

Royal Borough of Greenwich Local Plan

Scoping Report Consultation Draft

December 2025

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Introduction

1.1 What is the Scoping Report?

A new Local Plan is being prepared for Royal Greenwich. This will cover the period 2022-2037 and will set out Royal Greenwich's vision, strategy and policies and allocate sites for development. The policies within the draft Local Plan have been shaped by previous engagement and consultation with stakeholders through a "Big Themes" consultation in 2023 and a "Call for Sites" exercise in 2024, and a number of evidence base documents on a variety of issues. The new Local Plan will replace the existing Core Strategy, adopted in 2014, and form the Development Plan for the Borough alongside the London Plan.

This scoping report has been prepared as the first stage of the preparation of the Integrated Impact Assessment (IIA) for the Royal Greenwich Local Plan. It sets out baseline data and identifies key issues which provide the context for the Local Plan. The report proposes a set of objectives against which the council will appraise the environmental, social and economic sustainability impacts, and equalities and health effects of the policies in the draft Local Plan and develops an IIA Framework.

The IIA framework is the methodology with which the impacts and effects of the Local Plan policies are being analysed, compared and critically assessed on a systematic basis. This scoping report aims to provide sufficient information on the approach being taken and seeks feedback to help inform the later stages of the preparation of the IIA.

1.2 The Integrated Impact Assessment Approach

Under Section 19 (5) of the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) is required for all development plan documents, which include local plans. An SA should incorporate a Strategic Environmental Assessment for the purposes of the EU Strategic Environmental Assessment Directive EC/2001/42 and the UK Environmental Assessment of Plans and Programmes Regulations 2004.

An Integrated Impact Assessment fulfils the statutory requirements for a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). It will also provide the basis for the council to consider the equalities impacts to enable it to comply with the Public Sector Equalities Duty (section 149 of the Equality Act 2010). Although not a statutory requirement, a Health Impact Assessment will also be included in the IIA, as good practice, to help the council ensure policies reduce health inequalities where possible. Finally, the IIA will incorporate a Habitats Regulations Assessment (HRA) to meet Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

The integrated approach avoids the need to undertake and report on separate assessments, reducing duplication of assessment work and helping those considering and commenting on the council's proposals to understand the proposed policies and their potential effects. As many of the issues considered in the assessments overlap in practice, integrating the assessments in this way ensures an inclusive approach that informs the development of plan policies.

The IIA is an iterative process that allows for the consideration of the impacts of emerging policies and for alterations and mitigations of any adverse impacts that may be identified.

Sustainability Appraisal (SA)

Section 191 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to carry out a sustainability appraisal of each of the proposals in a plan during its preparation. Section 392 of the Act requires that the authority preparing a plan must do so “with the objective of contributing to the achievement of sustainable development”. The appraisal should include an assessment of the likely significant impacts (economic, social and environmental) of the plan. The SA should incorporate a Strategic Environmental Assessment for the purposes of the EU Strategic Environmental Assessment Directive EC/2001/42.

National Planning Policy Framework 2024 Paragraph 333 states that “Local Plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements”. National Planning Policy Guidance (NPPG) paragraph 0064 encourages that “work (on the sustainability appraisal process) to start at the same time that work starts on developing the plan” Paragraph 013 of the NPPG includes a flowchart which shows the relationship between the Local Plan preparation and Sustainability Appraisal. (Figure 1)

Strategic Environmental Assessment (SEA)

Annex 1 of the SEA Directive states that the assessment should include information on the likely significant effects on the environment, including on issues such as;

- (i) biodiversity;
- (ii) population;
- (iii) human health;
- (iv) fauna;
- (v) flora;
- (vi) soil;
- (vii) water;
- (viii) air;
- (ix) climatic factors;
- (x) material assets;
- (xi) cultural heritage, including architectural and archaeological heritage;
- (xii) landscape;
- (xiii) the inter-relationship between the issues referred to in subsections (i) to (xii)

Paragraph 165 of the National Planning Policy Framework states that “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and

¹ Legislation.gov.uk - [Planning and Compulsory Purchase Act 2004](#)

² Legislation.gov.uk - [Planning and Compulsory Purchase Act 2004](#)

³ National Planning Policy Framework 2024 - [National Planning Policy Framework - 3. Plan-making - Guidance - GOV.UK](#)

⁴ National Planning Practice Guidance - [Strategic environmental assessment and sustainability appraisal - GOV.UK](#)

should consider all the likely significant effects on the environment, economic and social factors.”

The Scoping Report responds to stage ‘A’ (See Figure 1) of the SA and SEA process.

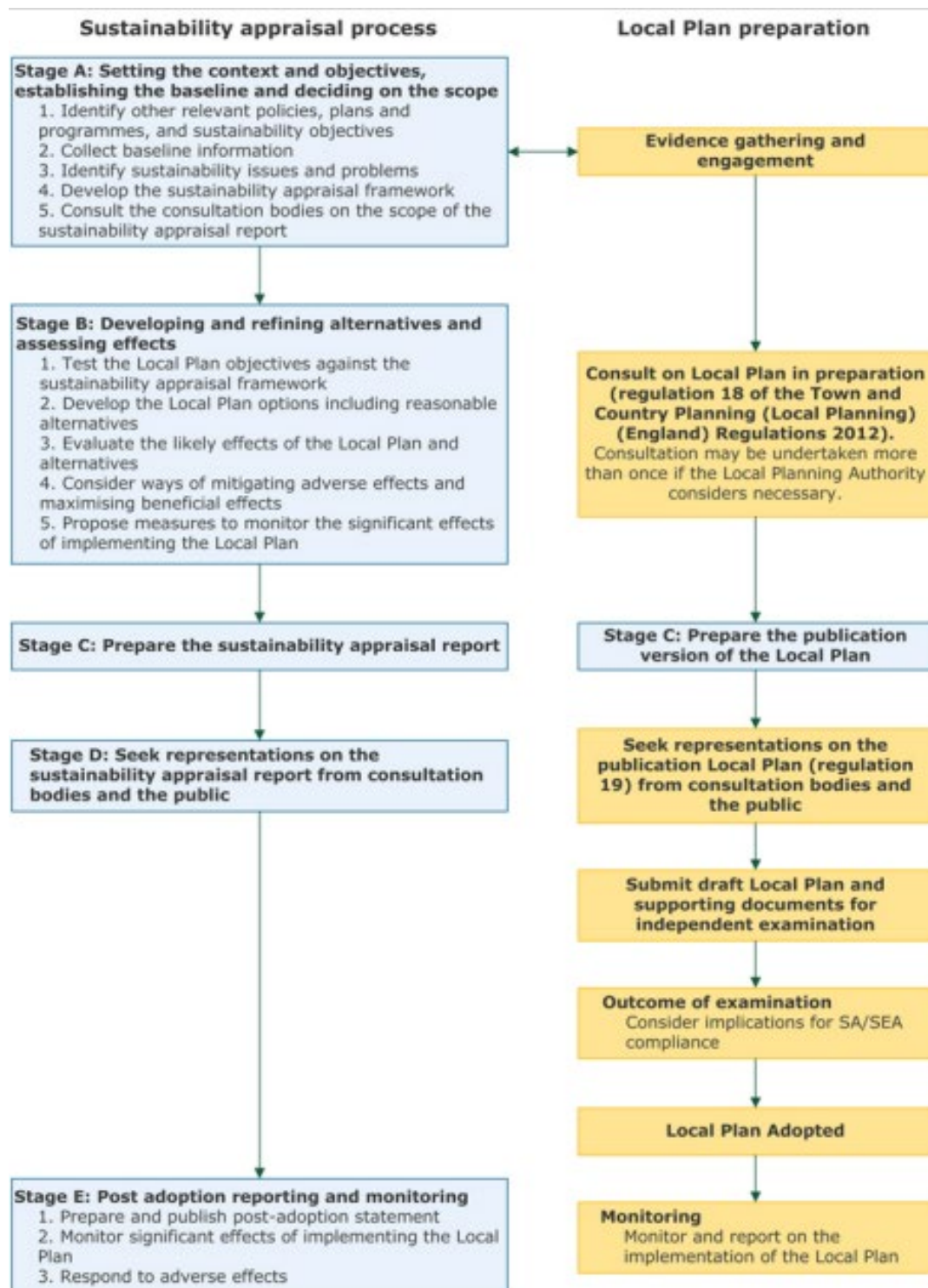


Figure 1: Sustainability Appraisal Process (National Planning Policy Guidance) (Source NNPG)

Equalities Impact Assessment (EqIA)

The Royal Borough has a statutory duty to consider the equality impacts of its decisions. An Equalities Impact Assessment (EqIA) is a way of measuring the potential impact (positive or negative) that a policy, function or service may have on different groups protected by equalities legislation, notably the Equalities Act 2010. The Act extended the previous duties to cover the following protected characteristics:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race - including ethnic or national origins
- Colour or nationality
- Religion or belief (including lack of belief)
- Sex
- Sexual orientation.

The equalities duty has three aims. It requires public bodies to have due regard to the need to:

1. Eliminate unlawful discrimination, harassment, victimisation and any other conduct prohibited by the Act;
2. Advance equality of opportunity between people who share a protected characteristic and people who do not share it and;
3. Foster good relations between people who share a protected characteristic and those who do not share it.

Having 'due regard' for advancing equality involves having regard to the need to:

1. Remove or minimise disadvantages suffered by people due to their protected groups;
2. Take steps to meet the needs of people from protected groups where these are different from the needs of other people; and
3. Encourage people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The Equality Act 2010 also provides rights for people not to be directly discriminated against or harassed because they have associations with someone who has a protected characteristic.

Health Impact Assessment (HIA)

While there is no statutory requirement to undertake a Health Impact Assessment (HIA), the government has clearly expressed a commitment to promoting HIAs at a policy level in a variety of policy documents and they are increasingly being seen as best practice. The purpose of an HIA is to ensure that where possible, policies actively promote healthy living for the local population, reduce health inequalities and do not actively damage health. This is particularly important in light of the Health and Social Care Act 2012 which transferred statutory responsibility for local population health improvement to local authorities, and the Royal Greenwich Health and Wellbeing Strategy 2023-2028.

A Health Impact Assessment (HIA) is a systematic approach to predicting the magnitude and significance of the potential health and wellbeing impacts, both positive and negative of new plans and projects. The approach ensures decision making at all levels considers the potential impacts of decisions on health and health inequalities. The HIA is concerned with the distribution of effects within a population, as different groups are likely to be affected in different ways and therefore looks at how health and social inequalities might be reduced or widened by a proposed plan or project.

The physical environment is shaped by planning decisions which can facilitate or deter a healthy lifestyle, affect the quality and safety of the environment, encourage or discourage employment and training opportunities, enhance or harm social networks and nurture or neglect opportunities for a rich community life. An HIA identifies actions that can enhance positive effects on health, reduce or eliminate negative effects, and reduce health and social inequalities that may arise through planning decisions. It considers how and to what extent proposed policies are likely to affect the health of people in Royal Greenwich and recommends changes to improve outcomes.

Royal Greenwich's Health and Wellbeing Strategy 2023-2028⁵ sets out its priorities to improve the health and wellbeing of Royal Greenwich's residents, the priorities up to 2028 are as follows:

- **Start well:** Children and young people get the best start in life and can reach their full potential.
- **Be well:** Everyone is more active and can access nutritious food.
- **Feel well:** There are fewer people who experience poor health as a result of addiction dependency. Fewer adults are affected by poor mental health and fewer children and young people are affected by poor mental health.
- **Stay well:** For everyone to access the services they need on equitable footing. Effective integrated community teams based in neighbourhoods provide the right to support when and where it is needed. Reduce unfair and avoidable differences in health & wellbeing.
- **Age well:** Health and care services support people to live fulfilling and independent lives and carers are supported.

These priorities will be considered in the context of the aspects of the built environment most likely to influence health in Royal Greenwich.

Habitats Regulation Assessment

The IIA will incorporate a Habitats Regulations Assessment (HRA) to meet Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the 'Habitats Directive'). The Directive seeks to provide legal protection of habitats and species that are of European significance. It should be noted that there are no Special Areas of Conservation (SACs), Special Protection Areas (SPAs), or Ramsar sites within or immediately surrounding the Royal Borough of Greenwich. However, the HRA screening will still consider whether any policies or proposals in the plan that may have likely significant effects on any European sites further afield.

⁵ Royal Borough of Greenwich Health & Wellbeing Strategy 2023-2028 - [Health and wellbeing strategy 2023 to 2028 | Royal Borough of Greenwich](#)

Baseline Information

Collecting baseline information is an important part of the scoping process for the IIA and sets out the current conditions in Royal Greenwich. This key information is a starting baseline to help identify the key sustainability issues and problems, establishing the current economic, social and environmental context. It provides the baseline for assessment and then future monitoring of the Local Plan policies. The SEA Directive requires information on the evolution of baseline conditions to help identify whether conditions are already improving or worsening and the rate that they are changing at. As well as the baseline conditions, set out by issue, this section also therefore includes information on projections and trends - 'the likely future conditions' - where this information is available.

2.1 Economic Conditions

Employees

As of 2022, Royal Greenwich had 106,000 jobs, resulting in a jobs density (the ratio of total jobs to the population aged 16–64) of 0.53. This is considerably lower than both the London average (1.07) and the national average (0.87). Notably, Royal Greenwich's jobs density is less than half that of London. In the context of London as a whole, which had 6,455,000 jobs in 2022, Royal Greenwich accounts for only about 1.6% of the capital's total employment.

Of the 88,000 employee jobs in Royal Greenwich, 37.5% are part-time. This proportion is significantly higher than in London (25.8%) and Great Britain (31.2%), indicating that, in addition to a lower jobs density, Royal Greenwich has a greater share of part-time employment.

Job numbers in Royal Greenwich have increased over time, rising from 73,000 in 2002 to 82,000 in 2012, and reaching 106,000 in 2022. However, jobs density has only marginally increased from 0.50 to 0.53 over the same period. In contrast, London's jobs density grew from 0.89 in 2002 to 1.07 in 2022, demonstrating that job growth in London has outpaced that of Royal Greenwich. For comparison, neighbouring boroughs such as Newham saw jobs density rise from 0.43 in 2002 to 0.63 in 2022⁶.

The number of jobs in Greenwich is growing but this is roughly in line with population. Royal Greenwich's employment sector has fewer jobs per inhabitant than London, and more part-time jobs, suggesting significant levels of commuting out of Greenwich to reach full-time jobs.

Businesses

In 2024, Royal Greenwich was home to 9,840 VAT and/or PAYE-registered businesses⁷. Of these, 93% are classified as 'micro' enterprises (employing 0–9 people), a proportion slightly above the London average of 90%.

⁶ NOMIS jobs density [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

⁷ ONS, UK business: activity, size and location, [UK business: activity, size and location - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk)

Figure 2 illustrates the distribution of job postings by sector. The most common sectors for job postings in Royal Greenwich in August 2024 were education, construction, and health and social care, which together accounted for 53.1% of all job postings.

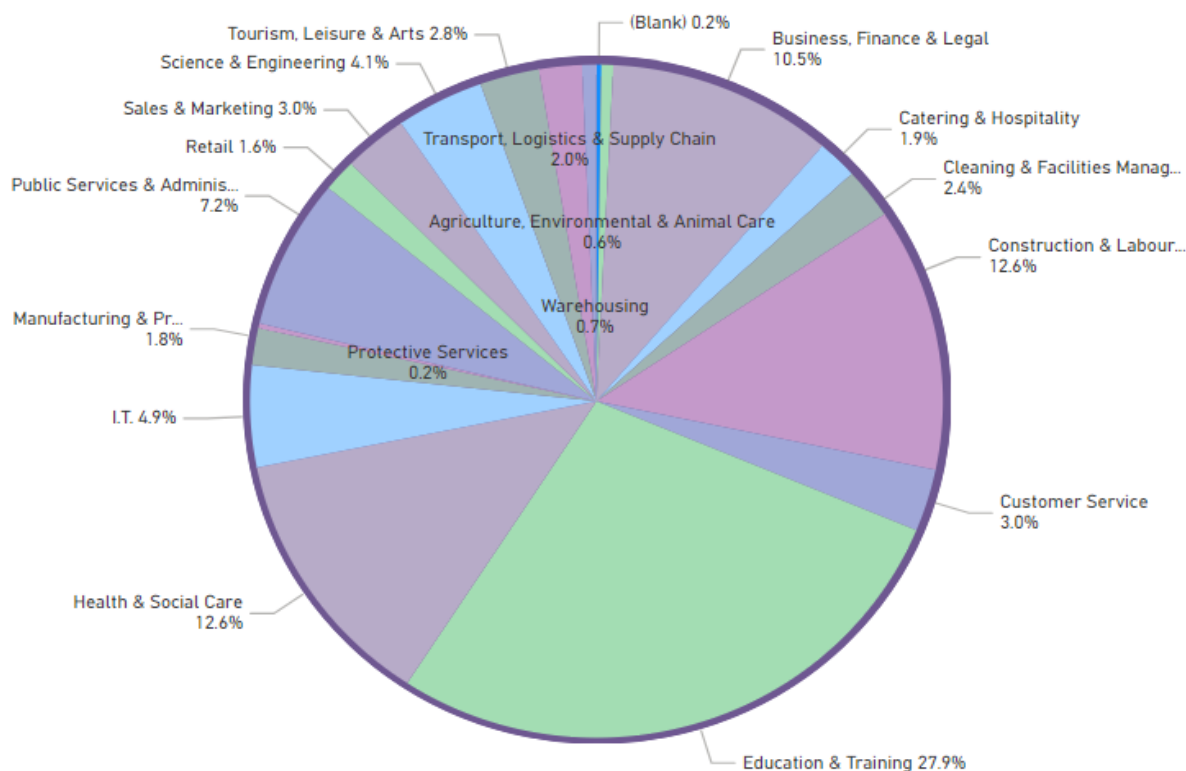


Figure 2: Most common sectors of job postings in Royal Greenwich

Figure 3 shows the relative size of industry sectors in Royal Greenwich, by number of enterprises. Analysis of the business base shows that the three most prevalent sectors by number of enterprises are professional, scientific and technical (17%), construction (15%), and information and communication (11%)⁸

⁸ ONS, UK business: activity, size and location, [UK business: activity, size and location - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/businessandindustry/sectors/activityandsize)

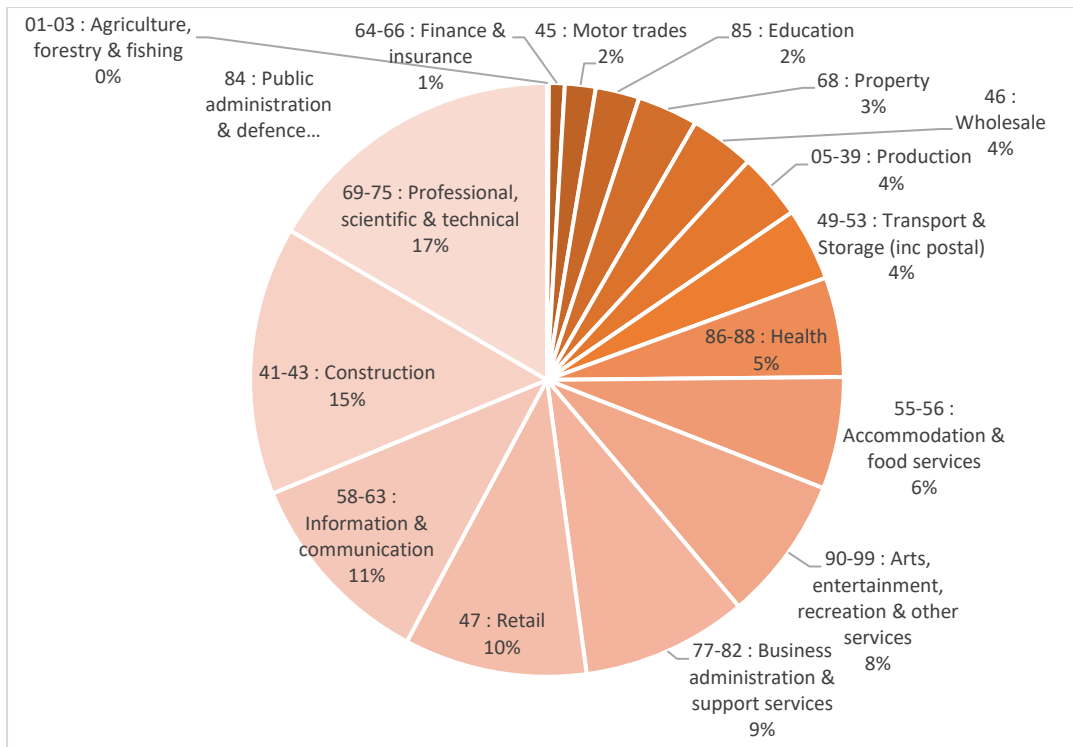


Figure 3: Relative size of industry sectors in the UK, by number of enterprises

Despite the dominance of these sectors by enterprise count, the largest contributor to economic output in Greenwich is the real estate sector. Other significant contributors include “foundational” sectors such as health and social care, construction, education, and public administration (see Figure 4).

