 31 March 2025.
- 1.2 The information collected for Local Plan monitoring purposes is reported in tabular format. 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 the Royal Borough of Greenwich's (RBG) five year housing land supply.

2 Local Plan Progress

- 2.1 The RBG Local Development Scheme (LDS) 2025-2027 sets out the indicative timetable for preparation of the Local Plan and the following Supplementary Planning Documents (SPDs):
 - Climate Resilience 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. 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:
 - Summer 2023 'Big Themes' Consultation [Complete]
 - Summer 2024 Call for Sites [Complete]
 - Winter 2025/26 Draft Plan Consultation (Regulation 18)
 - Summer 2026 Publication Plan Consultation (Regulation 19)
 - Autumn 2026 Submission to the Secretary
 - Spring 2027 Examination in Public
 - End of 2027 Adoption of the new Local Plan

The 'Big Themes' Consultation took place between 11th July 2023 and 5th September 2023. We began our "Call for Sites" in April 2024, and the new Statement of Community Involvement went out for consultation in March 2024 and closed on 28th April 2024. It has subsequently been adopted in September 2024. The draft Local Plan (Reg 18) was published for public consultation in December 2025, with the consultation closing February 2026.

3 Neighbourhood Planning

- 3.1 There are three Neighbourhood Areas and two Neighbourhood Forums 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 adopted their neighbourhood plan on 9th April 2024.
- 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. This Neighbourhood Forum has since expired on 25th June 2024.
- 1.3 *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), Bexley (March 2022), Lewisham (October 2023) and Newham (January 2025).
- 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 |
|---------|--------------------|-------------|--|
| 2024/25 | £6,638,483 | £5,151,027 | £1,487,455 |

Figure 2: CIL Expenditure

| Year | Admin (4%) | * Neighbourhood Portion (15%) | # Strategic CIL Woolwich Crossrail | Strategic CIL Balance Remaining |
|---------|------------|-------------------------------|------------------------------------|---------------------------------|
| 2024/25 | £257,551 | £772,654 | £4,163,268 | £2,980,366 |

* 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; it shows housing delivery in the reporting period (2024/25) and projected housing delivery for the 15-year period to 2039/40. Figure 4 represents the same data graphically.
- 6.2 The annual projected completions for years 2025/26 to 2029/30, as shown on Figures 3 and 4 below, constitute the Borough’s 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. The trajectory also takes account of recent under-delivery within the Borough, and the emerging Local Plan intends to address this by allocating a sufficient range and mix of deliverable and developable sites to support housing supply over the plan period.
- 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 by data provided by the developers. Projections for the small sites are based on the date of their approval or the date of their commencement (if they have commenced). 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: 2024/25 Housing Trajectory Data

| | 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 | 37/38 | 38/39 | 39/40 |
|------------------------------------|-------|-------|-------|-------|-------|-------|--------|--------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|
| Housing Land Supply Year | | | | | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| Annual Past Completions | 768 | 1281 | 1041 | 856 | 1586 | | | | | | | | | | | | | | | |
| Annual Projected Completions | | | | | | 2858 | 1545 | 1467 | 5104 | 4750 | 2156 | 2156 | 2156 | 2156 | 2156 | 2367 | 2367 | 2367 | 2367 | 2367 |
| Cumulative Completions | 3120 | 4401 | 5442 | 6298 | 7884 | 10742 | 12286 | 13754 | 18857 | 23607 | 25763 | 27919 | 30075 | 32231 | 34387 | 36754 | 39121 | 41489 | 43856 | 46223 |
| Housing Requirement in London Plan | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 | 2824 |
| Cumulative under-delivery | -2528 | -4071 | -5854 | -7822 | -9060 | -9026 | -10306 | -11662 | -9383 | -7457 | -8125 | -8793 | -9461 | -10129 | -10797 | -11254 | -11711 | -12167 | -12624 | -13081 |