Greenwich GVA Output by Sectors 2021

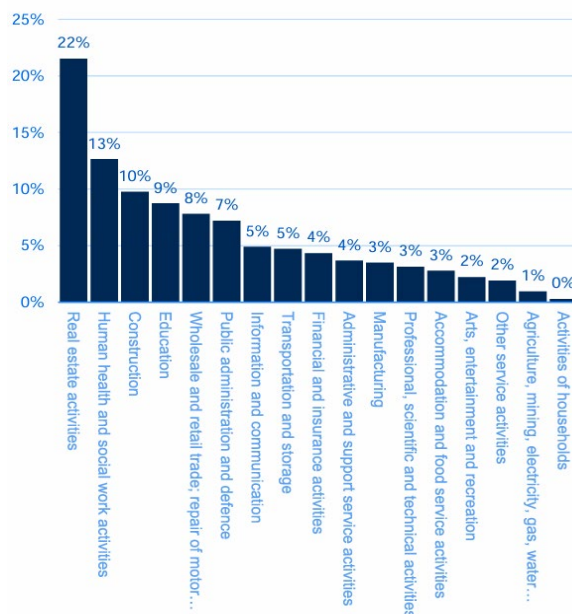


Figure 4 - Industry sectors by gross value added output, Greenwich⁹

⁹ Inclusive Economy Strategy for Royal Borough of Greenwich Evidence Base December 2023, [Inclusive Economy Strategy | Royal Borough of Greenwich](#)

In 2021, the Greenwich economy contributed £5.2 billion to the UK economy.¹⁰ Productivity in Royal Greenwich, measured as output per hour worked, was £37 in 2021, close to the national average of £38, though below the Greater London average of £51. The higher London figure is largely driven by the financial sector, which has a limited presence in Greenwich.¹¹

Business demography data indicates a net loss of 80 businesses (0.8% of the business base) in 2021, likely reflecting the impact of COVID-19-related restrictions. The five-year business survival rate in Greenwich is comparatively low: only 37% of businesses established in 2016 remained active in 2021, two percentage points below the London average and four below the England average.¹²

Employment Locations

The London Plan (2021) designated a number of Opportunity Areas within Royal Greenwich. These are areas where growth should be concentrated to bring about the highest numbers of new jobs and homes. The London Plan identifies an indicative capacity of 25,500 new jobs, and 43,500 new homes in Royal Greenwich's opportunity areas.¹³

As displayed within Figure 5 below, these are located in the north of the Borough at New Cross / Lewisham / Catford (mostly within LB Lewisham), Greenwich Peninsula, Charlton Riverside, Woolwich and Thamesmead / Abbey Wood (also within LB Bexley).

¹⁰ Inclusive Economy Strategy for Royal Borough of Greenwich Evidence Base December 2023, [Inclusive Economy Strategy | Royal Borough of Greenwich](#)

¹¹ Inclusive Economy Strategy for Royal Borough of Greenwich Evidence Base December 2023, [Inclusive Economy Strategy | Royal Borough of Greenwich](#)

¹² Inclusive Economy Strategy for Royal Borough of Greenwich Evidence Base December 2023, [Inclusive Economy Strategy | Royal Borough of Greenwich](#)

¹³ The Greater London Authority, London Plan. (2021). Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

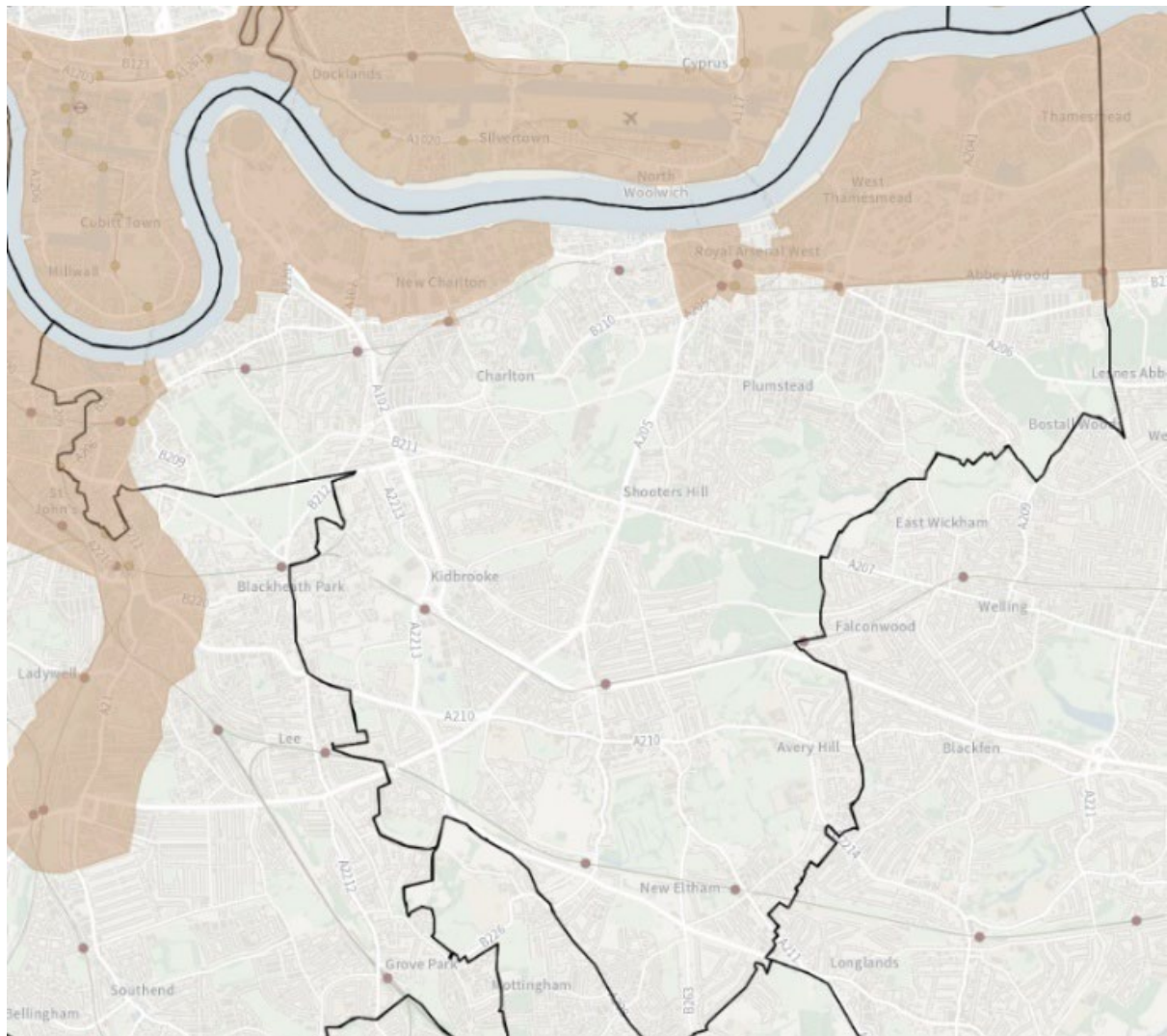


Figure 6 displays the Strategic Industrial Locations (SIL) designated in the Royal Borough of Greenwich, which are all located in the north of the borough. This designation aims to protect these areas as they provide high concentrations of industrial, logistics and other uses that support the functioning of London's economy.¹⁴ Royal Greenwich's SILs include both Preferred Industrial Locations (PIL) and Industrial Business Parks (IBP). PILs are suitable for general industrial, warehousing, waste management use etc., while IBPs are particularly suitable for activities that need better quality surroundings including research and development and light industrial.

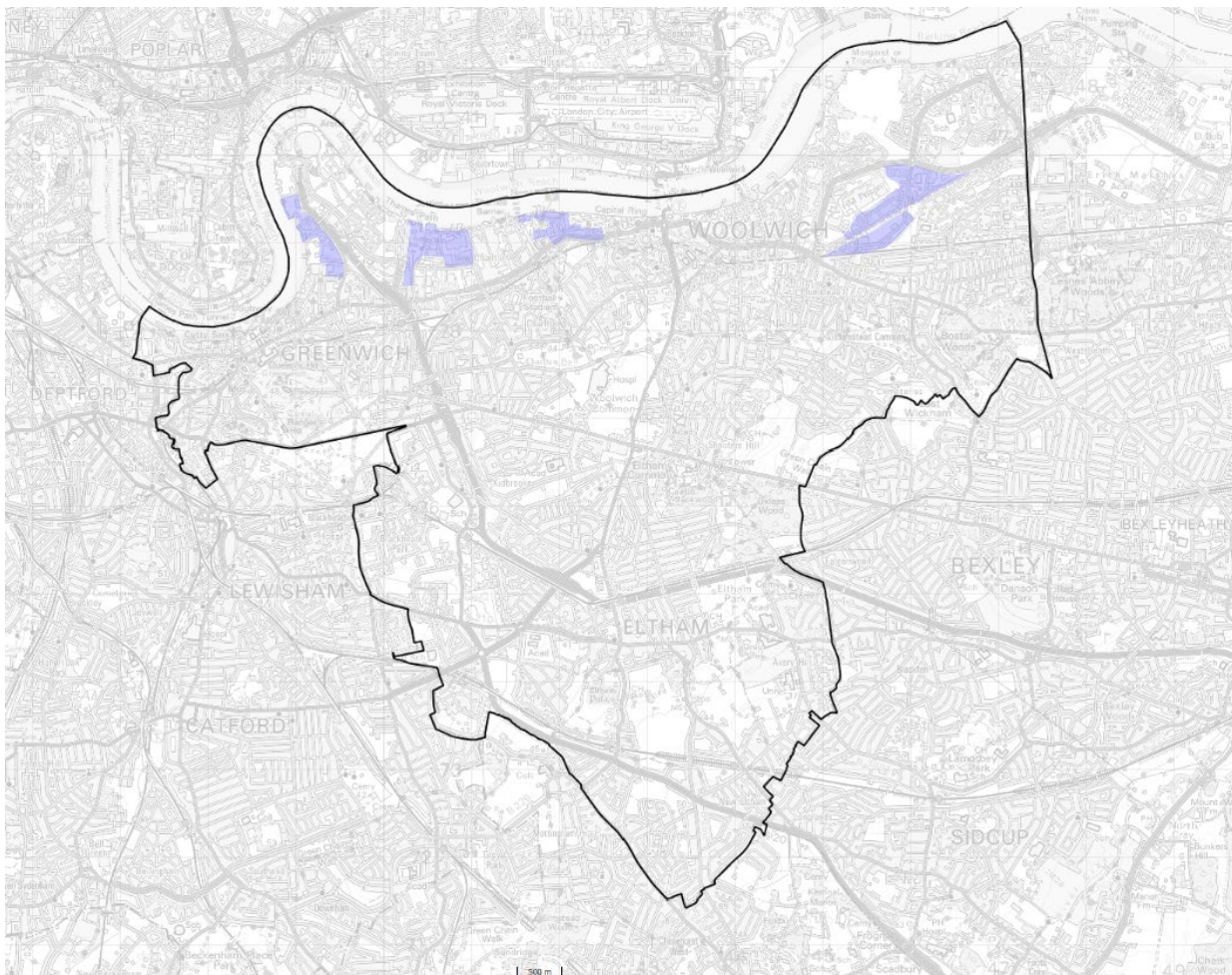


Figure 6: Strategic Industrial Locations (SIL) within RB Greenwich

Figure 7 below, re-iterates that the main locations for employment premises are within the north of the borough, particularly in Greenwich Peninsula, Charlton, Plumstead, Thamesmead and Woolwich¹⁵.

Greenwich's office market is growing. The number of office properties increased from 690 in 2013 to 930 in 2023 (a 35% increase), with the rateable value per metre squared of floorspace increasing from £102 to £130. By comparison in 2023 there were 6,190 rateable properties in all sectors in Royal Greenwich. There has been a steady increase in the percentage of properties in Greenwich which are offices, from 10.5% in 2001, to 13.8% in 2013, to 15.0% in 2023.¹⁶ The Employment Land Review concluded a continued need to plan for office provision.

¹⁵ Employment Land Review, 2025, Lichfields

¹⁶ Valuation Office Agency – note the 2024 numbers have been delayed so 2023 is the current most up to date data [Non-domestic rating: stock of properties, 2024 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/non-domestic-rating-stock-of-properties-2024)

Spatial Region	Office E(g)(i)/(ii)		Light Industrial E(g)(iii)/ Industrial B2		Distribution B8	
	(sq.m)	(%)	(sq.m)	(%)	(sq.m)	(%)
Abbey Wood	2,280	1.1%	6,843	3.0%	7,700	1.1%
Charlton	9,634	4.6%	71,590	31.3%	425,070	59.2%
Eltham & South of the Borough	14,871	7.2%	2,731	1.2%	31,386	4.4%
Greenwich Peninsula	53,267	25.8%	58,729	25.6%	67,300	9.4%
Greenwich Riverside	50,047	24.2%	12,659	5.5%	28,144	3.9%
Plumstead	1,702	0.8%	5,776	2.5%	4,157	0.6%
Thamesmead	3,593	1.6%	50,327	22.0%	105,877	14.8%
Woolwich	71,848	34.7%	20,385	8.9%	47,898	6.7%
Total	207,240	100%	229,040	100%	717,530	100%

Source: VOA Survey (2022 Update)/Lichfields analysis (Totals rounded)

Figure 7: Employment Floorspace by Spatial Region

Town Centres and Retail

Figure 8 below, shows the location of the Royal Borough's two Major Centres, seven District Centres and ten Local Centres. These are where retail, employment and public transport are concentrated, creating a centre of activity for residential areas of the borough.

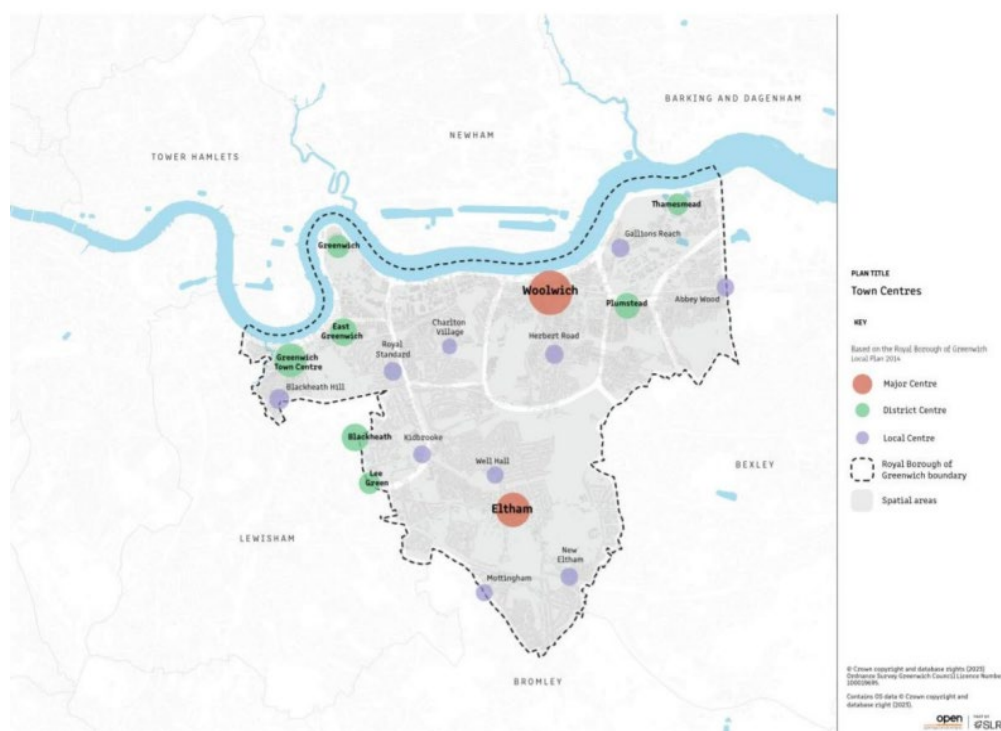


Figure 8: Map of RB Greenwich's Retail Centres

Additionally, there are 34 neighbourhood parades in the Royal Borough, which serve a more localised catchment, and are often accessible via walking or cycling.

In the final quarter of 2023/24, vacancy rates for retail units in Royal Greenwich's main town centres were as follows: 5.4% in Eltham, 13.8% in Woolwich, and 11.5% in Greenwich. These figures compare favourably to the UK average retail vacancy rate of 14.1% for the same period. However, the relatively high vacancy rate in Woolwich highlights the ongoing need for revitalisation, particularly in this key location.

Town centre footfall is another important indicator of vitality. In Eltham, trips through the town centre increased by approximately 61% between 2022 and 2024. Woolwich experienced a similar trend, with footfall rising by 56% over the same period. These increases are likely attributable to post-pandemic recovery, as 2022 figures were suppressed by Covid-19 restrictions. This increase is likely to be due to recovery from the Covid-19 pandemic, with artificially low figures in 2022, rather than an increase in vitality, given the increasing use of online retail by consumers, and the rising cost of living in the UK.

Retail transaction data provides further insight into economic activity. In Eltham, retail spend increased by over 50% (1.5 times the 2018 baseline) by late 2024 for both weekdays and weekends, despite a significant drop during the initial Covid-19 lockdown in March 2020. Transaction volumes followed a similar pattern, falling sharply in early 2020 but subsequently rising to around three times the baseline level by late 2024.