Figure 4: 2024/25 Housing Trajectory Graph

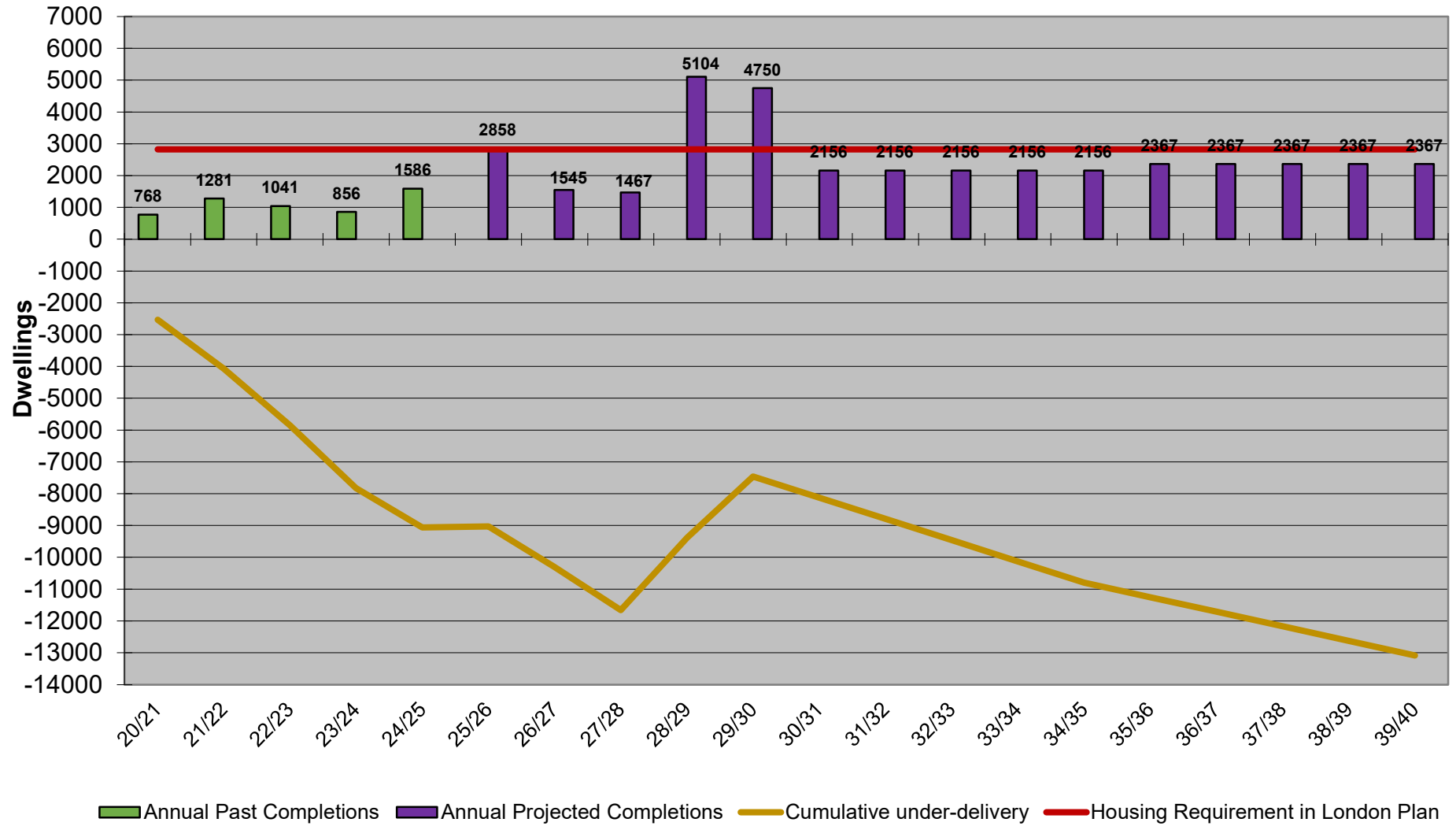


Figure 5: 5 Year Supply Summary Table

| Status | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 5 year supply | Years 6-10 | Years 11-15 |
|---|---|-------------|-------------|-------------|-------------|---------------|--------------|--------------|
| Full Planning Permission | 2241 | 1112 | 877 | 2477 | 1768 | 8475 | 5580 | 9886 |
| Outline Planning Permission | 400 | 359 | 171 | 250 | 596 | 1776 | 1938 | 613 |
| Planning Pipeline | 0 | 0 | 151 | 1866 | 2118 | 4135 | 1926 | 0 |
| Draft Site Allocations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Projected completions on large sites > 0.25ha | 2641 | 1471 | 1199 | 4593 | 4482 | 14386 | 9444 | 10499 |
| Projected completions on small sites < 0.25ha | 217 | 74 | 268 | 511 | 267 | 1336 | 1336 | 1336 |
| TOTAL PROJECTED COMPLETIONS | 2858 | 1545 | 1467 | 5104 | 4750 | 15723 | 10780 | 11835 |
| | Annualised projected completions per five year period | | | | | 3145 | 2156 | 2367 |

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 2023 HDT measurement (published in December 2024), calculates that RBG has delivered 48% of the required housing. When housing delivery falls below 75%, Local Authorities fall into the presumption in favour of sustainable development.

Figure 6: 5 Year Housing Land Supply

| | 2025/26 – 2029/30 |
|---|-------------------|
| London Plan Strategic Housing Requirement | 14120 |
| London Plan Strategic Housing Requirement with 20% buffer added | 16944 |
| Cumulative under delivery since 2019/20 | 9060 |
| Five Year Supply Requirement without 20% buffer | 23,180 |
| Five Year Supply Requirement with 20% buffer | 26,004 |
| Deliverable supply from large sites (0.25ha and above) | 14386 |
| Deliverable supply from small sites of less than 0.25ha | 1336 |
| Total deliverable supply from projected completions | 15723 |
| RBG Housing Land Supply without 20% buffer | 3.39 |
| RBG Housing Land Supply with 20% buffer | 3.02 |
| Surplus without 20% buffer | -7457 |
| Surplus with 20% buffer | -10281 |

6.5 Figure 6, above, shows the projected deliverable supply over the five year period from 2025/26 to 2029/30 as 15,723. When compared to the five year supply requirement (including the additional 20% buffer) of 26,004 dwellings (dwellings per annum), it is evident that the Borough has a housing land supply of **3.02** years.

7 Local Plan Monitoring Information

| Monitoring Indicator | Policy Ref. | 2024/25 | |
|---|-------------|---|--------|
| HOUSING | | | |
| Net additional new homes permitted | H1 | 1,621 | |
| Net additional new homes completed | H1 | 1,586 | |
| Net additional new homes completed over 3-year period | H1 | 3,483 | |
| % new dwellings permitted on previously developed land | H1 | 99.38% | |
| % new dwellings completed on previously developed land | H1 | 100% | |
| % of 3+ bed housing permitted | H2 | 54.94% | |
| % 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 | 70.09% | |
| Number, % and tenure of affordable housing permitted (Based on data available. The tenure of the units is not always known for outline permissions) | H3 | Social Rent | 145 |
| | | London Affordable Rent (LAR) | 86 |
| | | London Living Rent | 0 |
| | | London Shared Ownership | 96 |
| | | Affordable Rent (Not LAR Benchmark rents) | 145 |
| | | Discount Market Sale | 7 |
| | | Intermediate Other | 62 |
| | | TOTAL | 541 |
| | | PERCENTAGE | 33.37% |
| Number, % and tenure of affordable housing completed (Based on data available. For large schemes with a phased delivery, information on tenure units delivered each year is not always available). | H3 | Social Rent | 59 |
| | | London Affordable Rent (LAR) | 545 |
| | | London Living Rent | 0 |
| | | London Shared Ownership | 289 |
| | | Affordable Rent (Not LAR Benchmark rents) | 0 |
| | | Discount Market Sale | 0 |
| | | Intermediate Other | 0 |

| Monitoring Indicator | Policy Ref. | 2024/25 | | |
|--|-------------|---|--------|--|
| | | TOTAL | 893 | |
| | | PERCENTAGE | 54.22% | |
| Number of gypsy and traveller pitches provided | H4 | 0 | | |
| <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 not met for permissions or completions. Completion rates are outside of the control of the Local Authority; external factors may affect this, for instance wider economic uncertainty and the associated rise in building costs this has caused.</p> <p>Delays to approvals can be due to multiple factors; the most significant factor is the introduction of the Fire Safety Regulations Act 2022 (Which came into effect 23rd January 2023) which applies to high rise residential buildings with the aim to improve Fire Safety Measures. For example, any application that would have been made to Royal Greenwich prior to the 23rd of January and not yet approved would have to make amendments to the design to adhere to the regulations, therefore causing a delay.</p> <p>The net homes permitted includes student accommodation at a ratio of 2.5:1 as set by the London Plan. There is no student accommodation in the completed units.</p> <p>The Core Strategy contains a target that at least 99% of development will be on brownfield sites. This has been met for permitted & completed developments.</p> <p>Approvals and completions for family-sized housing (3+ beds) meets and exceeds the 35% requirement identified in the 2014 Strategic Housing Market Assessment. High delivery levels are due to significant delivery within major developments across the borough, particularly at Kidbrooke Village and the Kidbrooke Station Square development.</p> <p>The Core Strategy contains a target that at least 35% of new housing is affordable. 33.37% of permissions (based on data available) were for affordable units (slightly falling short the target), but 54.22% of completed units were affordable (based on available data).</p> | | | | |
| ECONOMIC ACTIVITY AND EMPLOYMENT | | | | |
| Number of people helped into work by Greenwich Local Labour and Business (GLLaB) | EA1 | 782 residents were supported into work in the below sectors; <ul style="list-style-type: none"> • Healthcare • Construction • Hospitality • Retail • Professional Services • Technology • Finance • Public Sector | | |
| Loss and gain of B-use floorspace permitted (excluding B1 as this is now under class E) | EA1 | Loss of floorspace: 2,759sqm Gain of floorspace: 11,296sqm Sum of net floorspace: 8,537sqm | | |
| Loss and gain of B-use floorspace completed | EA1 | None | | |

| Monitoring Indicator | Policy Ref. | 2024/25 |
|---|-------------|---|
| (excluding B1 as this is now under class E) | | |
| Amount of industrial and non-industrial floorspace permitted in Strategic Industrial Locations (SIL) | EA4 | Loss of floorspace: 1,977sqm Gain of floorspace: 3,234sqm Sum of net floorspace: 1,256sqm |
| Amount of industrial and non-industrial floorspace completed in Strategic Industrial Locations (SIL) | EA4 | None |
| Number of tourists visiting RBG | EA5 | Jan to Dec 2024 No of visitors: 19 million Jan to Dec 2025 No of visitors: Not yet available Visits to the Tourist Information Centre at the Old Royal Naval College in 24/25: 30,449 |
| Number of hotel beds permitted | EA5 | 72 |
| Number of hotel beds completed | EA5 | None |
| <p>The majority of permitted floorspace gained within SIL is due to the extension at the Asian Community Centre in Thamesmead (24/2777/F). No completed developments resulted in either a net gain or loss of industrial or non-industrial floorspace during the monitoring period.</p> <p>Most of the permitted Buse class floorspace relates to the construction of a self storage facility (23/2356/F), which will provide 4,670 sqm of B8 floorspace.</p> <p>61 hotel rooms were approved under the 10 Orangery Lane Development (22/2202/F) and a further 11 hotels rooms were approved at Antheley House in Greenwich (24/4030/F).</p> <p>Tourism data is reported on a calendar year basis. Visitor figures for the Old Royal Naval College are recorded during the AMR reporting period. There is a decline in numbers due to the transition from free admission to paid entry.</p> | | |
| ECONOMIC ACTIVITY AND EMPLOYMENT | | |
| Loss and gain of A1/E floorspace within designated town centres permitted (Because Class E is quite new, some applications still have Class A1) | TC1 | Loss of floorspace: 2,402sqm Gain of floorspace: 2,140sqm Sum of net floorspace: -262sqm |
| Loss and gain of A1/E floorspace within designated town centres completed (Because Class E is quite new, some applications still have Class A1) | TC1 | Loss of floorspace: 129sqm Gain of floorspace: 0 Sum of net floorspace: -129sqm |