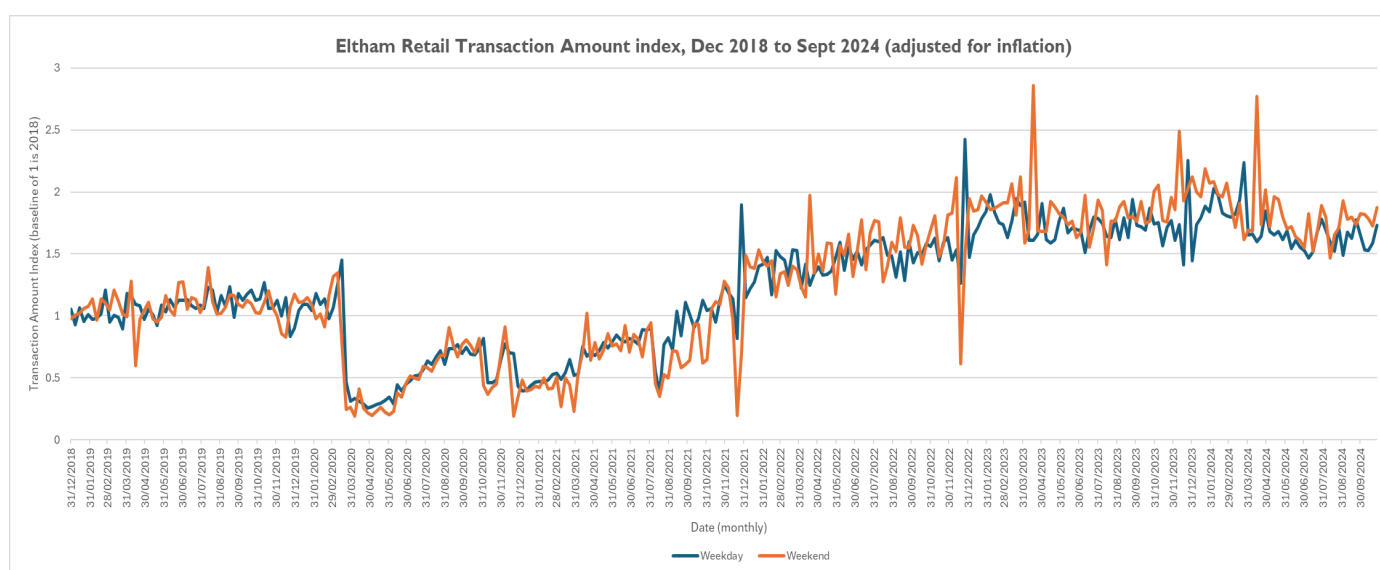


Figure 9: Eltham Retail Transaction Amount Index

The divergence between transaction counts (peaking at six times the baseline) and transaction values (peaking at nearly three times the baseline) suggests that while the number of transactions has increased substantially, the average value per transaction has remained relatively stable. This indicates that most transactions in Eltham are of low value, requiring a higher volume of sales to achieve equivalent growth in overall spend.

Woolwich town centre has exhibited a comparable pattern, with both transaction counts and spend dropping in early 2020 before recovering to exceed 2018 baseline levels. In Woolwich, the growth in transaction values (peaking at just over 2.5 times the baseline) is more closely aligned with the increase in transaction counts (peaking at around 3.5 times the baseline) than in Eltham. This suggests that retail transactions in Woolwich are generally of higher value, as a smaller increase in transaction numbers has resulted in a similar rise in total spend.

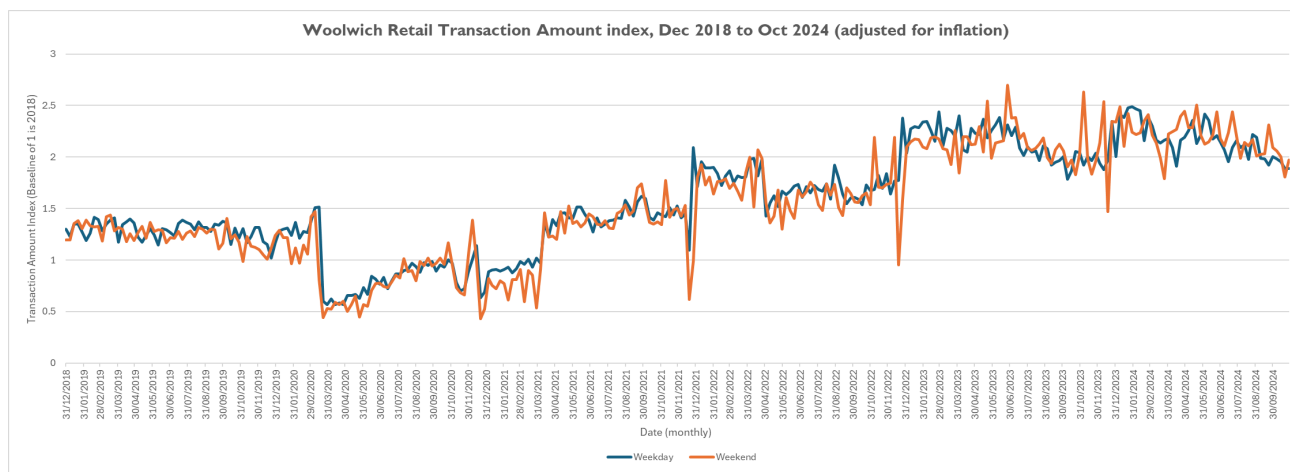


Figure 10: Woolwich Retail Transaction Amount Index

While these trends indicate a degree of economic recovery and increasing activity in Royal Greenwich's major town centres, persistent social challenges remain. High levels of deprivation, as measured by crime, living environment, and other indicators in the Index of Multiple Deprivation (IMD), continue to affect some town centres and will require targeted intervention.¹⁷

Art and Culture

The Arts, Culture and Recreation sector within Royal Greenwich contributed £106m in Gross Value Added (GVA) to the UK economy.¹⁸ This represents approximately 2% of the £5,250 GVA produced by all industries in Greenwich.¹⁹ Whilst the sector's economic output dropped significantly from £137m to 106m over the course of the COVID-19 pandemic in 2020 and 2021, it then rose to £150m in 2022,²⁰ indicating a strengthening past its pre-COVID condition.

¹⁷ The Royal Borough of Greenwich. Inclusive Economy Strategy (2024). Available at:

https://www.royalgreenwich.gov.uk/downloads/file/6697/inclusive_economy_strategy

¹⁸ Office for National Statistics (ONS). Dataset: Regional gross value added (balanced) by industry: local authorities by ITL1 region. (2024). Available at:

<https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/regionalgrossvalueaddedbalancedbyindustrylocalauthoritiesbyitl1region>

¹⁹ Office for National Statistics (ONS). Dataset: Regional gross value added (balanced) by industry: local authorities by ITL1 region. (2024). Available at:

<https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/regionalgrossvalueaddedbalancedbyindustrylocalauthoritiesbyitl1region>

²⁰ Office for National Statistics (ONS). Dataset: Regional gross value added (balanced) by industry: local authorities by ITL1 region. (2024). Available at:

This growth is likely due to the development of arts and cultural facilities within Woolwich and Greenwich Peninsula. In Woolwich, the Woolwich Works, Tramshed and Punchdrunk venues have all been developed and opened in recent years.²¹ Similarly, the O2, in the Greenwich Peninsula, has become one of the leading sports and entertainment venues in the world, providing 4,500 jobs, and contributing £300m in GVA to the Royal Greenwich economy.²²

Tourism

Greenwich has a well-developed tourism sector due to the presence of the Maritime Greenwich UNESCO World Heritage site, which comprises several museums and the surrounding landscape of Greenwich Park, in addition to Greenwich town centre. Visitor spend increased by 25% from 2022 to 2023, and visitor numbers also increased by 11% within this period, reaching 19 million visitors in 2023.²³ The Tourism and Security Services sectors in Royal Greenwich together contributed £129m in GVA to the UK economy in 2022, an uplift of 150% from before the COVID-19 pandemic in 2019 (GVA £86m).²⁴

Night time Economy

The number of people passing through Woolwich between 6pm and 6am, defined by the GLA as the hours of the night time economy,²⁵ increased from 2022 to 2023, but slightly decreased to 2024. Generally, footfall in Woolwich was greater during daytime hours than night time hours in 2022 and 2023, however in 2024, night time footfall slightly exceeded day time footfall.²⁶ This might reflect that in 2022, Woolwich was designated as a Night time Enterprise Zone by the London Mayor, increasing the amount of investment put into night time activities in the town centre.²⁷

In Eltham, day time trips through the centre significantly exceeded night time trips in 2022, 2023 and 2024.²⁸ However, as this difference was less significant in 2024 than 2022-23,

<https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/regionalgrossvalueaddedbalancedbyindustrylocalauthoritiesbyitl1region>

²¹ The Royal Borough of Greenwich. Inclusive Economy Strategy (2024). Available at:

https://www.royalgreenwich.gov.uk/downloads/file/6697/inclusive_economy_strategy

²² The Royal Borough of Greenwich. Inclusive Economy Strategy (2024). Available at:

https://www.royalgreenwich.gov.uk/downloads/file/6697/inclusive_economy_strategy

²³ The Royal Borough of Greenwich. Inclusive Economy Strategy (2024). Available at:

https://www.royalgreenwich.gov.uk/downloads/file/6697/inclusive_economy_strategy

²⁴ Office for National Statistics (ONS). Dataset: Regional gross value added (balanced) by industry: local authorities by ITL1 region. (2024). Available at:

<https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/regionalgrossvalueaddedbalancedbyindustrylocalauthoritiesbyitl1region>

²⁵ Mayor of London. Night Time Strategy Guidance. (2024). Available at: [Night Time Strategy Guidance | London City Hall](#)

²⁶ Internal RBG data, Department of Regeneration, Enterprise and Skills.

²⁷ London Assembly. Mayor's Night Time Enterprise Zones reinvigorate London's high streets. (2024). Available at:

<https://www.london.gov.uk/media-centre/mayors-press-release/mayors-night-time-enterprise-zones-reinvigorate-londons-high-streets#:~:text=The%20Mayor%20and%20Night%20Czar,cost%2Dof%2Dliving%20crisis>

²⁸ Internal RBG data, Department of Regeneration, Enterprise and Skills.

and the number of night time trips has increased over the time period, this suggests that the night time economy may have slightly grown in the centre over this time.²⁹

Likely future economic conditions

Over the plan period to 2037, the Royal Borough of Greenwich is expected to experience continued population growth, which will place increasing pressure on the local economy to deliver sufficient employment opportunities. While the number of jobs in the borough has grown steadily—from 73,000 in 2002 to 106,000 in 2022—jobs density remains significantly below the London average, indicating that many residents continue to commute outside the borough for work. Without targeted intervention, this trend is likely to persist, particularly given the borough’s relatively high proportion of part-time employment and lower workplace earnings compared to the London average.

The borough’s business base is dominated by micro-enterprises, which are more vulnerable to economic shocks and have lower survival rates. This suggests that future economic resilience will depend on supporting small businesses through tailored policy measures, infrastructure investment, and access to flexible workspaces. The growth of co-working and hybrid working models may also influence future demand for commercial floorspace, particularly in town centres and mixed-use developments.

Opportunity Areas are expected to accommodate significant employment growth. However, realising this potential will require coordinated investment in transport infrastructure and skills development. The borough’s office market has expanded in recent years, but further growth will depend on ensuring that new workspace meets the evolving needs of businesses, including high-quality design and digital connectivity.

The vitality of town centres is likely to be at risk of decline due to the continued rise of online shopping and cost-of-living challenges. While footfall and transaction volumes have rebounded post-pandemic, vacancy rates suggest that some centres may require targeted intervention to remain competitive. The night-time economy, is expected to grow, supported by initiatives such as the Night-Time Enterprise Zone designation.

The borough’s cultural and tourism sectors are likely to continue contributing significantly to economic output, particularly through assets such as the O2 Arena and Maritime Greenwich World Heritage Site. However, sustained investment in cultural infrastructure and marketing will be needed to maintain growth and diversify the visitor economy.

Overall, Greenwich’s economic future will depend on its ability to attract high-value employment, support inclusive growth, and ensure that development is aligned with infrastructure capacity and community needs. Without strategic intervention, existing disparities in employment, income, and business resilience may widen, particularly in areas with lower public transport accessibility and higher deprivation.

²⁹ Internal RBG data, Department of Regeneration, Enterprise and Skills.

2.2 Social Conditions

Population

Between the 2011 and 2021 Censuses, the population of Royal Greenwich grew by 13.6%, rising from approximately 254,600 to 289,200 residents. This rate of growth outpaced both London (7.7%) and England as a whole (6.6%) over the same period. As of 2021, Royal Greenwich ranked as the 17th least densely populated of London's 33 local authorities and 50th in total population out of 309 local authorities in England, moving up eight places since 2011.³⁰

The median age of residents increased from 33 to 35 years between 2011 and 2021. Notably, the number of people aged 50–64 rose by about 12,400 (a 35% increase), while the number of children under four declined by just over 1,900 (a 9.2% decrease).³¹

In 2021, 60.8% of Royal Greenwich residents (around 175,700 people) reported being born in England. The next most common country of birth was Nigeria, with just under 14,400 residents (5.0%). The borough's ethnic composition has also shifted: 55.7% identified as "White" (down from 62.5% in 2011), 21% as "Black, Black British, Black Welsh, Caribbean, or African" (up from 19.1%), and 13.2% as "Asian, Asian British or Asian Welsh" (up from 11.7%). Additionally, 4.2% identified within the "Other" ethnic group category. English was the main language for 81.78% of residents aged three and over, with Nepalese (2.11%) and Romanian (1.67%) being the next most common first languages.³²

Religious affiliation has also changed. In 2021, 32.6% of residents reported having "no religion," up from 25.5% in 2011. The proportion identifying as Christian fell from 52.9% to 44.7%, while those identifying as Muslim increased from 6.8% to 8.5%. It should be noted that the religion question in the Census is voluntary, so these figures should be interpreted with caution.

In terms of sexual orientation and gender identity, the 2021 Census found that 86.95% of residents identified as straight or heterosexual, 2.47% as gay or lesbian, 1.47% as bisexual, 0.37% as pansexual, 0.05% as asexual, and 0.10% as queer. Regarding gender identity, 91.96% described their gender as the same as their sex registered at birth, with 0.16% identifying as trans women, 0.18% as trans men, 0.08% as non-binary, and 0.43% identifying with a different gender identity not specifically listed.

Disability rates have declined: in 2021, 8.4% of residents reported being disabled and limited a lot in their daily activities (down from 10.7% in 2011), and 9.3% reported being disabled and limited a little (down from 10.4%). However, the 2021 Census was conducted during the pandemic, which may have influenced self-reported activity levels.

Household composition has also shifted. The proportion of households with a couple and no children increased from 13.3% in 2011 to 15.7% in 2021, while the proportion with a couple and dependent children remained stable at 18.0%. By contrast, the proportion of

³⁰ Census 2021, [Greenwich population change, Census 2021 – ONS](#)

³¹ Census 2021, [How life has changed in Greenwich: Census 2021 \(ons.gov.uk\)](#)

³² Census 2021, [Main language \(detailed\) - Office for National Statistics \(ons.gov.uk\)](#)

couple households without children across England fell from 17.6% to 16.8% over the same period.

Socio-Economic Indicators

According to the 2019 Indices of Multiple Deprivation (IMD), Royal Greenwich ranks as the 60th most deprived out of 317 local authorities in England, based on factors such as income, employment, education, health, and crime. Figure 11 illustrates the distribution of deprivation across the borough, highlighting that some of the most deprived areas include Greenwich Peninsula, Charlton Riverside, and Middle Park and Horn Park. In contrast, the least deprived areas are located in the south-east, such as Eltham and Avery Hill, and in the west, including Greenwich Park and Blackheath.³³

Deprivation Deciles, Greenwich, 2019

Index of Multiple Deprivation

Decile ● 1 ● 2 ● 3 ● 4 ● 5 ● 6 ● 7 ● 8 ● 9

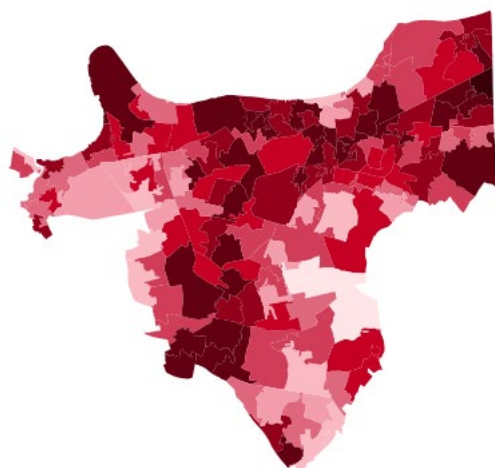


Figure 11: Deprivation deciles for areas in Greenwich (2019 data)³⁴

In 2022, the resident annual gross pay in Royal Greenwich was £38,000, slightly below the London average of £40,000 but well above the England average. Workplace annual gross pay (for those working within the borough) was £34,000, which is more significantly below the London average (£39,000) and only £2,000 above the England average.³⁵ This suggests that many residents commute out of the borough for higher-paying jobs.

Between January and March 2024, 4,663 individuals used the Greenwich Trussell Trust Foodbank. As of November 2023, 26,660 households were receiving Universal Credit. In August 2024, 5,810 men (6.0% of the working-age male population) and 5,535 women (5.4%) claimed out-of-work benefits, resulting in an overall claimant rate of 5.7% for residents aged 16–64. This is slightly below the London average (5.9%) but above the national average (4.3%). In 2023, approximately 16,000 jobs in Greenwich (22%) paid

³³ Indices of Multiple Deprivation, ONS, [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

³⁴ Greenwich Inclusive Economy dashboard, [Microsoft Power BI](#)

³⁵ Greenwich Inclusive Economy dashboard, [Microsoft Power BI](#)

below the living wage.³⁶ Additionally, 10.0% of households in Greenwich were classified as fuel poor, compared to 13.1% in England.³⁷

Child poverty remains a significant issue: in 2023, 8,579 children (14.6%) lived in absolute low-income families, and 11,193 children (19.0%) lived in relative low-income families. Both rates are higher than the London averages (12.3% absolute, 15.8% relative).³⁸

In 2023, the gender pay gap for full-time workers living in Greenwich was 17.1%, with women earning less than men—significantly higher than the London average gap of 10%. There is also a notable unemployment gap by ethnicity: in Q1 2024, the unemployment rate among white residents was 3.8%, compared to 8.8% for residents from minority ethnic groups. This gap is slightly wider than the London averages (5% for white residents, 9% for ethnic minorities).³⁹

In 2023/24, Greenwich Local Labour and Business (GLLaB) supported 955 people into work, a decrease from 1,131 in 2022/23. The employment rate for people aged 16 and over (excluding full-time students) increased by 4.1 percentage points between the 2011 and 2021 censuses, from 55.9% to 60.0%, the third-largest increase among all local authorities in England.

As of 2022, there were 88,000 jobs in the borough, with 62% being full-time and the remainder part-time. This is lower than the London average, where 74.2% of jobs are full-time.⁴⁰ Among employed residents aged 16 and over, 73.5% work full-time and 26.5% part-time, indicating that many full-time workers commute outside

Health

The Department of Health and Social Care reports that approximately two-thirds (64%) of adults in England are above a healthy weight, with 26.2% classified as obese. Among children leaving primary school, 36.6% are overweight or obese, and 22.7% are obese. In Royal Greenwich, 57.2% of adults are overweight (including obesity), and 23.2% are obese—both figures are below the national averages. However, among children leaving primary school in Greenwich, 41.2% are above a healthy weight and 27.2% are obese or severely obese, which exceeds the national averages.⁴¹

In 2024, an estimated 7,300 people in Greenwich were classified as long-term sick, representing 27% of the economically inactive population.⁴² Council data for 2020/21 indicates that 66.4% of adults in Royal Greenwich are physically active, compared to 64.9%

³⁶ ONS, [Number and proportion of employee jobs with hourly pay below the living wage - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk/peopleandpopulation/workingpopulation/articles/numberandproportionofemployeejobswithhourlypaybelowthelivingwage/2022)

³⁷ Department for Energy Security and Net Zero fuel poverty data, [Sub-regional fuel poverty data 2024 \(2022 data\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2024)

³⁸ Department for Work and Pensions, [Children in low income families: local area statistics 2014 to 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/children-in-low-income-families-local-area-statistics-2014-to-2023)

³⁹ ONS nomis statistics, [Labour Market Profile - Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk/)

⁴⁰ Census 2021, data on hours worked, [Hours worked - Census Maps, ONS](https://www.ons.gov.uk/peopleandpopulation/workingpopulation/articles/hoursworked)

⁴¹ Department of Health and Social Care, Fingertips public health profiles, obesity profile, [Obesity Profile | Fingertips | Department of Health and Social Care \(phe.org.uk\)](https://www.phe.org.uk/publications/fingertips/public-health-profiles/obesity-profile)

⁴² Department of Health and Social Care, Fingertips public health profiles, local health data, [Local Health - Small Area Public Health Data - Data - OHID \(phe.org.uk\)](https://www.phe.org.uk/publications/fingertips/public-health-profiles/local-health-data)

across London. This suggests that adults in Royal Greenwich are marginally more active than the London average.