| Monitoring Indicator | Policy Ref. | 2024/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------|--|--------|----------------|--------|----|----------|-----|------------|----|----------------|-----|-----------|----|-----------|----|-----------|----|------------|-----|------------|----|-----------------|-----|------------------|-----|----------------|-----|--------------|----|------------|----|------------|----|----------------|----|-----------|-----|
| Loss and gain of main town centre uses within designated town centre permitted | TC1 | Loss of floorspace: 2,402sqm Gain of floorspace: 2,140sqm Sum of net floorspace: -262sqm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loss and gain of main town centre uses within designated town centre completed | TC1 | Loss of floorspace: 344sqm Gain of floorspace: 0sqm Sum of net floorspace: -344sqm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted loss and gain of non-residential floorspace within North Greenwich District Centre | TC5 | Loss of floorspace: 0 Gain of floorspace: 843sqm Sum of net floorspace: 843sqm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Completed loss and gain of non-residential floorspace within North Greenwich District Centre | TC5 | None | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vacancy rates of retail units in designated town centres, local centres and neighbourhood parades | TC(a) | <p>Surveyed in July 2025:</p> <table border="1"> <thead> <tr> <th>Centre</th> <th>% vacant units</th> </tr> </thead> <tbody> <tr><td>Eltham</td><td>5%</td></tr> <tr><td>Woolwich</td><td>12%</td></tr> <tr><td>Blackheath</td><td>6%</td></tr> <tr><td>East Greenwich</td><td>11%</td></tr> <tr><td>Greenwich</td><td>7%</td></tr> <tr><td>Lee Green</td><td>9%</td></tr> <tr><td>Plumstead</td><td>4%</td></tr> <tr><td>Thamesmead</td><td>34%</td></tr> <tr><td>Abbey Wood</td><td>0%</td></tr> <tr><td>Blackheath Hill</td><td>12%</td></tr> <tr><td>Charlton Village</td><td>12%</td></tr> <tr><td>Gallions Reach</td><td>25%</td></tr> <tr><td>Herbert Road</td><td>3%</td></tr> <tr><td>Mottingham</td><td>6%</td></tr> <tr><td>New Eltham</td><td>3%</td></tr> <tr><td>Royal Standard</td><td>5%</td></tr> <tr><td>Well Hall</td><td>10%</td></tr> </tbody> </table> | Centre | % vacant units | Eltham | 5% | Woolwich | 12% | Blackheath | 6% | East Greenwich | 11% | Greenwich | 7% | Lee Green | 9% | Plumstead | 4% | Thamesmead | 34% | Abbey Wood | 0% | Blackheath Hill | 12% | Charlton Village | 12% | Gallions Reach | 25% | Herbert Road | 3% | Mottingham | 6% | New Eltham | 3% | Royal Standard | 5% | Well Hall | 10% |
| Centre | % vacant units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Eltham | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Woolwich | 12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blackheath | 6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| East Greenwich | 11% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenwich | 7% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lee Green | 9% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Plumstead | 4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Thamesmead | 34% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Abbey Wood | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Blackheath Hill | 12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Charlton Village | 12% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gallions Reach | 25% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Herbert Road | 3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mottingham | 6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New Eltham | 3% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Royal Standard | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Well Hall | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Monitoring Indicator | Policy Ref. | 2024/25 | |
|----------------------|-------------|----------------------------|-----|
| | | Avery Hill | 0% |
| | | Bexley Road | 4% |
| | | Brewery Road | 6% |
| | | Charlton Church Lane | 9% |
| | | Charlton Road | 0% |
| | | Charlton Road West | 0% |
| | | Conway Road | 11% |
| | | Court Road | 0% |
| | | Eltham Common Road | 5% |
| | | Eynsham Drive | 0% |
| | | Fiveways | 12% |
| | | Frances Street | 15% |
| | | Hillreach Shop | 40% |
| | | Holbourne Road | 16% |
| | | Humber Road | 22% |
| | | Kingsman Parade | 0% |
| | | Leslie Smith Square | 0% |
| | | Middle Park | 0% |
| | | McLeod Road | 9% |
| | | Plumstead Common | 0% |
| | | Plumstead High Street East | 6% |
| | | Plumstead Road | 12% |
| | | Rochester Way | 0% |
| | | Royal Hill | 6% |
| | | Shooter's Hill | 0% |
| | | Southend Crescent | 7% |
| | | Swingate Lane | 0% |
| | | The Mound | 0% |
| | | The Slade | 8% |

| Monitoring Indicator | Policy Ref. | 2024/25 | |
|----------------------|-------------|-------------------|-----|
| | | Westmount Road | 3% |
| | | Waterdale Road | 7% |
| | | Westthorne Avenue | 0% |
| | | Wickham Lane | 0% |
| | | Woolwich Road | 27% |

Monitoring indicators for policy TC1 were previously just for A1 uses. However, A1 use class has now been abolished so the monitoring has also included class E permitted/completed.

The completed loss of A1/E-class floorspace is a result of the change of use from E class units to residential (24/2184/F and 23/3819/F).

The overall gain in permitted non residential floorspace within the North Greenwich District Centre is driven by the extension at the O2 (24/3026/F), which will accommodate a Padel Social Club leisure facility (Use Class E). It should be noted that this scheme is a revised version of application 23/0887/F, which had previously been approved.

There is no vacancy rate data for the financial year of 24/25, but the results of a survey in July 2025 of all the Borough's protected retail areas have been included in this AMR.

| DESIGN AND HERITAGE | | 2024/25 |
|---|-----|---|
| Schemes nominated for design award | | <p>Design District, C1 and D1 won the RIBA London Award 2025.</p> <p>The Cockpit Deptford and Design District, Buildings C2 and D2 had been shortlisted for RIBA London Award 2025.</p> <p>The Elizabeth Line won the following awards: RIBA London Award 2024, RIBA London Building of the Year (Sponsored by EH Smith), RIBA National Award 2024 and RIBA Stirling Prize (Sponsored by Autodesk).</p> <p>Abbey Wood Station won the RIBA London Award 2024.</p> <p>The Woolwich Elizabeth Line Station was shortlisted at the RIBA 2024 Awards.</p> |
| Tall buildings permitted within identified tall building locations | DH2 | <p>23/1414/F – Ravensbourne Wharf, SE10</p> <p>24/0995/F – Former Lorry Car Park, SE10</p> |
| Tall buildings permitted outside of identified tall building locations | DH2 | <p>23/0984/F – 1-18 Shepherds Leas, SE9</p> |
| Number of buildings / conservation areas on Heritage at Risk Register and changes to risk level | DH3 | <p><u>Number of Listed Buildings on register:</u> 13</p> <p>As of 2025 three buildings have been added to the register</p> <ul style="list-style-type: none"> • Stable buildings to the south west of Charlton House, Charlton Road, SE7 • Presbytery to the east of Church of Our Lady of Grace, Charlton Road, SE7 • Roman Catholic Church of our Ladye Star of the Sea including forecourt wall and gate piers, Crooms Hill, Greenwich, SE10 |

| Monitoring Indicator | Policy Ref. | 2024/25 |
|---|-------------------------------|--|
| | | Number of Conservation Areas on Register: 3 No new conservation area entries or removals. |
| New heritage designations and associated appraisals/management strategies | DH3 | No new sites were added to the Local Heritage List in 2025. No buildings were added to the National Heritage List for England (NHLE) in the reporting period. |
| Applications within Maritime Greenwich WHS called in by SoS | DH4 | None |
| <p>23/0984/F – Shepherds Leas – This proposal comprises of a part 7, part 5 storey building and was considered to be a Tall Building. The proposed tall building was considered to be acceptable because on a previous dismissed appeal (ref: APP/E5330/W/22/3308233) on the site for a 9 storey building the Inspector commented that a 7 storey building would be the maximum height for the site which appropriately reflects the modest scale and function of the Falconwood area. Also, in the Tall Building Assessment (March 2023), assessment area LM13.2 (Falconwood Station) identified an opportunity for a singular local landmark building of up to 3x the prevalent context height (no more than 7 storeys) to mark Falconwood Station and intensify around it, as well as to provide a modest visual marker approaching from Lingfield Crescent, Rochester Way, Riefield Road and the A2. The proposal also satisfied all of the assessment criteria of London Plan Policy D9.</p> | | |
| OPEN SPACE | | |
| Permitted non-ancillary floorspace within MOL | OS2 | Loss of floorspace: 221sqm Gain of floorspace: 53sqm Sum of net floorspace: -168sqm |
| Completed non-ancillary floorspace within MOL | OS2 | None |
| Permitted non-ancillary floorspace within SINCS | OS4 | Loss of floorspace: 44sqm Gain of floorspace: 44sqm Sum of net floorspace: 0sqm |
| Completed non-ancillary floorspace within SINCS | OS4 | None |
| Additions and changes to areas of biodiversity importance | OS4 | None |
| New open space permitted | OS1, OS(b) OS(c), H5 | None |
| New open space completed | OS1, OS(b) OS(c), H5 | None |
| <p>The majority of the permitted floorspace loss within MOL is due to the temporary planning permission for listening booths at the Old Royal Naval College (23/1802/F), approved for the period May 2025 to May 2027.</p> | | |

| Monitoring Indicator | Policy Ref. | 2024/25 |
|----------------------|-------------|---------|
|----------------------|-------------|---------|

Although the data indicates a gain in MOL floorspace associated with Kidbrooke Village (19/3415/F), it should be noted that the building itself falls outside the designated MOL boundary.

The figures for new open space permitted and completed only include consents where there is significant open space provision, smaller or incidental areas of landscaping are not included. Therefore, it is likely that there will have been some open space completed in 2024/25 even though it is not included here.