Life expectancy at birth in Greenwich (2021–2023) was 78.88 years for men and 82.54 years for women. As shown in Figure 12, Royal Greenwich has one of the lowest life expectancies for both men and women in London. Furthermore, healthy life expectancy for men in Greenwich is three years lower than the England average and 3.7 years lower than the London average. In contrast, women’s life expectancy in Greenwich is 3.3 years higher than the England average and 2.2 years higher than the London average.⁴³

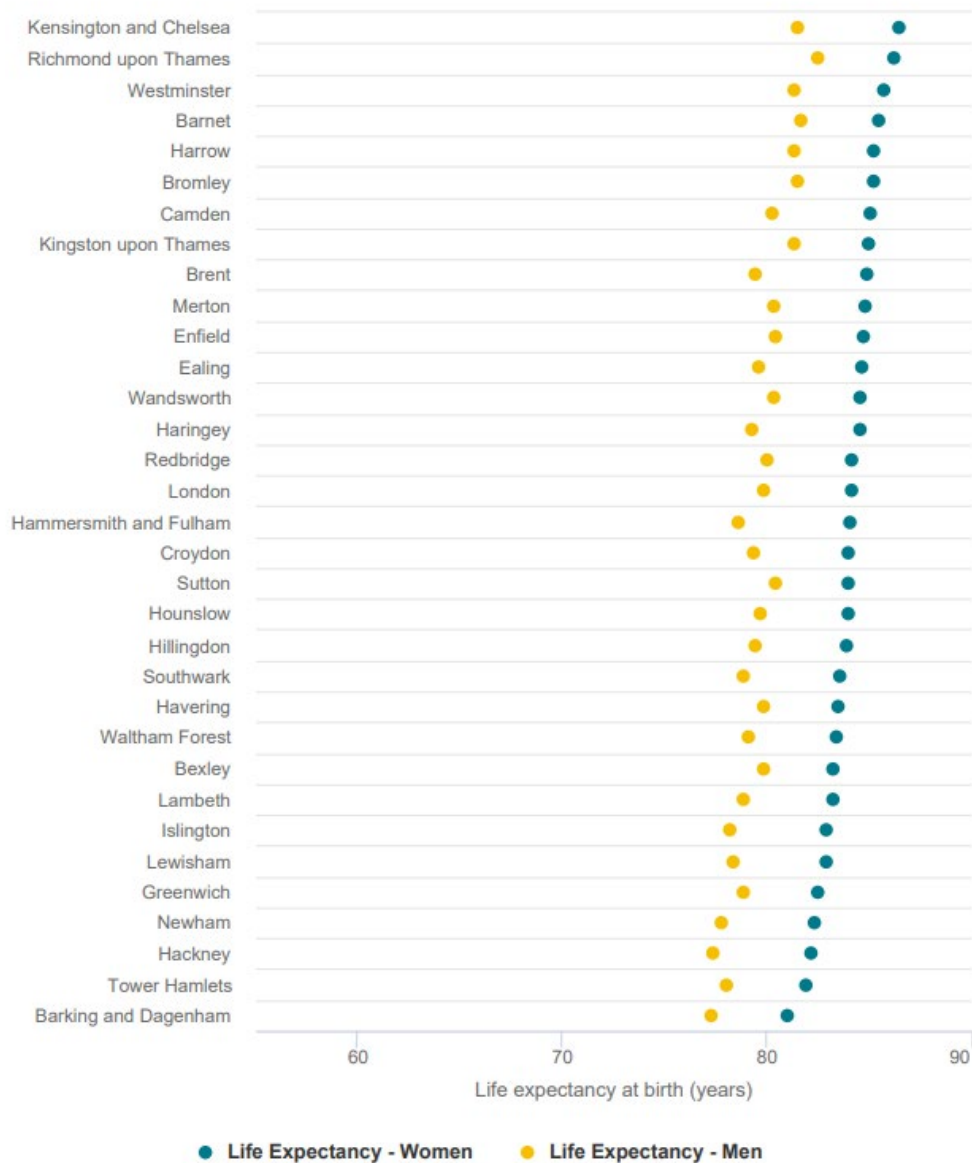
In 2022/23, 10.7% of patients aged 18 and over in Greenwich were recorded as having depression, compared to 13.2% in England. In 2021, 58% of secondary school pupils in Greenwich reported being happy with their life overall, while 47% indicated that worry at least ‘sometimes’ prevents them from concentrating or enjoying other activities.

A resident survey conducted in March–April 2023 found that 85% of respondents considered Royal Greenwich to be “welcoming” to people of different ethnic backgrounds, communities, genders, and sexual orientations, while 5% explicitly stated that they believed the borough was “not welcoming.”

⁴³ ONS via [Life expectancy by London borough | Trust for London](#)

Life expectancy at birth by borough for men and women (2021-2023)

Data source: Life expectancy, all ages, UK - ONS



London's Poverty Profile 2025

Figure 12: Life expectancy at birth by Borough for men and women (2021-2023)

Education

Greenwich residents are among the most highly qualified in England and Wales, placing the borough in the top 15% of local authorities. 45.7% of residents hold a Level 4 qualification or higher; such as a Higher National Certificate, Higher National Diploma, Bachelor's degree, or postgraduate qualification.⁴⁴

As of June 2024, 94% of Greenwich's schools were rated Good or Outstanding – slightly behind the 96% of schools in London, but ahead of the 89% in England. In Royal Greenwich, the percentage of young people gaining grade 4 and above in both English and

⁴⁴ Census 2021, [Education, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://ons.gov.uk)

Maths GCSE's for 2022/23 was 66.3%. This compares to London which achieved 71.2% and England at 65.4%. Therefore, although Royal Greenwich has a slightly higher attainment level than England as a whole, it is significantly lower than London.⁴⁵

Crime

Police.uk state that in 2023, the crime rate in Royal Greenwich was 102.71 per 1,000 residents, which is around the average for London boroughs⁴⁶. The 2023 crime rate for specific crimes was 34 crimes per 1000 people classified as "Homicide, Violence with Injury, Violence without Injury" (above the average for London of 28.1), 3.1 crimes classified as "Rape, Other sexual offences" (again above the London average of 2.7), 3 crimes classified as "Robbery of Personal Property, Robbery of Business Property", 22.6 classified as "Theft from Person, Shoplifting, Bicycle Theft, Other Theft" (well below the London average of 31.4) and 7.7 crimes classified as "Arson, Criminal Damage"⁴⁷.

In a survey conducted in Spring 2024, 64% of residents in Royal Greenwich stated that they felt "safe" when outside in their local area after dark; 15% answered that they felt "neither safe nor unsafe", while 20% reported that they felt "unsafe". This compares to 88% of residents who stated that they felt "safe" when outside in their local area during the day, with 6% feeling "neither safe not unsafe" and 6% feeling "unsafe".⁴⁸

The rates for crime are similar to the London average as a whole, although higher for violent crimes such as homicide, and crimes classified as rape or other sexual offences. Around 1 in 5 residents feel unsafe in the borough after dark, significantly more than the number of residents who don't feel safe during the day.

Housing

As of September 2024, Royal Greenwich contained 124,505 dwellings, comprising 87,956 privately owned and 36,549 publicly owned properties. According to the 2021 Census, 20% of residents lived in one-bedroom homes, 33.5% in two-bedroom homes, 33% in three-bedroom homes, and 13% in homes with four or more bedrooms.

In June 2024, the average property price in Royal Greenwich was £436,052. Prices varied by property type, with detached houses averaging £921,015, semi-detached houses £660,607, terraced houses £500,102, and flats or maisonettes £364,112. The overall average property price in Royal Greenwich remains below the London average of £523,134. However, property prices in the borough have increased significantly over the past decade, rising from £305,405 in June 2014.⁴⁹

⁴⁵ Ofsted data, Internal Royal Greenwich source

⁴⁶ Crime in Greenwich compared with crime in similar areas, [Compare your area | Police.uk \(www.police.uk\)](https://www.police.uk)

⁴⁷ Internal Royal Greenwich data: Greenwich annual plan indicators 23/24, [Annual Plan Indicators MASTER.xlsx \(sharepoint.com\)](#) – internal link

⁴⁸ Our Greenwich Annual plan 2023/24 and annual plan indicators.

⁴⁹ UK House Price Index, [UK House Price Index \(data.gov.uk\)](https://data.gov.uk).

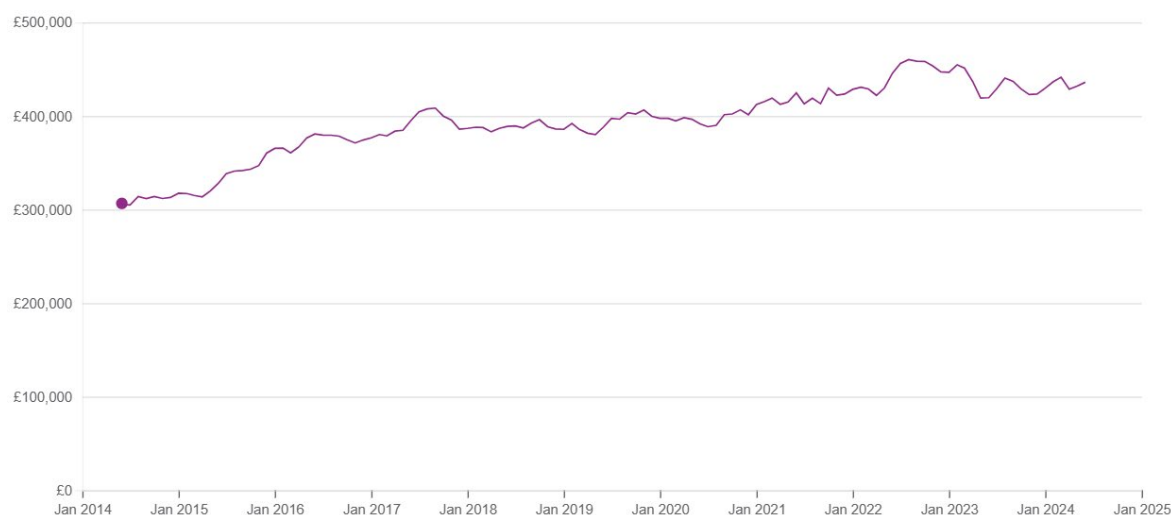


Figure 13: Trends in housing prices in RB Greenwich since 2014

The average monthly private rent in Greenwich was £1,818 in August 2024. Both Greenwich and London have experienced steady rent increases over the past ten years, with particularly sharp rises in the last two years. Despite this, rents in Greenwich remain below the London average.⁵⁰

Between the 2011 and 2021 censuses, the proportion of households in social rented accommodation in Royal Greenwich fell by 3.3 percentage points, from 34.3% to 31.0%. This remains significantly higher than the London average, which declined from 24.1% to 23.1% over the same period. The proportion of private renters in Royal Greenwich increased from 19.8% in 2011 to 25.5% in 2021, though this is still below the London average of 30% in 2021 (up from 25.1% in 2011). The share of households owning their home outright or with a mortgage or loan decreased from 43.3% in 2011 to 41.1% in 2021, which is also below the London average of 45.2% in 2021 (down from 48.3% in 2011). Shared ownership increased to 2.2% in 2021 from 1.6% in 2011, slightly above the London average of 1.5% in 2021.⁵¹

Tenure varies significantly by age group. Among residents aged 16–64, only 9% own their home outright, 32% own with a mortgage or shared ownership, 30% are private renters or living rent-free, and 30% are social renters. For those aged 65 and over, 50% own outright, 7% own with a mortgage or shared ownership, 6% are private renters or living rent-free, and 37% are social renters.

As of the 2021 Census, 0.3% of dwellings in Royal Greenwich were second homes with no usual residents⁵². Across England and Wales, 5.3% of the population (3.2 million people) reported staying at a second address for more than 30 days a year. In Royal Greenwich, 5.1% of usual residents reported using a second address either within or outside the UK.

In the 2021 Census, 5.6% of dwellings in Royal Greenwich were classified as “truly vacant.”

⁵⁰ ONS private rent and house price data September 2024, [Private rent and house prices, UK - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/rentandhouseprices)

⁵¹ ONS Census 2021, tenure by age, [Tenure by age - Household Reference Persons - Office for National Statistics](https://www.ons.gov.uk/peoplepopulationandcommunity/healthandsocialcare/physicalhealth/bulletins/tenurebyage)

⁵² Office for National Statistics, [Number of vacant and second homes, England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peoplepopulationandcommunity/dwellings/bulletins/numberofvacantandsecondhomes)

Housing demand remains high. As of April 2024, 5,020 people were on the housing waiting list in Bands A, B1, and B2 (priority need), a significant increase from 3,963 in 2021/22. The number of people on the Band C waiting list (not in priority need) also rose, from 20,393 in 2021/22 to 23,137 in 2024. Of those on the rehousing waiting list, 58% were seeking a one-bedroom home, 21% a two-bedroom, 14% a three-bedroom, 5% a four-bedroom, and 2% a home with five or more bedrooms.

Severe overcrowding is an ongoing issue. As of 30 April 2024, there were 622 cases of severe overcrowding in the borough, up from 430 cases in 2018, with numbers rising each year. In 2023/24, council tenants and leaseholders made 1,486 complaints, primarily related to plumbing, repairs, and damp.

As of September 2024, Royal Greenwich had 1,389 licensed Houses in Multiple Occupation (HMOs), with the highest concentrations in Plumstead, followed by Woolwich, Abbey Wood, and Charlton. During the first three quarters of 2022, 141 unlicensed properties were identified through investigations.

In September 2024, there were also 983 homes registered as student-only households and 792 homes with both student and non-student residents. Of the student-only homes, 145 were located in Flinders House on Greenwich Peninsula, with the remainder distributed across the borough, particularly in Abbey Wood and Plumstead.

Provision for residents with specific needs has improved. In 2023/24, 1,652 homes were specially adapted, up from 581 in 2021/22. Additionally, 2,617 vulnerable clients were supported to live independently in 2023/24, compared to 1,780 in 2021/22.

Likely future social conditions

The population of the Royal Borough of Greenwich is projected to continue growing over the plan period to 2037, building on the 13.6% increase recorded between the 2011 and 2021 Censuses. This growth is expected to place increasing pressure on housing, education, healthcare, and other social infrastructure. The borough's demographic profile is also shifting, with a notable rise in residents aged 50–64 and a decline in the number of young children. If current trends persist, demand for age-appropriate housing and health services will increase, particularly for older residents and those with long-term health conditions. Royal Greenwich's population is growing more rapidly than the London average, highlighting the need for additional housing.

Greenwich's ethnic and cultural diversity is likely to deepen, with continued migration contributing to a rich social fabric but also requiring inclusive service provision and community engagement. The borough's relatively high levels of deprivation in some wards suggest that inequalities may widen without targeted intervention. Child poverty, fuel poverty, and unemployment gaps by ethnicity and gender are likely to remain key challenges unless addressed through coordinated policy action.

Housing affordability is expected to remain a significant issue. Rising property prices and rents, coupled with below-average workplace earnings, mean that many residents will continue to face barriers to securing suitable accommodation. The growing waiting list for

social housing and increasing levels of overcrowding indicate that demand for affordable and supported housing will intensify. Without substantial investment in new housing supply—particularly social and council housing—existing pressures are likely to worsen.

Health outcomes in Greenwich are mixed. While adult obesity rates are below the national average, childhood obesity remains high, and life expectancy for men is among the lowest in London. Mental health indicators, including depression rates and youth wellbeing, suggest that further support will be needed to address both physical and mental health inequalities. The borough's Health and Wellbeing Strategy (2023–2028) will play a critical role in shaping future interventions, but success will depend on sustained funding and cross-sector collaboration.

Overall, the social conditions in Greenwich are likely to become more complex over the plan period. Population growth, demographic change, and persistent inequalities will require integrated planning across housing, health, education, and community services. Without strategic action, disparities in access to services and quality of life may deepen, particularly in the most deprived areas of the borough.

2.3 Environmental Conditions

Heritage assets

The Royal Borough of Greenwich contains a substantial number of heritage assets that play a key role in shaping its distinctive character. These include 830 locally listed buildings and 541 nationally listed assets, some of which consist of groups of buildings⁵³. Of the nationally listed assets, 28 are classified as Grade I, 45 as Grade II*, and 468 as Grade II. The borough also encompasses 23 conservation areas, 18 of which have adopted Conservation Area Appraisals⁵⁴. Figure 14 shows the location of the 23 Conservation Areas within the Borough, 18 of which have conservation area appraisals.

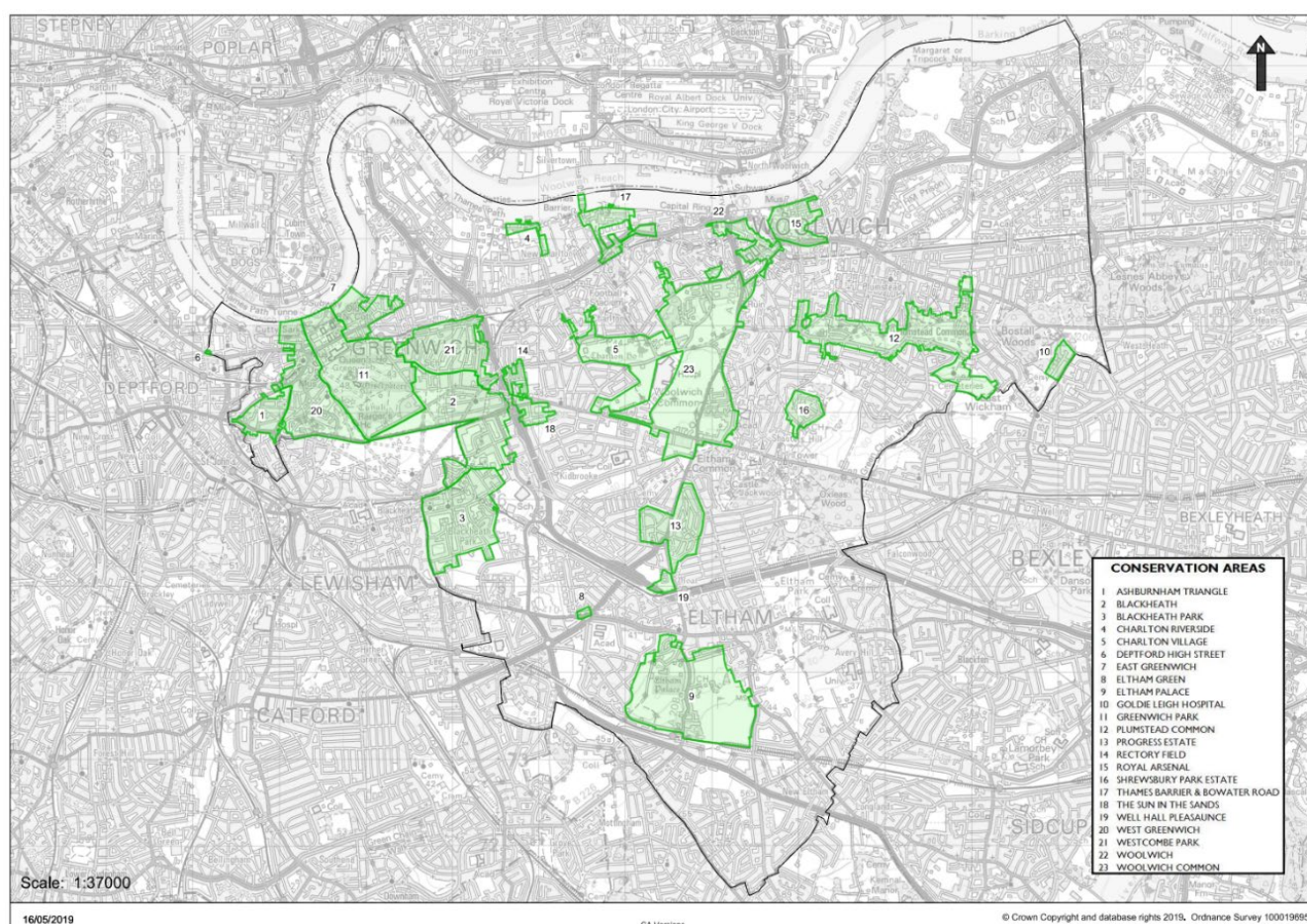


Figure 14: Location of Royal Greenwich's Conservation Areas⁵⁵

⁵³ Historic England, The List. 2024. Available at: <https://historicengland.org.uk/listing/the-list/advanced-search/?modify=true>

⁵⁴ Royal Borough of Greenwich, Conservation area appraisals and management strategies.

2024. Available at:

https://www.royalgreenwich.gov.uk/info/200194/conservation_areas_and_listed_buildings/1547/conservation_area_appraisals_and_management_strategies

⁵⁵ Royal Borough of Greenwich, Conservation areas in the borough map. 2024. Available at:

https://www.royalgreenwich.gov.uk/downloads/download/991/map_showing_all_23_conservation_areas_in_the_borough

The Royal Borough of Greenwich contains four registered parks and gardens, reflecting its rich landscape heritage⁵⁶. Most notably, it is home to the UNESCO World Heritage Site at Maritime Greenwich, which comprises a group of architecturally and historically significant buildings and spaces, including the Queen's House, the Royal Observatory, the Old Royal Naval College, and the surrounding landscape of Greenwich Park⁵⁷.

The Borough is also home to three designated London Squares, Ingleside Gardens, Gloucester Circus, and Batley Park, which are protected under the London Squares Preservation Act 1931. This legislation restricts the use of these squares to ornamental gardens, pleasure grounds, or areas for play, rest, or recreation, and prohibits the construction of buildings or structures on or over them, except where necessary for their authorised use or maintenance.

The Royal Borough of Greenwich contains 30 Areas of High Archaeological Potential (AHAP), which collectively cover approximately 34% of the borough's land area. In addition, there are 12 Scheduled Monuments that reflect the borough's nationally significant heritage.⁵⁸ The Heritage at Risk Register identifies 10 historic buildings within the borough as being at risk, along with one park and three conservation areas.

⁵⁶ Historic England, The List. 2024. Available at: <https://historicengland.org.uk/listing/the-list/advanced-search/?modify=true>

⁵⁷ UNESCO, Maritime Greenwich. 2024. Available at: <https://whc.unesco.org/en/list/795>

⁵⁸ Historic England, The List. 2024. Available at: <https://historicengland.org.uk/listing/the-list/advanced-search/?modify=true>

Protected views

Development within the Royal Borough of Greenwich must take account of designated protected views. These include two strategic views identified in the London View Management Framework (as set out in the London Plan 2021): View 5A from the General Wolfe statue in Greenwich Park to St Paul's Cathedral, and View 6A from Blackheath Point to St Paul's Cathedral and one townscape view: View 24 from Island Gardens.

Development in the foreground of these views must not obstruct or compromise them. In addition, the Greenwich Core Strategy (2014) designates 12 Local Views, which also require careful consideration in the planning process.⁵⁹ Further protected views are identified within Conservation Area Appraisals; however, these are not strategic designations. The Strategic and Local Views within the borough are illustrated on Figure 15.

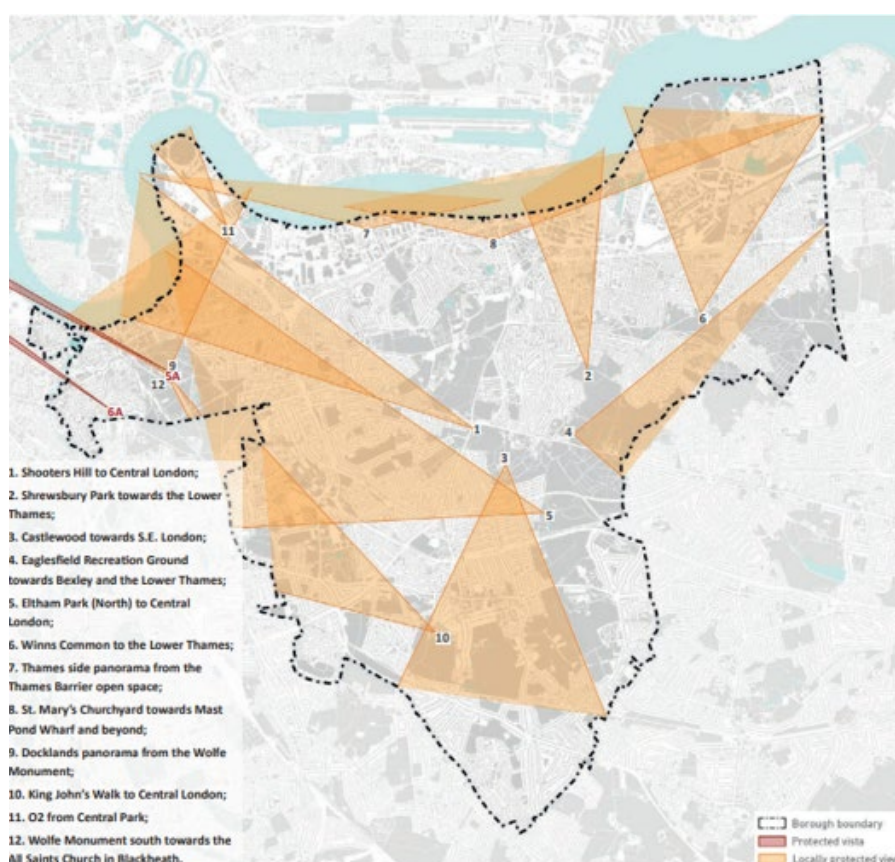


Figure 15: Strategic and Local Views within Greenwich

⁵⁹ Royal Borough of Greenwich, Characterisation and tall buildings study. 2023. Available at: https://www.royalgreenwich.gov.uk/downloads/download/1341/characterisation_and_tall_buildings_study

Green and Blue Infrastructure

Open space makes up 38.7% of the land area of Royal Borough of Greenwich, with 584 individual open spaces.⁶⁰ There is a two-tier level of protection Metropolitan Open Land and Community Open Spaces as shown on Figure 16.

The River Thames runs along the entirety of the northern boundary of the Royal Borough of Greenwich. There are also smaller water bodies and tributaries of the River Thames at Deptford Creek and the River Quaggy and a network of canals in Thamesmead.

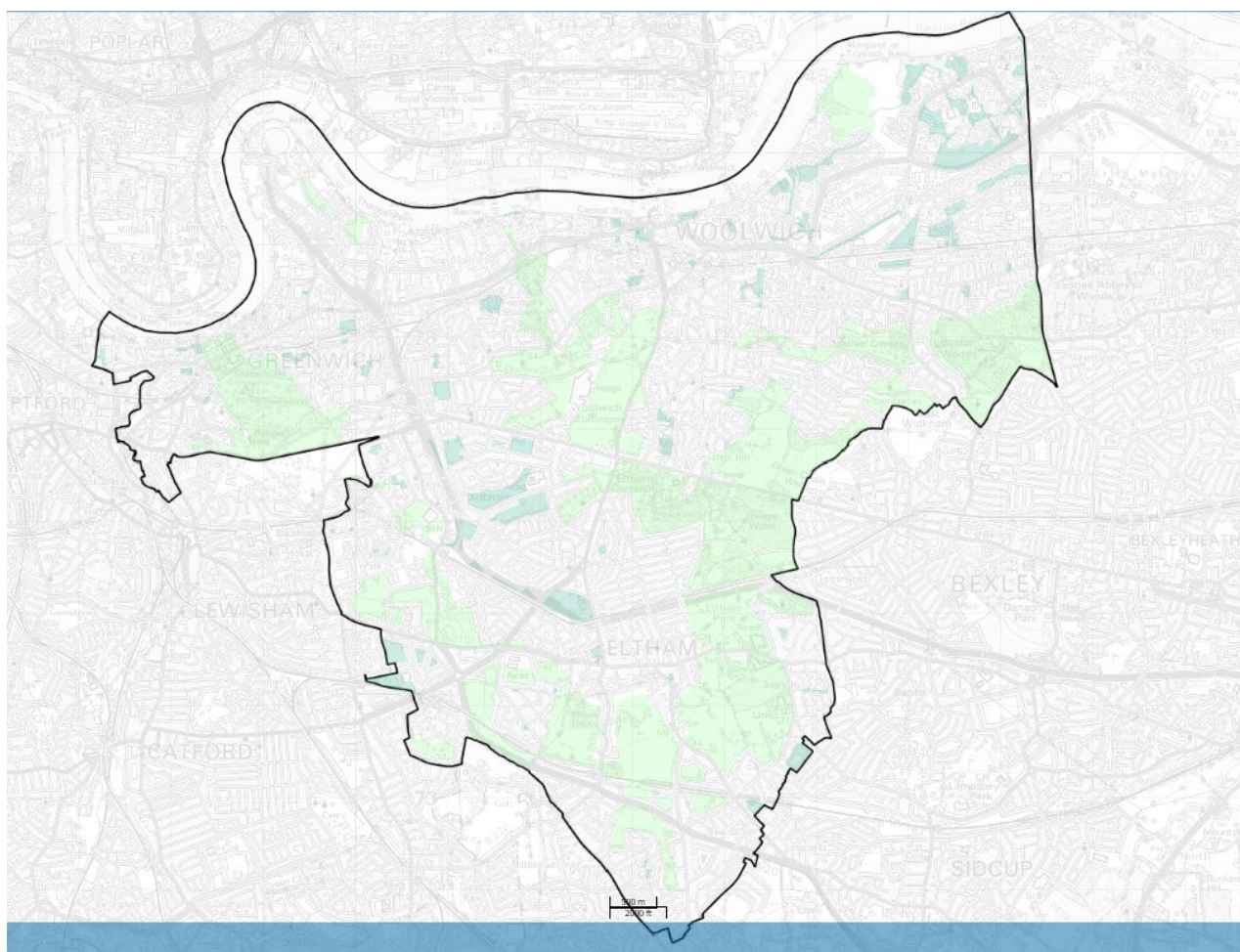


Figure 16: Metropolitan Open Land (light green) and Community Open Space (dark green)

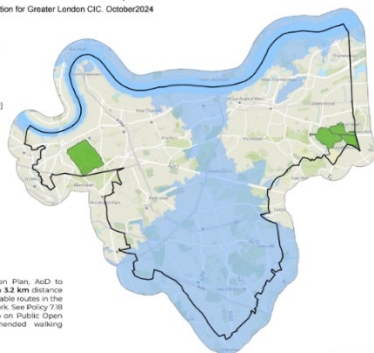
Despite this, residents in some parts of the Borough are considered to be deficient in access to different types of Public Open Space.

⁶⁰ GiGL, Greenwich borough factsheet. 2024. Available at: <https://www.gigl.org.uk/our-data-holdings/planning-for-nature/boroughstats/>

Areas of Deficiency in Access to Metropolitan Parks

Produced by Greenspace Information for Greater London CIC, October 2024

- LB Greenwich boundary
+500m radius
- Metropolitan Parks
(60 - 400 hectares)
- Areas of Deficiency (AoD)



As recommended by the London Plan, AoD to district parks is calculated using a 3.2 km distance from site access points along walkable routes in the Ordnance Survey Highways network. See Policy 7.18 of the London Plan for more info on Public Open Space categories and recommended walking distances.

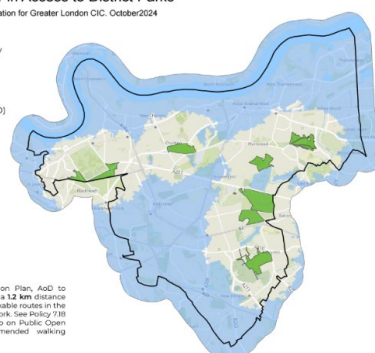


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Areas of Deficiency in Access to District Parks

Produced by Greenspace Information for Greater London CIC, October 2024

- LB Greenwich boundary
+500m radius
- District Parks
(20 - 60 hectares)
- Areas of Deficiency (AoD)



As recommended by the London Plan, AoD to district parks is calculated using a 1.2 km distance from site access points along walkable routes in the Ordnance Survey Highways network. See Policy 7.18 of the London Plan for more info on Public Open Space categories and recommended walking distances.

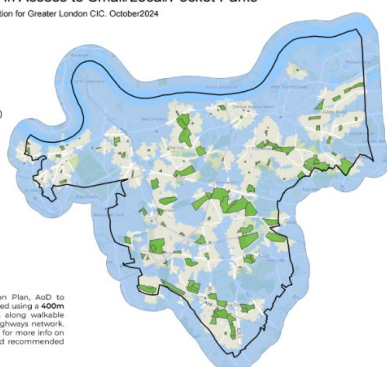


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Areas of Deficiency in Access to Small/Local/Pocket Parks

Produced by Greenspace Information for Greater London CIC, October 2024

- LB Greenwich boundary
+500m radius
- Small, Local or Pocket
Parks and open spaces
(up to 20 hectares)
- Areas of Deficiency (AoD)



As recommended by the London Plan, AoD to small/local/pocket parks is calculated using a 400m distance from site access points along walkable routes in the Ordnance Survey Highways network. See Policy 7.18 of the London Plan for more info on Public Open Space categories and recommended walking distances.



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Figure 17: Areas of Deficiency in access to open space

Biodiversity

There are 55 Sites of Importance for Nature Conservation (SINCs) within Royal Greenwich, making up for 22.3% of the land area, as shown on Figure 18.⁶¹ These are classified into three tiers:

- Sites of Metropolitan Importance
- Sites of Borough Importance (Grade I and II)
- Sites of Local Importance

⁶¹ GiGL, Greenwich borough factsheet. 2024. Available at: <https://www.gigl.org.uk/our-data-holdings/planning-for-nature/boroughstats/>

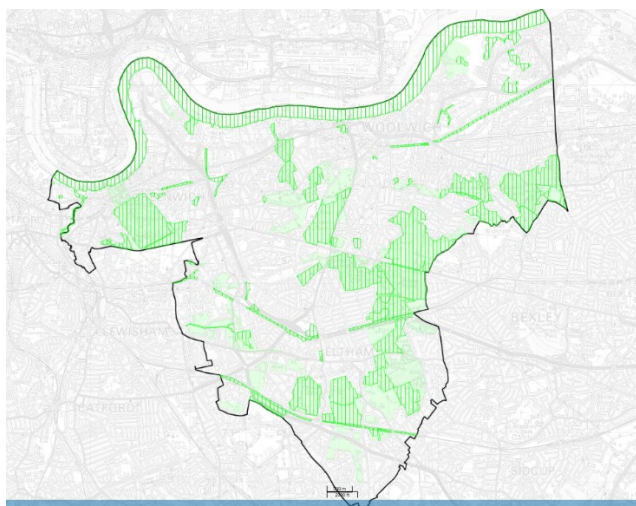


Figure 18: Sites of Importance for Nature Conservation

According to Greenspace information for Greater London (GiGL), 8.9% of wildlife species recorded in Royal Greenwich are designated under at least one type of regional, national or London-wide protection designation.⁶²

There are many biodiversity hotspots distributed throughout the Royal Borough of Greenwich; the largest appear to be at Greenwich Park / Blackheath and Royal Blackheath Golf Club / Tarn Bird Sanctuary.

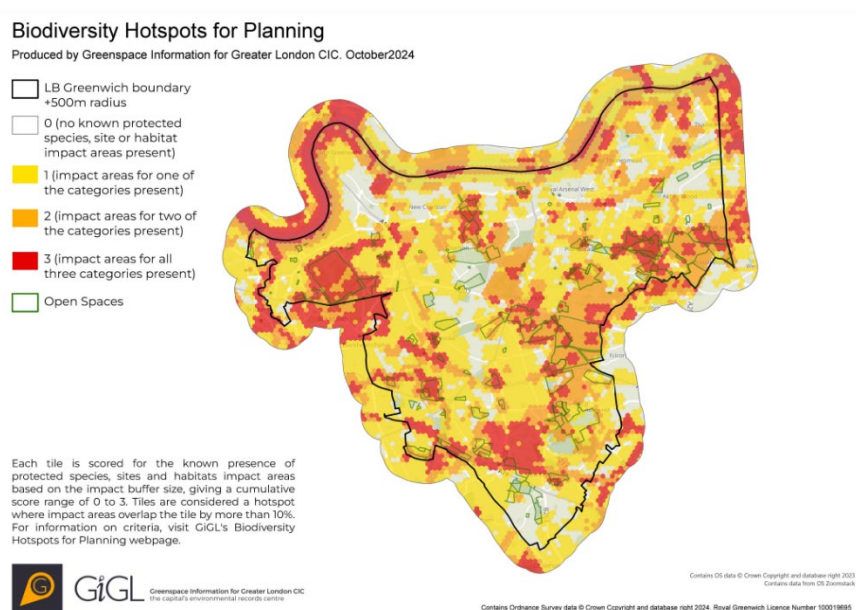


Figure 19: Biodiversity Hotspots

⁶² GiGL, Greenwich borough factsheet. 2024. Available at: <https://www.gigl.org.uk/our-data-holdings/planning-for-nature/boroughstats/>

Air quality

The Royal Borough of Greenwich produced 691 kilotonnes of Greenhouse Gas (GHG) Emissions in 2020, and 734 kilotonnes of these emissions in 2021, making it the 16th largest emitter of GHG emissions out of all the London Boroughs. However, regarding per capita emissions, which are more reflective of the influence of population size and growth, these display that the Royal Borough of Greenwich produces lower per capita emissions of carbon dioxide on average per year (2.7 tonnes CO₂) than the London average (3.1 tonnes CO₂), and significantly lower CO₂ emissions than the national average (4.8 tonnes CO₂).

The sectors responsible for the highest Greenhouse Gas emissions in the Borough are the domestic and transport sectors, which produce 72% of overall emissions, followed by the commercial sector which is responsible for 11.3% of GHG emissions.⁶³ This pattern is similar to that for average emissions in England and in London, although Greenwich has a slightly lower proportion of emissions from waste management and industry, than the London and England averages.⁶⁴

In 2022, air quality in the Royal Borough of Greenwich was notably poorer than the London average. Approximately 80% of the borough's Lower Super Output Areas (LSOAs) fell within decile 10, the highest category for concentrations of nitrogen dioxide (NO₂), particulate matter (PM₁₀), and sulphur dioxide (SO₂). In comparison, 63% of LSOAs across Greater London were in decile 10.⁶⁵ This disparity is likely due to Greenwich's location within inner London, where urban density and associated greenhouse gas emissions are typically higher, whereas the London-wide average is influenced by outer boroughs with lower levels of urbanisation and emissions. Within Greenwich, air quality tends to be poorer in the northern parts of the borough compared to the southern areas.