ENVIRONMENT AND CLIMATE CHANGE

| | | |
|--|--------|--|
| Amount of carbon off-set funding secured | E1 | £1,025,120.64 |
| Number of permissions granted contrary to EA (Environment Agency) advice on flooding and water quality | E2, E3 | 24/2722/F - 23 Epstein Road |
| Improvements to air quality at monitoring stations | E(c) | Results from RBG automatic monitoring sites identify that: PM10 levels are below the level of 40ug/m3 set in the Air Quality Objectives. PM2.5 levels are below the level of 25ug/m3 set in the Air Quality Objectives. No roadside sites record NO2 levels above the level of 40ug/m3 set in the Air Quality Objectives. |

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.

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.

COMMUNITY FACILITIES AND INFRASTRUCTURE

| | | |
|--|-----|--|
| Permitted loss and gain of cultural and community facilities (Class F1/F2 and E) [Because Class F1, F2 & E are quite new, some applications still have Class D1 & D2] | CH1 | Loss of floorspace: 7,355sqm Gain of floorspace: 79sqm Sum of net floorspace: 7,275sqm |
| Completed loss and gain of cultural and community facilities (Class F1/F2 and E) [Because Class F1, F2 & E are quite new, some | CH1 | Loss of floorspace: 335sqm Gain of floorspace: 96sqm Sum of net floorspace: -239sqm |

| Monitoring Indicator | Policy Ref. | 2024/25 |
|---|-------------|---|
| applications still have Class D1 & D2] | | |
| Loss and gain of waste management facilities, capacity and/or permits | IM2 | No change in the Royal Borough's waste management facilities. |
| Amount of municipal waste arising and managed, by type | IM2 | <p>Total municipal 107,453.48 tonnes</p> <ul style="list-style-type: none"> • Total municipal recycling, composting and reuse 35,532.05 tonnes • Total municipal residual waste sent for energy recovery 71,901.37 tonnes • 20.60 tonnes sent to landfill |
| % of Royal Greenwich's municipal waste managed within the sub-region | IM2 | 85.62% |
| Progress on major transport projects | IM3 | <p>Plumstead Public Realm Improvement Project Construction of the underpass is underway and scheduled for completion in December 2025. RBG is working with the term contractor and TfL Network Management Scheme to develop and finalise the construction phasing and programme for the at-grade works, with construction for this element expected to begin spring 2026.</p> <p>Greenwich Town Centre Liveable Neighbourhood Design and modelling work are progressing, with RGB planning to submit design and supporting documentation to TfL for Stage Gate 2 approval in January 2026.</p> <p>Thamesmead Bus Rapid Transit TfL in partnership with the Royal Borough, has completed the feasibility design of the Thamesmead Bus Transit project and will undertake a public consultation on the proposals between 20th November 2025 and 15th January 2026. The scheme is being referred as the 'Thamesmead bus lane, walking and cycling proposals', as it proposed improvements for all these modes. Subject to the results of the consultation and obtaining all necessary approvals, the scheme will move on to concept and then detailed design and is planned to be constructed by 2029.</p> <p>Silvertown Tunnel The tunnel opened on the 7th of April 2025.</p> |

| Monitoring Indicator | Policy Ref. | 2024/25 |
|--|-------------|---------|
| <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 adding or removing class E flexible uses have been included where they are clearly community uses. (Change of use from Use Class F2 (Local Community Facility) to Use Class E(f) (Day Nursery)).</p> <p>The significant gain in permitted community facilities is primarily due to the redevelopment of the former Kidbrooke Primary School (24/1164/F), which will provide 3,591 sqm of F1(a) floorspace. A further notable increase arises from the extension to the Asian Community Centre (24/2777/F), delivering an additional 1,188 sqm of community floorspace.</p> <p>The loss of community facilities is the result of the change of use at the Church of St Michael and All Angels, where the former D1 floorspace has been converted to residential use (21/3705/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 | Scheme Net Gain | Units already completed | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2030/31 | 2030/31-2034/35 | 2035/36-2039-40 | Commentary |
|--|------------------|----------------|-----------|---|--|----------|------------------|-----------------|-------------------------|---------|---------|---------|---------|---------|-----------------|-----------------|------------|
| Woolwich Opportunity Area | | | | | | | | | | | | | | | | | |
| 13/0117/O 14/0604/R 16/3024/R 16/3025/MA 19/4077/R | Started | 19-Jun-13 | 6.30 | The Waterfront Masterplan, Land off Beresford Street/Woolwich High Street | Woolwich | SE18 | Woolwich Arsenal | 2005 | 1242 | 100 | 0 | 0 | 0 | 165 | 497 | 0 | |
| 21/3231/F 24/1641/NM | Pre-commencement | 17-Nov-23 | 1.81 | Woolwich Central (phase 3 and 4) | Land at Love Lane, Grand Depot Road, John Wilson Street, Thomas Street, Woolwich New | SE18 6SJ | Woolwich Arsenal | 700 | 0 | 0 | 0 | 324 | 376 | 0 | 0 | 0 | |

| | | | | | | | | | | | | | | | | | |
|-----------|----------------|-----------|------|---|---|-------------|---------------------|-----|---|---|---|---|-----|-----|---|-----|--|
| | | | | | Road, Woolwic h | | | | | | | | | | | | |
| 24/2813/F | Approv ed | 13-Oct-25 | 0.43 | Riverside House | Riverside House, Beresford Street, Woolwic h, London, SE18 6BU | SE18 6BU | Woolwich Arsenal | 133 | 0 | 0 | 0 | 0 | 133 | 0 | 0 | 0 | |
| 20/3385/F | Not started | 31-Dec-21 | 2.30 | Woolwich Exchange - Land bounded by Plumstea d Road, Burrage Road, Spray Street and Woolwich New Road | Woolwic h | SE18 7BZ | Woolwich Arsenal | 777 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 777 | |
| 22/1017/F | Started | 22-Dec-22 | 1.62 | Woolwich Leisure Centre - Land bound by Vincent Road, | Woolwic h | SE18 | Woolwich Arsenal | 482 | 0 | 0 | 0 | 0 | 0 | 482 | 0 | 0 | |

site D & E - 494.

Greenwich Peninsula Opportunity Area

| | | | | | | | | | | | | | | | | | |
|---|----------|------------------------------|------|--|--|----------|---------------------|-------|---|-----|---|---|-----|------|------|-------|--|
| 15/0716/O 19/2733/O 23/1565/F 23/0418/R 21/2077/R | Started | 08/12/2015 and 01/09/2022 | 41.5 | Greenwich Peninsula | Land south of the O2 | SE10 | Greenwich Peninsula | 14915 | 0 | 907 | 0 | 0 | 300 | 1091 | 3645 | 8,972 | The 2019 outline (19/2733/O) has a detailed component for 476 units. |
| 24/0995/F | Approved | 27-Nov-24 | 1.05 | Former lorry park, corner of Boord Street and Millennium Way | FORMER LORRY PARK, (ADJACENT TO STUDIO 338), LOCATED ON THE CORNER OF BOORD STREET AND MILLENNIUM WAY, GREENWICH, LONDON, SE10 | SE10 OPF | Greenwich Peninsula | 488 | 0 | 0 | 0 | 0 | 293 | 195 | 0 | 0 | |

| | | | | | | | | | | | | | | | | |
|---|-------------|-----------|------|--|--|----------|---------------------|------|------|----|-----|----|-----|-----|------|---|
| 23/3911/F | Approved | 05-Feb-25 | 2.27 | Enderby Place | Enderby Place, Telcon Way, Greenwich, London, SE10 0AG | SE10 0AG | Greenwich Peninsula | 564 | 0 | 0 | 0 | 0 | 0 | 0 | 564 | 0 |
| 20/1730/O | Not started | 27-Jun-22 | 5.65 | Morden Wharf (located off Tunnel Avenue) | Greenwich | SE10 ONU | Greenwich Peninsula | 1500 | 0 | 0 | 0 | 0 | 250 | 250 | 1000 | 0 |
| 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 | Started | 30-Mar-12 | 8.01 | P3, P4, P5 Greenwich Millennium Village | Peartree Way | SE10 | Greenwich Peninsula | 1746 | 1257 | 0 | 203 | 78 | 0 | 0 | 208 | 0 |
| Thamesmead and Abbey Wood Opportunity Area | | | | | | | | | | | | | | | | |
| 21/2040/F | Started | 24-Feb-22 | 1.98 | Gallions View Nursing | Thamesmead | SE28 | West Thamesmead | 333 | 276 | 57 | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|------|-------------------|------------------|----------|-----------------|------|---|-----|-----|-----|---|---|-----|---|---|--|
| | | | | Home, 20 Pier Way | | | | | | | | | | | | | | |
| 19/4398/O 19/4370/F 21/3540/MA 21/4097/R 22/3989/R 22/3782/MA 23/3862/R 24/1516/R 24/1565/R | Started | 21-May-21 | 7.49 | Lombard Square | Pettman Crescent | SE28 OFA | West Thamesmead | 1913 | 0 | 565 | 464 | 230 | 0 | 0 | 654 | 0 | 0 | Part of Thamesmead Housing Zone with confirmed grant funding from GLA. Phase 1 (565 units) will deliver 50% affordable. Sitewide total affordable provision is 40% |

Deptford Creek / Greenwich Riverside Opportunity Area

| | | | | | | | | | | | | | | | | | | |
|-----------|---------|-----------|------|-------------|-------------|------|---------------------|-----|---|---|-----|---|---|---|---|---|---|--|
| 18/1594/F | Started | 26-Oct-20 | 0.26 | Saxon Wharf | Norman Road | SE10 | Greenwich Creekside | 145 | 0 | 0 | 145 | 0 | 0 | 0 | 0 | 0 | 0 | |
|-----------|---------|-----------|------|-------------|-------------|------|---------------------|-----|---|---|-----|---|---|---|---|---|---|--|

Not in an Opportunity Area

| | | | | | | | | | | | | | | | | | | |
|-----------|-------------|-----------|------|----------------------------|---------------------------|----------|-------------------------------|-----|-----|---|---|-----|-----|---|---|---|-----|------------------------------------|
| 22/1116/F | Not started | 31-Mar-23 | 2.38 | Brookhill Estate, Woolwich | Brookhill Close, Woolwich | SE18 6TX | Woolwich Common | 254 | 0 | 0 | 0 | 141 | 0 | 0 | 0 | 0 | 113 | |
| 18/4187/F | Started | 20-Dec-19 | 1.87 | Kidbrooke Station Square | Kidbrooke Park Road | SE3 | Kidbrooke Village & Sutcliffe | 619 | 413 | 0 | 0 | 0 | 206 | 0 | 0 | 0 | 0 | 50% affordable scheme on TFL site. |