The entire Borough of Greenwich has been declared an Air Quality Management Area (AQMA) since 2001 for Nitrogen dioxide and PM10. Figure 20 shows eight Air Quality Focus Areas (AQFAs) in Greenwich; these are areas which have continued high levels of pollution and are prioritised for targeted action to improve air quality and reduce health risks.

⁶³ Microsoft Power BI, RBG inclusive economy data dashboard. No date. Available at: [Microsoft Power BI](#) (data from ONS, 2022)

⁶⁴ Microsoft Power BI, RBG inclusive economy data dashboard. No date. Available at: [Microsoft Power BI](#) (data from ONS, 2022)

⁶⁵ Microsoft Power BI, RBG inclusive economy data dashboard. No date. Available at: [Microsoft Power BI](#) (data from ONS, 2022)

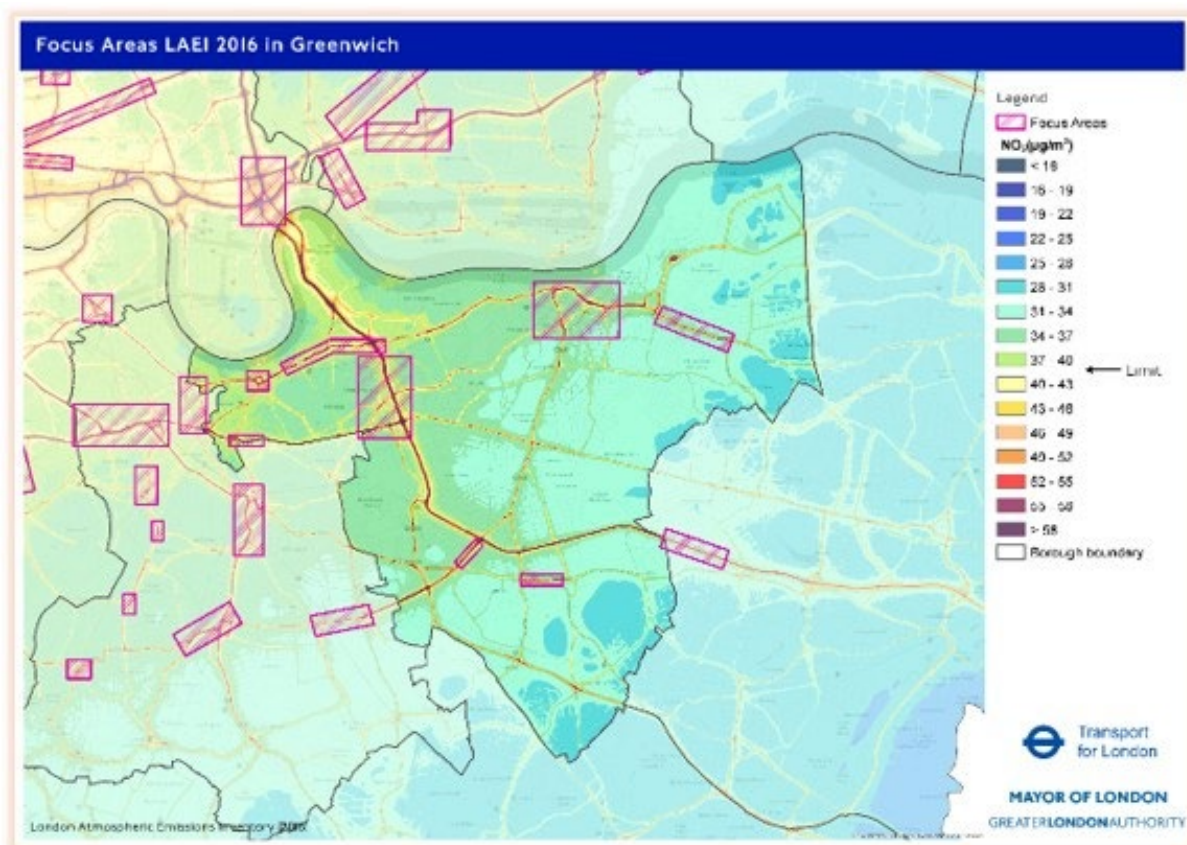


Figure 20: Air Quality Focus Areas in Royal Greenwich

Climate change and adaptation

The London Climate Risk mapping ranks the level of risk of geographical areas to the effects of climate change and flood risk, taking into consideration multiple factors including age profile, income deprivation, PM2.5 and NO2 concentration, access to green space, tree canopy cover and surface water flooding. The Climate Risk map for Greenwich is shown in Figure 21.

Risk of climate change impacts in the form of flooding and extreme heat are concentrated in the North of the Royal Borough, around Woolwich and Plumstead.⁶⁶ This is likely due to the close proximity of these areas to the river Thames, where flood risk is greatest, and due to their urban character, increasing the influence of the Urban Heat Island effect.

⁶⁶ London Climate Risk Mapping, GLA. No date. Available at: <https://cityhall.maps.arcgis.com/apps/instant/media/index.html?appid=59236d2e842c4a3ba6480d9dac585d1e>

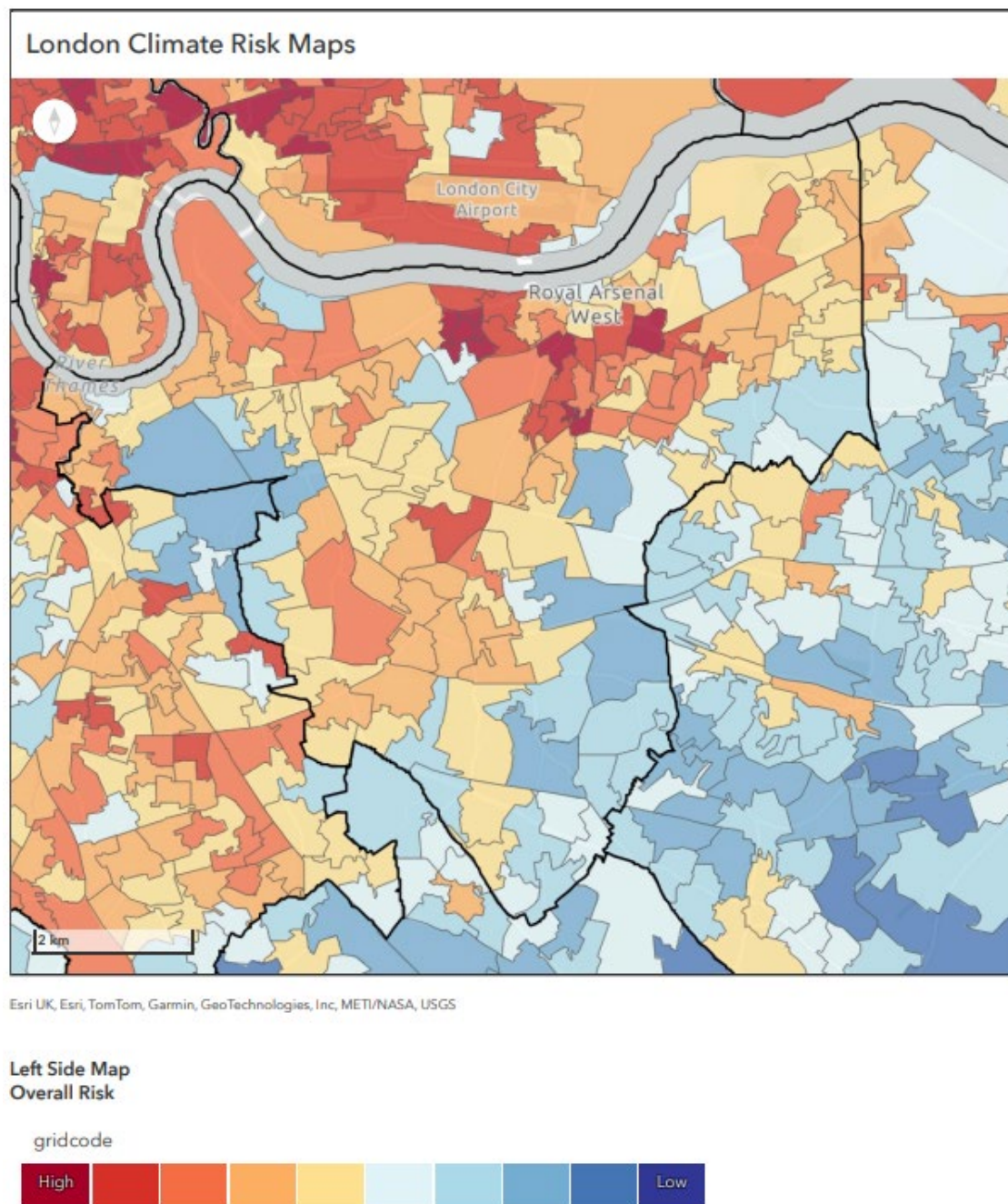


Figure 21: Climate Risk map for Greenwich

The Environmental Audit Committee (EAC) 2024 report on 'Heat resilience and sustainable cooling' states that extremely high temperatures can lead to dehydration, heat exhaustion and heatstroke which can cause serious illness, and potentially death.⁶⁷ UK heat related deaths exceeded 4,500 in 2022, and this could rise to 10,000 annually if significant action is

⁶⁷ Environmental Audit Committee, 2024. Available at:
<https://publications.parliament.uk/pa/cm5804/cmselect/cmenvaud/279/summary.html>

not taken.⁶⁸ High temperatures also increase incidences of work-related injuries, and impact those who are over 65 and/or have existing health conditions most severely.⁶⁹

Extremely elevated temperatures can also have mental health consequences, with hot weather exacerbating the symptoms of psychiatric illness, worsening side effects from medication and considerably worsening suicide risk.⁷⁰ Similarly, research has found that those affected by flooding can experience higher rates of anxiety, depression, and post-traumatic stress disorder (PTSD) for up to two years following the event.⁷¹

Additionally, climate change is likely to damage the national and regional economy, with predictions that its effects will impact London's GDP by 2-3% every year by the 2050s, with those costs further increasing in the second half of the century.⁷²

The Royal Borough of Greenwich currently has an installed solar energy capacity of 2.97 megawatts,⁷³ contributing to its local renewable energy generation. In addition, the borough has developed the Riverside Heat Network, with grant funding secured to produce a detailed strategy for potential expansion. This strategy will explore opportunities to extend the network westward to connect with existing areas of high heat demand.⁷⁴ Progress has also been made in the electrification of the Borough's own transport with 5.5% of the public transport fleet now electric. The Council is actively collaborating with infrastructure providers to increase the availability of public electric vehicle charging points across the Borough.

In terms of energy efficiency, dwellings in Greenwich which were sold, let, or completed in Q1 2020 had slightly higher EPC ratings than the London average for these dwelling types, with almost 25% of the dwellings having an EPC rating of B, compared to just over 15% of dwellings having EPC B rating in London on average⁷⁵. Similarly, there were a slightly higher proportion of EPC A rated dwellings in Greenwich compared to London on average, and slightly lower proportions of the other ratings than the London average.⁷⁶ This reflects that new properties, and properties new to the market are more energy efficient in Greenwich than in London on the whole.

⁶⁸ Environmental Audit Committee, 2024. Available at:

<https://publications.parliament.uk/pa/cm5804/cmselect/cmenvaud/279/summary.html>

⁶⁹ Environmental Audit Committee, 2024. Available at:

<https://publications.parliament.uk/pa/cm5804/cmselect/cmenvaud/279/summary.html>

⁷⁰ Environmental Audit Committee, 2024. Available at:

<https://publications.parliament.uk/pa/cm5804/cmselect/cmenvaud/279/summary.html>

⁷¹ Environment Agency, 2021. Available at: <https://www.gov.uk/government/publications/mental-health-costs-of-flooding-and-erosion/mental-health-costs-of-flooding-and-erosion>

⁷² The London Climate Resilience Review, 2024. Available at: https://www.london.gov.uk/sites/default/files/2024-07/The_London_Climate_Resilience_Review_July_2024_FA.pdf

⁷³ Buro Happold, LAEP borough profile, Greenwich.

⁷⁴ Royal Borough of Greenwich, 2nd year emissions report, 2021. Available at:

<https://committees.royalgreenwich.gov.uk/documents/s2210/Appendix%203%202nd%20Year%20Emissions%20Report.pdf>

⁷⁵ Data analysed, based on data from MHCLG, 2020. Available at: <https://data.london.gov.uk/dataset/domestic-energy-efficiency-ratings-borough>

⁷⁶ Data analysed, based on data from MHCLG, 2020. Available at: <https://data.london.gov.uk/dataset/domestic-energy-efficiency-ratings-borough>

There is disparity between the energy performance levels of privately sold or rented homes and social housing, which has lower energy performance ratings on average, with less than 1% of the council-owned stock having an EPC rating of A or B. Around 50% of the stock has an EPC rating of C, and approximately 46% of the stock is rated EPC D.

Water and Flooding

High population density in London means that the city region has higher water consumption rates than the national average for England and Wales, despite being one of the driest parts of the country.⁷⁷ As a result, London and the Southeast have been classified as areas facing serious water stress.⁷⁸ The Royal Borough of Greenwich is located within the Thames Water Region, in the London Water Resource Zone (WRZ).⁷⁹ This zone currently has a deficit of 24 million litres a day, which is predicted to increase to 362 million litres a day by 2045.⁸⁰

Much of the water supply in London comes from surface waters from the River Thames and River Lee which are being held within reservoirs. The Royal Borough of Greenwich contains four reservoirs: Castlewood Reservoir, Oxleas Wood Reservoir, East Wickham reservoir and Eltham reservoir.⁸¹ However, due to the borough's topography and resulting water pressure levels, the majority of water supply in Royal Greenwich is sourced from other areas of London, for example Honor Oak Pumping Station and Nunhead Upper Reservoir.⁸² As a last resort, due to the high energy requirements and cost of the process, the Royal Borough can also utilise a desalination plant in Beckton which removes the salt and treats water from the Thames Estuary so it can be used domestically.⁸³

In order to solve the pressing water deficit forecast in the London Water Resource Zone, a new major water resource will need to be found or engineered. To achieve this, the Thames Water Resource Management Plan outlines that Thames Water will be exploring three options: development of a new reservoir, wastewater recycling in London, and long-distance water transfers.⁸⁴

⁷⁷ Royal Borough of Greenwich: Infrastructure Delivery Plan (IDP), 2021 (revised 2023). Available at: https://www.royalgreenwich.gov.uk/downloads/file/3200/infrastructure_delivery_plan_for_royal_greenwich

⁷⁸ Royal Borough of Greenwich: Infrastructure Delivery Plan (IDP), 2021 (revised 2023). Available at: https://www.royalgreenwich.gov.uk/downloads/file/3200/infrastructure_delivery_plan_for_royal_greenwich

⁷⁹ Thames Water: Water resources management plan 2020-2100, 2020. Available at: <https://www.thameswater.co.uk/media-library/home/about-us/regulation/water-resources/water-resources-management-plan-overview.pdf>

⁸⁰ Thames Water: Water resources management plan 2020-2100, 2020. Available at: <https://www.thameswater.co.uk/media-library/home/about-us/regulation/water-resources/water-resources-management-plan-overview.pdf>

⁸¹ Royal Borough of Greenwich: Infrastructure Delivery Plan (IDP), 2021 (revised 2023). Available at: https://www.royalgreenwich.gov.uk/downloads/file/3200/infrastructure_delivery_plan_for_royal_greenwich

⁸² Mayor of London, DD1502 Charlton to Crayford Integrated Water Management Strategy, 2016. Available at: <https://www.london.gov.uk/decisions/dd1502-charlton-crayford-integrated-water-management-strategy>

⁸³ Royal Borough of Greenwich: Infrastructure Delivery Plan (IDP), 2021 (revised 2023). Available at: https://www.royalgreenwich.gov.uk/downloads/file/3200/infrastructure_delivery_plan_for_royal_greenwich

⁸⁴ Thames Water: Water resources management plan 2020-2100, 2020. Available at: <https://www.thameswater.co.uk/media-library/home/about-us/regulation/water-resources/water-resources-management-plan-overview.pdf>

Whilst the majority of the Royal Borough of Greenwich is located within Flood Zone 1, indicating the lowest level of risk, significant parts of the north of the Royal Borough are located in Flood Zone 3 with a high probability of flooding. This means that in any year, these areas have a 1% or higher risk of flooding. Some areas, usually at the edge of the highest risk areas, are within Flood Zone 2, where the annual risk of flooding is between 1% and 0.1%.⁸⁵ See figure 22.

Future developments located within Flood risk zone 2 or 3 will require flood risk assessments to be submitted as part of their planning applications.⁸⁶ Developments should mitigate flood risk through their designs and through improvements to flood defences.

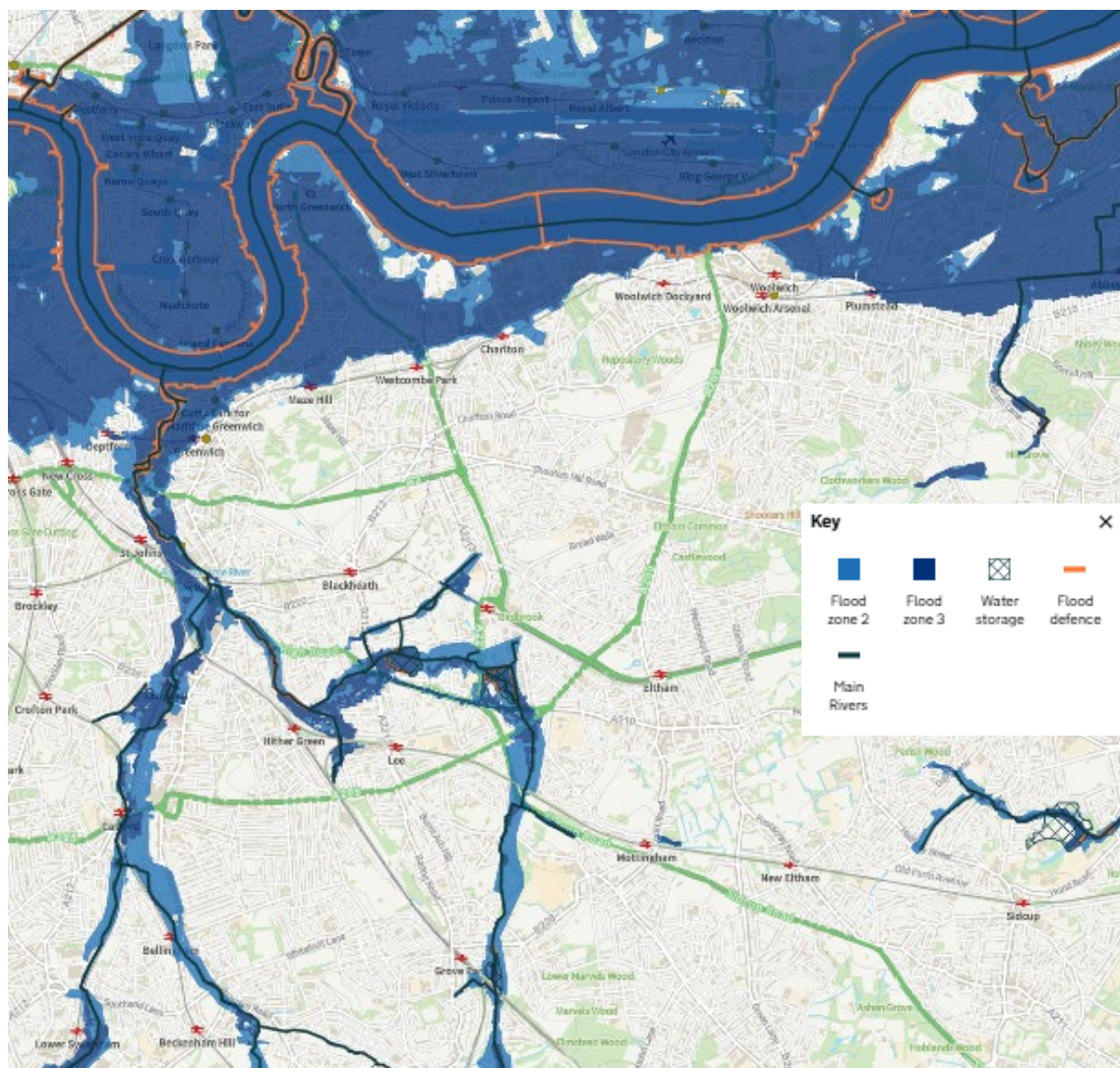


Figure 22: Flood Zones within RB Greenwich

Noise

⁸⁵ Gov.UK, Flood map for planning, flood zone results explained. No date. Available at: <https://flood-map-for-planning.service.gov.uk/flood-zone-results-explained?zone=FZ3a>

⁸⁶ Gov.UK, Flood map for planning, flood zone results explained. No date. Available at: <https://flood-map-for-planning.service.gov.uk/flood-zone-results-explained?zone=FZ3a>

Areas most affected by noise are adjacent to main roads and railways. Residential areas close to main roads in the Royal Borough of Greenwich face average (night and day) noise levels of 55.0-59.9 decibels (dB) at a minimum, with noise levels reaching 75 dB and over on the roads themselves.⁸⁷ Within the immediate vicinity of the railway lines, average (night and day) noise levels are 55.0-59.9 dB, with noise levels on the lines themselves averaging 70.0-74.9 dB.⁸⁸

The World Health Organisation (WHO) environmental European noise guidelines state that daytime traffic noise above 53 dB, or railway noise above 54 dB is associated with adverse health effects.⁸⁹ Moreover, at night, the WHO considers that road traffic noise exceeding 45 dB, and railway noise exceeding 44 dB is associated with adverse effects on sleep.⁹⁰

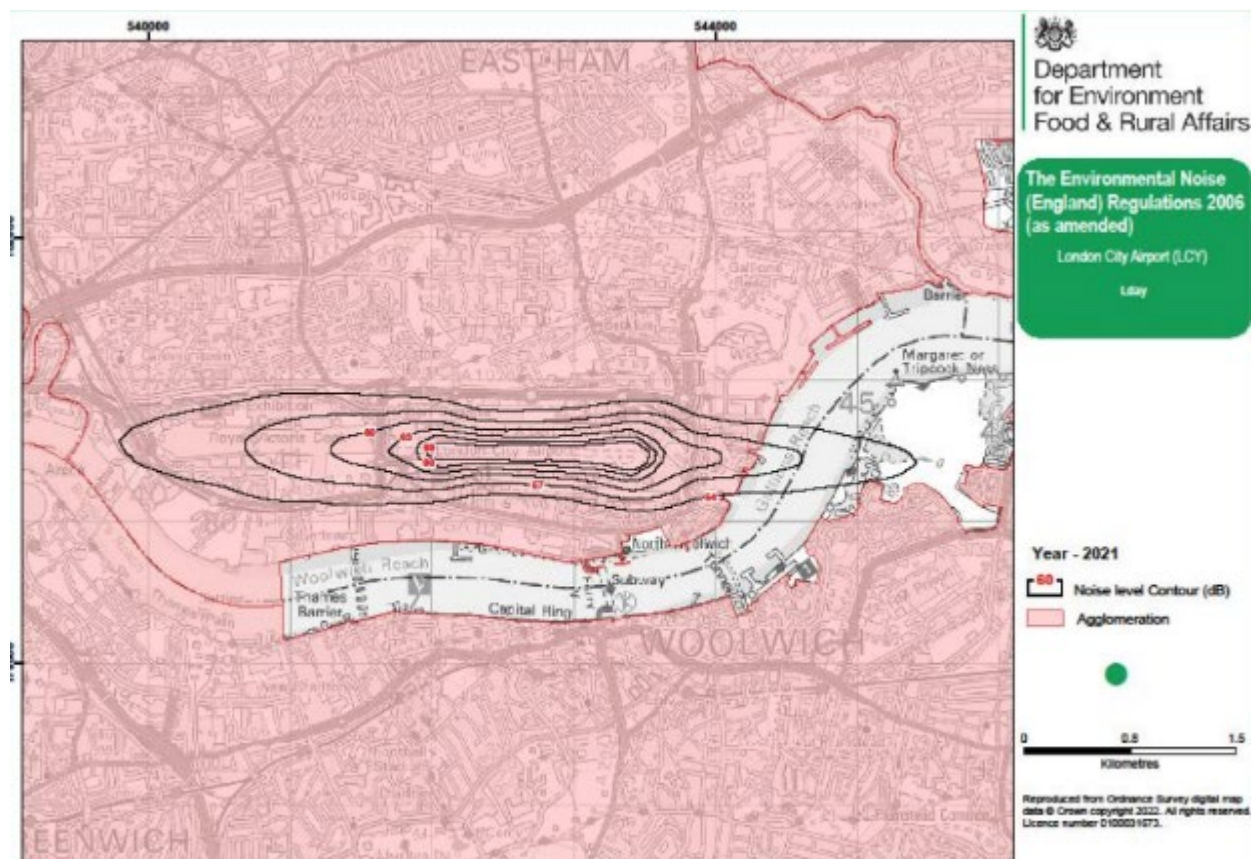


Figure 23: Noise level contours for London City Airport

Aviation noise is also a factor in parts of the Borough, most notably Thamesmead (see figure 23), due to the proximity to London City Airport. Within Thamesmead, the recorded

⁸⁷ Extrium, England noise and air quality viewer. 2024. Available at: <http://www.extrium.co.uk/noiseviewer.html>

⁸⁸ ⁸⁸ Extrium, England noise and air quality viewer. 2024. Available at: <http://www.extrium.co.uk/noiseviewer.html>

⁸⁹ World Health Organization, regional office for Europe. Environmental noise guidelines for the European region. 2019. Available at: <https://iris.who.int/bitstream/handle/10665/279952/9789289053563-eng.pdf?sequence=1>

⁹⁰ World Health Organization, regional office for Europe. Environmental noise guidelines for the European region. 2019. Available at: <https://iris.who.int/bitstream/handle/10665/279952/9789289053563-eng.pdf?sequence=1>

noise is 64 dB; ⁹¹ the WHO advises that aircraft noise exceeding 45 dB is associated with adverse health effects.⁹²

The number of recorded noise complaints has decreased in the period 2019 to 2024. Over time in Greenwich from 2019 to 2024. In 2024, the highest number of noise complaints were recorded in Woolwich Arsenal ward (approximately 140 complaints), followed by Plumstead and Glyndon ward (around 120 complaints), and Blackheath Westcombe ward (114 complaints).

Waste

Household recycling rates indicate the proportion of collected household waste which is recycled or composted. The Royal Borough of Greenwich had a recycling rate of 29 in 2022/23, which is relatively low compared to the London average of 33, and England average of 42.⁹³ This recycling rate has been decreasing since 2012/2013. This trend is unfortunate and taken with the comparison against London and England averages, may reflect the high, and growing number of new, flatted developments in the Royal Borough.⁹⁴

In the Royal Borough of Greenwich, for kerbside houses, dry mixed recycling and mixed food and garden waste is collected weekly, and residual waste is collected fortnightly. For communal residential developments, all waste is collected weekly in order to encourage greater separation of recycling. Monthly collections of waste electrical goods and textiles are also carried out in some developments. However, in 2020 houses had an average recycling rate of 50%, and flats had an average recycling rate of 20%.⁹⁵ The lower rate in flatted developments is likely due to residents having less storage area for numerous bins and how easily recyclable waste can be contaminated in communal bins.

The Borough's Reuse and Recycling Centre is located in West Thamesmead, and includes a reuse shop ("Repurpose") managed by the Greenwich and Bexley Hospice.⁹⁶ The majority of Royal Greenwich's household and commercial waste is not processed within the borough: residual waste is processed at South East London Combined Heat and Power (SELCHP) plant in Lewisham to produce energy; mixed dry recycling is processed at

⁹¹ London City Airport, Draft noise action plan. 2023. Available at:

https://assets.ctfassets.net/p2begwdbu8jy/6HUW4nGMaYJ956tQFOQjv4/48159a7b687f8933072c318f9e4b892f/London_City_Airport_Noise_Action_Plan.pdf

⁹² World Health Organization, regional office for Europe. Environmental noise guidelines for the European region. 2019. Available at: <https://iris.who.int/bitstream/handle/10665/279952/9789289053563-eng.pdf?sequence=1>

⁹³ London Datastore, Household waste recycling rates, borough. 2024. Available at: <https://data.london.gov.uk/dataset/household-waste-recycling-rates-borough>

⁹⁴ Royal Borough of Greenwich, Waste Strategy 2016-2025. 2020. Available at: <https://committees.royalgreenwich.gov.uk/Data/Cabinet/202009161830/Agenda/11.6%20-%20Appendix%20F%20-%20TZW%20Strategy%20Update.pdf>

⁹⁵ Royal Borough of Greenwich, Waste Strategy 2016-2025. 2020. Available at: <https://committees.royalgreenwich.gov.uk/Data/Cabinet/202009161830/Agenda/11.6%20-%20Appendix%20F%20-%20TZW%20Strategy%20Update.pdf>

⁹⁶ Royal Borough of Greenwich, Waste Strategy 2016-2025. 2020. Available at: <https://committees.royalgreenwich.gov.uk/Data/Cabinet/202009161830/Agenda/11.6%20-%20Appendix%20F%20-%20TZW%20Strategy%20Update.pdf>

the Veolia Materials Recovery Facility (MRF) in Southwark and organic waste is processed in several locations in the South of England.⁹⁷

Transport

There are many public modes of transport available for residents or visitors to use in the Royal Borough of Greenwich.

- The Jubilee line serves the Greenwich Peninsula with North Greenwich station located near the O2 Arena.
- The DLR branch to Lewisham serves the northeast corner of the borough and provides connections to Canary Wharf and the City. The DLR branch at Woolwich Arsenal provides a connection to docklands north of the river.
- The Elizabeth line has stations at Woolwich and Abbey Wood, providing a fast connection to Canary Wharf, central London and Heathrow Airport.
- The borough has three national rail lines operated by Southeastern forming east-west routes between Central London and Kent. Thameslink trains also provide routes operating through Greenwich, Woolwich, Charlton and Deptford.
- A range of TfL bus routes also operate across the borough.
- Thames Clipper services link Greenwich, North Greenwich, Royal Wharf, Woolwich and Barking Riverside.
- River crossings include the Greenwich foot tunnel, Woolwich foot tunnel, Woolwich ferry and the London Cable Car between Royal Victoria Dock and Greenwich Peninsula.

Some areas of Royal Greenwich are better connected in terms of public transport than other areas, this is indicated through Public Transport Accessibility Level (PTAL) scores (see figure 24).

⁹⁷ Royal Borough of Greenwich, Waste Strategy 2016-2025. 2020. Available at: <https://committees.royalgreenwich.gov.uk/Data/Cabinet/202009161830/Agenda/11.6%20-%20Appendix%20F%20-%20TZW%20Strategy%20Update.pdf>

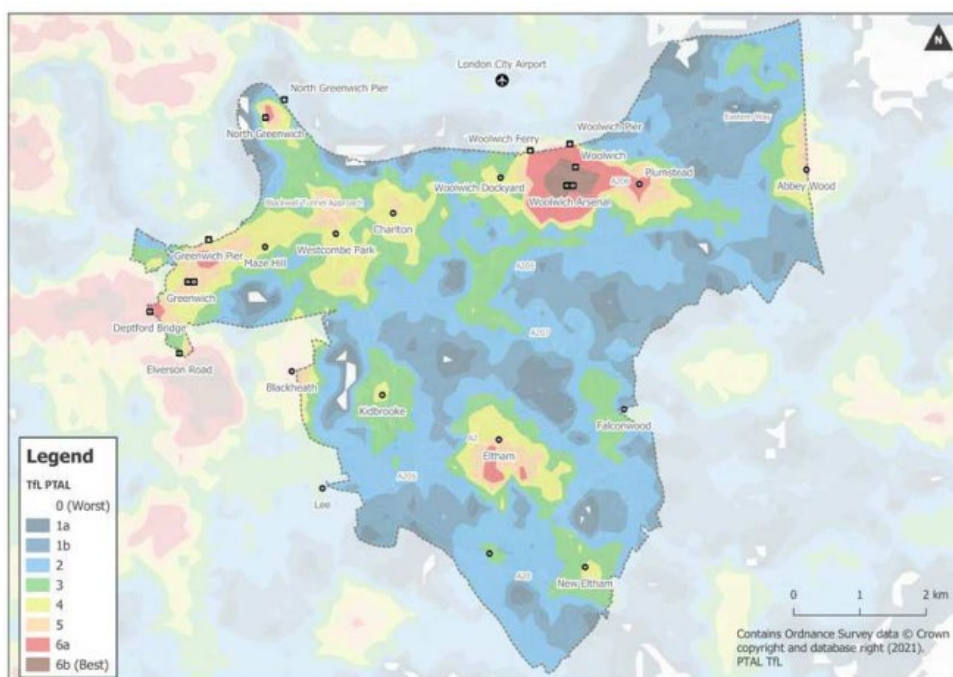


Figure 24: PTAL levels for Royal Greenwich

It is clear that the northern part of the borough (along the Woolwich to Deptford axis) is well connected by public transport. Woolwich Arsenal has the best public transport accessibility levels (PTAL) in the borough. The rest of the borough has relatively poor PTAL scores, with the exception of parts of Eltham in the south. Some of the most deprived parts for the borough, such as Thamesmead have lowest public transport accessibility. Residents in low PTAL areas may have difficulty accessing services and amenities.

The borough's car ownership levels are in line with average levels for London as a whole, but still above targets set in the Mayor of London's Transport Strategy (MTS). Considering average data for the 2016- 2019 period, 42% of households in Royal Greenwich owned one car while 14% owned two cars. 44% did not own a car.⁹⁸ This suggests that nearly half of all households live without a car, and so use public transport, walk or cycle to get around.

While transport habits of Royal Borough of Greenwich residents show that over a third of residents' trips are made by car / motorcycle, cycle mode share slightly exceeds the London borough average of 1.4% of trips.⁹⁹ The National Cycle network and the TfL cycle routes within Greenwich are illustrated in figures 25 and 26 respectively.

⁹⁸ Royal Borough of Greenwich, Transport Strategy. 2022. Available at: https://www.royalgreenwich.gov.uk/download/downloads/id/6154/transport_strategy.pdf

⁹⁹ Royal Borough of Greenwich, Transport Strategy. 2022. Available at: https://www.royalgreenwich.gov.uk/download/downloads/id/6154/transport_strategy.pdf

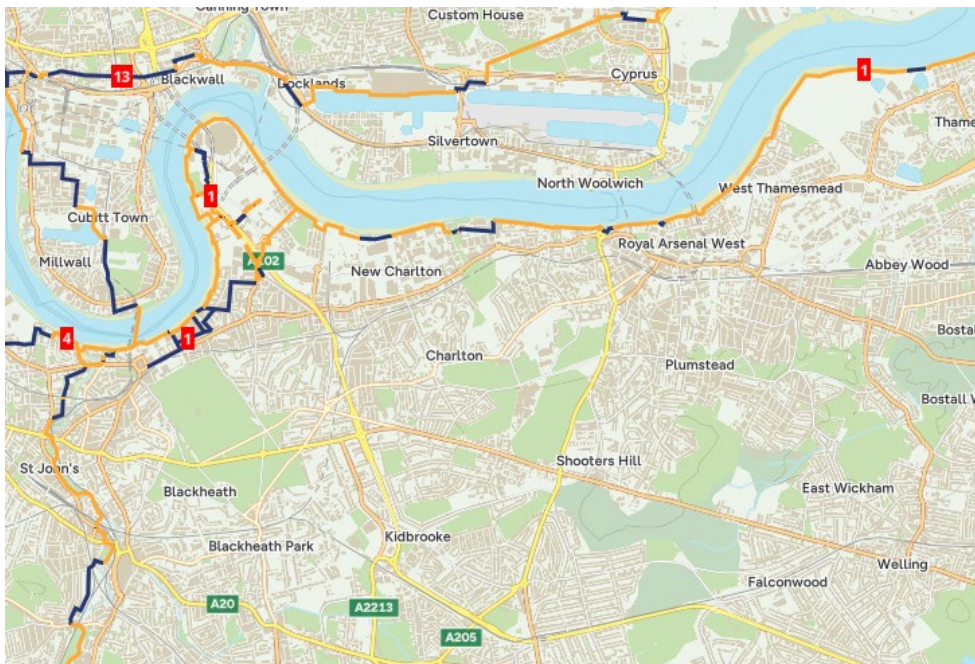


Figure 25: National Cycle Network Routes in RB Greenwich¹⁰⁰

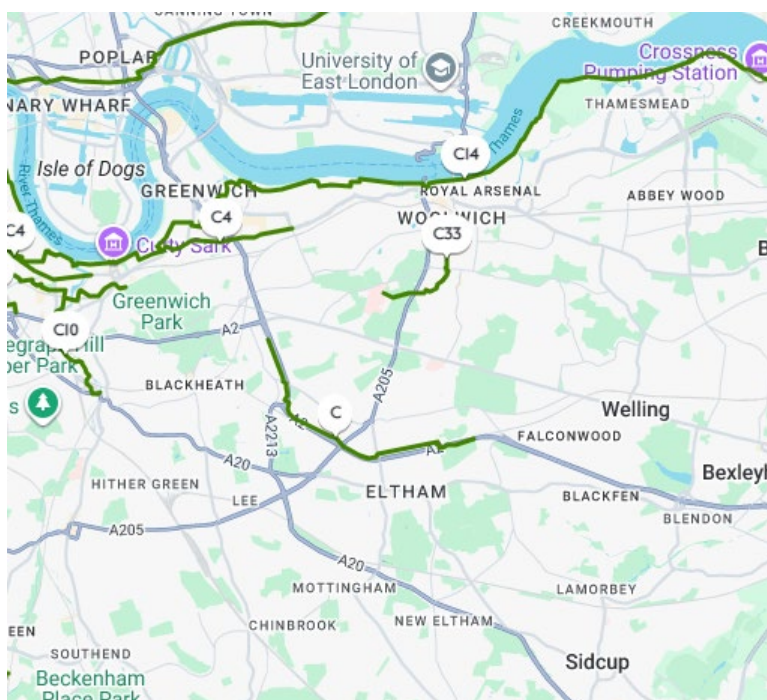


Figure 26: TfL Cycle Routes in RB Greenwich¹⁰¹

Likely future environmental conditions

Over the plan period to 2037, the Royal Borough of Greenwich is expected to face increasing environmental pressures driven by population growth, urban development, and climate change. Climate projections indicate more frequent and intense extreme weather events, including heatwaves and surface water flooding. The Urban Heat Island effect is

¹⁰⁰ [The National Cycle Network - Sustrans.org.uk](https://www.sustrans.org.uk)

¹⁰¹ [Cycle - Transport for London](https://www.tfl.gov.uk)

likely to intensify in densely developed areas, increasing the need for green infrastructure, tree planting, and climate-adaptive design.