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|---|----------|-----------|------|---|-----------|----------|-------------------------------|-----|----|----|----|---|----|---|---|-----|---|---|
| 21/0585/F | Started | 28-Apr-22 | 0.99 | London South East Colleges Greenwich, 95 Plumstead Road | Woolwich | SE18 7DQ | Woolwich Arsenal | 294 | 0 | 71 | 0 | 0 | 0 | 0 | 0 | 223 | 0 | |
| 21/4511/F | Approved | 24-Aug-23 | 1.1 | Former Vicarage and Wider Sowerby Close Estate, Sowerby Close | Eltham | SE9 6HB | Eltham Page | 48 | 0 | 0 | 0 | 0 | 48 | 0 | 0 | 0 | 0 | |
| 18/1948/F 18/1947/R 20/3383/N M 21/4554/R | Started | 13-Aug-19 | 1.31 | Kidbrooke Village Phase 2 (West) | Kidbrooke | SE3 | Kidbrooke Village & Sutcliffe | 150 | 32 | 99 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | Ferrier estate regeneration scheme, Berkeley Homes is RBG development partner. 150 units in Phase 2 (West), all intended to be completed by 2028. |

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|--|---------|-----------|------|---|----------------------------|-----|-------------------------------------|------|------|-----|-----|---|-----|---|-----|-----|------------------------------|
| 11/1124/F 14/2607/F 17/0094/ MA 17/0536/ MA 17/1239/ MA 17/1240/F 19/3415/F 19/1647/N M | Started | 27-Mar-15 | 4.73 | Kidbrook e Village Phase 3 | Kidbrook e | SE3 | Kidbrooke Village & Sutcliffe | 1511 | 1005 | 309 | 197 | 0 | 0 | 0 | 0 | 0 | |
| 14/2554/O 14/2611/F 19/3415/F 19/1651/N M 18/2167/N M 23/3546/ MA | Started | 27-Mar-15 | 4.78 | Kidbrook e Village Phase 5 | Kidbrook e | SE3 | Kidbrooke Village & Sutcliffe | 926 | 585 | 0 | 0 | 0 | 341 | 0 | 0 | 0 | |
| 14/2554/O 15/1511/R | Started | 27-Mar-15 | 4.09 | Kidbrook e Village Phase 6 | Kidbrook e | SE3 | Kidbrooke Village & Sutcliffe | 846 | 0 | 0 | 0 | 0 | 0 | 0 | 233 | 613 | |
| 20/2323/F | Started | 09-Apr-21 | 2.3 | Land adjoining Halsbrook Road/Hig hbok Road/Roc hester Way | Kidbrook e | SE3 | Eltham Page | 80 | 18 | 15 | 47 | 0 | 0 | 0 | 0 | 0 | Greenwic h Builds Site |
| 22/0001/F 22/4235/ MA | Started | 15-Nov-22 | 2.5 | Former Thomas Tallis School | Kidbrook e Park Road | SE3 | Kidbrooke Village & Sutcliffe | 330 | 0 | 156 | 174 | 0 | 0 | 0 | 0 | 0 | Greenwic h Builds Site |

| | | | | | | | | | | | | | | | | | |
|-----------|-------------|-----------|------|---|--|----------|--------------------------------|----|---|----|----|---|---|---|----|---|-----------------------|
| 21/0510/F | Started | 06-Jan-22 | 0.31 | Former Plumstead Leisure Centre | Speranza Street, Plumstead | SE18 1NX | Plumstead & Glyndon | 17 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | Greenwich Builds Site |
| 22/0642/F | Started | 15-Aug-22 | 0.27 | Oak House And Barnfield Hall, 71 Barnfield Road | Plumstead | SE18 3UH | Shooters Hill | 14 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | Greenwich Builds Site |
| 20/1967/F | Started | 16-Dec-21 | 0.26 | Land at The Heights | Charlton | SE7 8JJ | Charlton Village and Riverside | 48 | 0 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 23/0804/F | Not started | 15-Jan-24 | 0.79 | Lemonweil Court | Garage Site off Lemonweil Drive and adjacent to Lemonweil Court, Eltham, Greenwich, London SE9 2PF | SE9 2PF | Eltham Town & Avery Hill | 9 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | |
| 21/1189/F | Approved | 16-May-24 | 0.36 | Old Tramyard | OLD TRAMYARD, PLUMSTEAD, LONDON, SE18 1PW | SE18 1PW | Plumstead & Glyndon | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | |

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|-----------|----------|-----------|------|--|---|---------|---------------------------|----|---|---|----|---|----|---|---|---|
| 23/0984/F | Approved | 19-Oct-24 | 0.44 | 1-18 SHEPHERDS LEAS, 135 RIEFIELD ROAD | 1-18 SHEPHERDS LEAS, 135 RIEFIELD ROAD, ELTHAM, LONDON, SE9 2RD | SE9 2RD | Eltham Town & Avery Hill | 44 | 0 | 0 | 0 | 0 | 44 | 0 | 0 | 0 |
| 20/3843/F | Started | 22-Jun-22 | 0.27 | 20 Orangery Lane, Eltham, London | Eltham | SE9 1HN | Eltham Town and Avey Hill | 40 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 |