The borough's rich natural and historic environment will become increasingly valuable for biodiversity, climate resilience, and public wellbeing. Development will need to be sensitive to the need to protect and enhance biodiversity, with Biodiversity Net Gain contributions forming a key mechanism in future planning.

Areas in the north of the borough face the greatest climate risks from flooding and extreme heat. These areas should be prioritised for increased green infrastructure, improved flood defences, and flood-sensitive development designs. Sustainable Urban Drainage Systems (SuDS) will be critical to mitigating flood risk and enhancing resilience.

Air quality remains a key challenge. Despite some progress in reducing emissions, 80% of Greenwich's Lower Super Output Areas (LSOAs) fall within the highest decile for pollution levels in London. The borough's designation as an Air Quality Management Area (AQMA) and the presence of eight Air Quality Focus Areas (AQFAs) highlight the need for targeted interventions.

Noise pollution is also expected to persist, particularly in areas adjacent to major roads, railways, and London City Airport. Development proposals in these locations will need to consider noise mitigation measures, such as insulation and layout design, to protect residents' health and wellbeing. This is especially relevant in Thamesmead, where aviation noise may impact residents.

Although Greenwich produces less CO₂ per capita than London and England averages, emissions are concentrated in the domestic and transport sectors. Reducing energy demand in these sectors is critical to achieving net zero.

The borough's social housing stock is rated relatively poorly in EPC ratings. Retrofitting programmes and estate regeneration will be essential to improve energy efficiency. Electrification of transport and heating, alongside the expansion of district heat networks, will also contribute significantly to emissions reduction and public health improvements.

Recycling rates remain below the London average and are declining, particularly in flatted developments. As the number of flatted developments grows, maintaining recycling performance will become more challenging. Greenwich's waste management system will need to adapt to increasing demand and alternative, innovative solutions should be explored.

Water resources are under significant pressure due to population growth and climate change. The Thames Water Region is already classified as facing serious water stress, with demand projected to exceed supply by 2045. Water-efficient design will need to be a consideration.

Cycling and other active travel modes must be promoted through safe routes, efficient siting of new development, and car-free schemes.

Greenwich's environmental future will depend on its ability to balance growth with sustainability. Strategic planning, investment in green infrastructure, and robust

environmental policies will be essential to protect the borough's natural assets, improve resilience, and support the health and wellbeing of its residents.

Relevant Plans, Programmes & Strategies

A review of plans, programmes and strategies has been carried out to ensure that any relevant information contained within the documents is taken on board for the preparation of Royal Greenwich's Local Plan as required by the SA/SEA process. The relevant documents are set out below and grouped as International; National; Regional; (London wide, including Neighbouring Authorities and Local (Royal Borough of Greenwich)

International

- WHO Age-friendly Cities Guide (2007)
- Commitments arising from the Paris Agreement (2016) on climate change
- The European Convention on the Protection of Archaeological Heritage
- The Convention for the Protection of the Architectural Heritage of Europe
- Kyoto protocol to the United Nations framework convention on climate change (2005)
- The World Summit on Sustainable Development – Commitments arising from Johannesburg Summit United Nations (2002)
- UNESCO World Heritage Convention
- United Nations Sustainable Development Goals (2015)
- EU Biodiversity Strategy for 2030 (2020)
- EU Environment Action Programme to 2030
- EU Sustainable Development Strategy 2002 (revised 2006) (reviewed 2009)
- European Landscape Convention (ratified by the UK Government in 2006)
- EU Air Quality Directive (2008/50/EC)
- EU Environmental Noise (END) Directive (2002/49/EC)
- EU Natural Habitats Directive (1992/43/EEC)
- EU Conservation of Wild Birds Directive (2009/147/EC)
- EU Energy Performance of Buildings Directive (2002/91/EC)
- EU Environmental Impact Assessment (EIA) Directive (2014/52/EU)
- EU Floods Directive (2007/60/EC)
- EU Groundwater Directive (2006/118/EC)
- EU Landfill Directive (1999/31/EC)
- EU Waste Framework Directive (2008/98/EC)
- EU Promotion of the use of Biofuels or other Renewable Fuels for Transport Directive (2003/30/EC)
- EU Renewable Energy (EU Directive 2009/28/EC)
- EU Strategic Environmental Assessment (SEA Directive 2001/42/EC)
- EU Urban Waste Water Directive (91/271/EEC)
- EU Water Framework Directive (EU Directive 2000/60/EC)
- EU Industrial Emissions Directive (Directive 2010/75/EU)

National

- Air Quality Standards Regulations 2010
- Ancient Monument and Archaeological Area Act 1979
- Environment Act 1995 (updated 2007) *This has not been fully repealed by the 2021 Environment Act
- Environment Act 2021

- Equality Act 2010
- Clean Air Act 1993
- Climate Change Act 2008
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Act 2008
- Planning and Compulsory Purchase Act 2004
- Town and Country Planning (Local Planning) (England) Regulations 2012
- National Planning Policy Framework (2024)
- Planning Practice Guidance
- National Planning Policy for Waste (2014)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) Department for the Environment, Food and Rural Affairs
- Fixing our broken housing market (2017) *Department of Communities and Local Government*
- Levelling-up and Regeneration Act 2023
- White Paper: Planning for the Future (2020) *Ministry of Housing, Communities and Local Government*
- Air pollution: Action in a Changing Climate (2010) *Department for the Environment, Food and Rural Affairs*
- Conservation Principles, Policies and Guidance for the sustainable management of the historic environment (2015) *Historic England*
- Energy Efficiency and Historic Buildings: How to improve energy efficiency (2018) *Historic England*
- Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency (2024), *Historic England*
- Historic England's Future Strategy 2021-2033
- Planning Note 3: The Setting of Heritage Assets 2nd Edition (2017), *Historic England*
- Advice Note 4: Tall Buildings (2022), *Historic England*
- Understanding Place: Historic Area Assessment (2017), *Historic England*
- Housing and Planning Act 2016
- The Clean Air Strategy (2019)
- UK plan for tackling roadside nitrogen dioxide concentrations (2017) *Department for Environment Food and Rural Affairs, Department for Transport, Scottish Government, Department of Agriculture Environment and Rural Affairs, Welsh Government*
- Secured by Design - Commercial developments (2023) *Official Police Security initiative*
- Secured by Design - Homes (2016) *Official Police Security initiative* *A updated version has been published in 2025
- The Air Quality Strategy for England (2023), *Department for Environment, Food and Rural Affairs*
- Air quality plan for nitrogen dioxide (NO₂) in the UK (2017)
- EA2025 creating a better place (2020-2025), *Environment Agency*
- London Borough Environmental Fact Sheet (2011), *Environment Agency*
- Working Together to Promote Active Travel. A briefing for local authorities (2016) *Public Health England*
- 2010 Local Authority Carbon Dioxide Figures (2012) *Department of Climate and Energy Change* *The latest version (Published July 2025) covers emissions data from 2005-2023

Regional

- The London Plan 2021
- Affordable Housing LPG 2017
- Better Environment, Better Health: A GLA guide for London Boroughs 2013
- Energy Assessment Guide: GLA Guidance on preparing energy assessments 2022
- The London Housing Strategy 2018
- Good Growth by Design 2022, *Greater London Authority*
- Health Issues in Planning - Best Practice Guidance 2007
- Housing SPG 2016
- Industrial Land and Uses LPG 2023 (Draft)
- London Local Air Quality Management (LLQAM) 2019, *The Mayor of London*
- London Net Zero 2030: An Updated Pathway, *The Greater London Authority*
- London Office Policy Review 2017, *Ramidus Consulting Limited & CAG Consulting*
- London View Management Framework SPG 2012
- The Mayor's Air Quality Strategy 2010
- Air Quality Strategy: Cleaning London's Air 2014
- London Environment Strategy 2018
- Culture for All Londoners 2018
- The Mayor's Economic Development Strategy for London 2018
- London's Foundations Supplementary Planning Guidance 2012
- London World Heritage Sites SPG 2012
- The London Climate Resilience Review 2024
- Managing risks and increasing resilience: the Mayor's climate change adaptation strategy 2011
- Mayor's Transport Strategy 2018
- The River Action Plan 2013
- Securing London's water future: the Mayor's Water Strategy 2011
- Urban Greening Factor LPG 2023
- Circular Economy Statement LPG 2022
- Whole Life-Cycle Carbon Assessments LPG 2022
- 'Be Seen' Energy Monitoring LPG 2021
- Air Quality LPG 2022
- Thames Estuary 2100 Plan 2012, *Environment Agency*
- Thames flood risk management plan (FRMP) 2021 to 2027 (2022) *Environment Agency*
- Thames River Basin District River Basin Management Plan (Updated 2022), *Department of Environment, Food and Rural Affairs*
- Thames Vision 2050 (2023), *Port of London Authority*
- Preparing Borough Tree and Woodland Strategies SPG 2013
- Digital Connectivity Infrastructure LPG 2024
- Mayor's Police and Crime Plan 2022- 2025
- Violence Against Women and Girls (VAWG) Strategy 2022-2025, *The Mayor of London*

Neighbouring Authorities

- London Borough of Lewisham Local Plan (Adopted 2025)
- London Borough of Bexley Local Plan (Adopted 2023)
- London Borough of Bromley Local Plan (Adopted 2019)

- London Borough of Newham Local Plan (Adopted 2018) ****Newham is currently reviewing their Local Plan which is now at examination stage***
- Tower Hamlets Local Plan (Adopted 2020)

Local

- Anchored in Greenwich A Community Wealth Building Strategy 2022
- Authority Monitoring Report 2023/2024
- Carbon Neutral Plan
- Childcare Sufficiency Assessment Annual Update 2022
- Children and Young People's Plan 2024-2029
- Community Resource Strategy
- Core Strategy 2014
- Corporate Capital Strategy, 2024
- Corporate Parenting Partnership Strategy 2023-2025
- Our Greenwich Corporate Plan 2024
- Culture Strategy 2024-2030
- Cycling Strategy 2014
- Flood Risk Strategy 2015
- Health and Wellbeing Strategy 2023-2028
- Housing and Homelessness Strategy 2023-2028
- Inclusive Economy Strategy 2024-2034
- Joint Adults Carers Strategy 2022-2027
- Local Development Scheme 2024
- Market Sustainability Plan (Care Homes), 2023
- Parking Strategy July 2014
- Parks and Open Spaces Strategy
- Physical Activity and Sport Strategy 2019-2023
- Playing Pitch Strategy 2015-2028
- Private Sector Housing Enforcement Policy 2024
- Property Asset Strategy 2019
- Air Quality Annual Status Report 2023
- Serious Violence Strategy 2024
- Social Mobility Plan 2019
- Suicide Prevention Strategy 2023-2028
- Transport Strategy 2022-2032
- Waste Strategy 2016-2025

Sustainability Objectives

Defined objectives, supported by detailed sub-criteria in the IIA Framework are fundamental to the assessment process. They establish a consistent framework for evaluating the likely impacts of policies within the Royal Borough's Local Plan, ensuring that their contribution to sustainable development can be fairly assessed.

Key sustainability issues have been derived from examination of the baseline information and the review of relevant plans, programmes and strategies. This has subsequently informed the setting of eleven sustainability objectives.

Many of the objectives will overlap in terms of sustainability issues and others may be in conflict. The impact of this will be more evident in the next stage of the IIA when the individual policies in draft Local Plan are assessed against the objectives.

IIA Objective 1 Encourage sustainable transport and enhance connectivity - Improve public transport links, encourage active travel and improve connectivity to reduce reliance on private vehicles. Encourage the transition to low and zero emission vehicles and support the use of sustainable freight solutions. (*Sustainable Transport and Connectivity*)

IIA Objective 2 Enhance the public realm - Use spaces and streets more effectively, integrating a Healthy Streets approach and prioritise kerbside space according to need. Improve the safety and functionality of streets and public spaces, prioritise sustainable transport modes and active travel and ensure accessibility for all. (*Public Realm*)

IIA Objective 3: Boost the supply of high-quality housing of all types and tenures to address a range of needs - Secure a reliable supply of safe, sustainable, and well-maintained housing for all, across a range of housing types and tenures addressing specific local needs. (*Housing*)

IIA Objective 4: Build resilient and inclusive communities – Deliver vibrant, safe, and sustainable neighbourhoods with affordable and accessible homes and accessible quality community infrastructure. (*Communities*)

IIA Objective 5: Respect the Royal Borough's open spaces - Conserve and enhance the borough's natural habitats, biodiversity and water bodies. Ensure that public spaces meet community needs, promote active lifestyles, and foster social cohesion. Address open space deficiencies and seek opportunities for further greening. (*Open spaces*)

IIA Objective 6: Accelerate sustainable, climate resilient development - Drive the transition to net zero by promoting energy efficiency in existing buildings through retrofit programmes, requiring high standards of sustainable construction, deploying renewable energy and low carbon / district heating networks. Incorporate mitigation and adaption measures to reduce and respond to the impacts of climate change. (*Climate Resilience*)

IIA Objective 7: Improve environmental resilience and resource efficiency - Enhance the borough's resilience by reducing and managing flood risk, improving air quality, increasing biodiversity, reducing waste and driving a circular economy. (*Environment*)

IIA Objective 8: Sustain and enhance the Royal Borough's culture and built heritage - Sustain and enhance Royal Greenwich's built environment and townscape, ensure design is of an exemplary standard and respect local distinctiveness (*Heritage*)

IIA Objective 9: Revitalise town centres, high streets and cultural assets - Create vibrant, prosperous and well-maintained town centres, high streets and shopping parades. Encourage a vibrant and safe night-time economy, encourage creative, cultural, and heritage offerings to attract visitors and support local businesses. (*Town Centres and Culture*)

IIA Objective 10: Support and promote inclusive economic growth and boost employment opportunities - Promote sustainable, resilient and inclusive economic growth and regeneration. Protect and make efficient use of existing industrial spaces and ensure they can adapt to meet the evolving and diverse needs of modern businesses to support the local and regional economy. Encourage infrastructure investment to support economic growth. Support local businesses and empower residents to access quality, secure jobs and training. (*Economic Growth*)

IIA Objective 11: Improve the quality of life, safety and health and wellbeing of communities - Improve the lives of residents and reduce health inequalities through access to safe, secure affordable homes as well as employment, healthcare and community facilities. Create an environment that promotes physical and mental well-being and ensure that neighbourhoods are vibrant, safe, and attractive, with opportunities for active living. (*Health and Wellbeing*)

Relationship between IIA objectives and SEA issues

The IIA report will incorporate a Strategic Environmental Assessment (SEA). The table below outlines the relationship between the eleven IIA objectives set out above, and the SEA issues that are required for consideration in Annex 1 of the SEA Directive.

Key SEA Issues	IIA Objectives
Biodiversity	5, 7
Population	1, 2, 3, 4, 9, 10, 11
Human Health	1, 2, 3, 4, 6, 7, 9, 10, 11
Fauna	5, 7
Flora	5, 7
Soil	5, 6, 7
Water	5, 6, 7
Air	1, 2, 6, 7
Climatic Factors	1, 6, 7
Cultural Heritage	8, 9
Landscape	2, 5, 8, 9

The IIA Assessment Framework

The IIA Assessment Framework provides the methodology to consistently evaluate the environmental, social and economic impacts, and the health and equalities implications of the policies within the Royal Greenwich Local Plan.

The sub-criteria questions help in analysing the issues to be considered for each objective, with those questions particularly relevant for assessing the health and equalities implications identified with a * for the **Equalities Impact Assessment (EqIA)** and a * for the **Health Impact Assessment (HIA)**.

Sustainability Objective	Sub criteria for assessment Including EqIA* / HIA* considerations
IIA Objective 1: Encourage sustainable transport and enhance connectivity	a) Will it improve public transport accessibility for all users? ** b) Will it reduce the reliance on private vehicles and promote using low carbon ways of travel? * c) Will it support infrastructure for low/zero emission vehicles? d) Will it improve sustainable freight efficiency? e) Will it enhance connectivity between homes, jobs, services and green spaces in the Royal Borough? **
IIA Objective 2: Enhance the public realm	a) Will it improve the design, safety and accessibility of streets and public spaces? ** b) Will it ensure that kerbside is allocated to reflect local needs? c) Will it promote inclusive access for all residents? ** d) Will it enhance the character and identity of places and communities through public realm improvements? e) Will it help people connect, build a stronger community, and create a sense of belonging? ** f) Will it encourage active travel and social interaction? *
IIA Objective 3: Boost the supply of high-quality housing of all types and tenures to address a range of needs	a) Will it support the delivery of housing that meets local needs in terms of type, tenure and affordability? ** b) Will it increase housing supply for all? c) Will it encourage sustainable housing developments to be of an appropriate density, high quality and well designed? d) Will it support housing that is energy efficient and climate resilient? *

IIA Objective 4: Build resilient and inclusive communities	a) Will the policy support development of neighbourhoods with access to education, healthcare and community facilities? ** b) Will it promote social inclusion and reduce inequalities across the Royal Borough? ** c) Will it encourage community participation in shaping sustainable development? d) Will it improve safety and resilience to social, economic and environmental challenges?
IIA Objective 5: Respect the Royal Borough's open spaces	a) Will it protect and enhance parks, green spaces and habitats? b) Will it improve open space accessibility for recreation and wellbeing? * c) Will it protect and enhance biodiversity and ecology? d) Will it promote urban greening through tree planting and landscaping? e) Will it ensure equitable access to green spaces across all communities? **
IIA Objective 6: Accelerate sustainable, climate resilient development	a) Will the policy promote a high standard of sustainable construction and design? * b) Will it support retrofitting of existing buildings within the borough to improve energy efficiency? c) Will it promote renewable energy and low carbon heating systems? d) Will it support the reduction of carbon emissions in line with net zero targets? * e) Will climate adaptation measures be supported?
IIA Objective 7: Improve environmental resilience and resource efficiency	a) Will the policy reduce and manage flood risk through sustainable measures? * b) Will it improve water and air quality in the borough? * c) Will it support the enhancement of biodiversity, ecology and habitats? d) Will it contribute to the reduction of waste and support recycling and a circular economy? e) Will it encourage efficient use of land, energy and materials? f) Will it ensure environmental improvements benefit all communities equally? *
IIA Objective 8: Sustain and enhance the Royal Borough's culture and built heritage	a) Will the policy protect and enhance heritage assets and conservation areas? b) Will it ensure that new development respects the local character of the Royal Borough? c) Will it promote high quality design that reflects the Royal Borough's identity? *

	d) Will it promote access to cultural spaces for wellbeing? *
IIA Objective 9: Revitalise town centres, high streets and cultural assets	a) Will this policy support regeneration of town centres and high streets? b) Will it encourage a diverse mix of commercial uses? c) Will it promote a safe and vibrant night-time economy? ** d) Will it enhance the public realm in commercial and cultural areas? e) Will it support cultural industries? *
IIA Objective 10: Support and promote inclusive economic growth and boost employment opportunities	a) Will the policy protect and optimise employment land for businesses? b) Will it support and encourage local businesses? c) Will it improve access to training, education and employment for all residents? ** d) Will the appropriate infrastructure be improved to support economic growth?
IIA Objective 11: Improve the quality of life, safety and health and wellbeing of communities	a) Will it improve mental and physical wellbeing through safe environments? * b) Will it promote safe, inclusive and vibrant neighbourhoods for all residents? * c) Will it reduce health inequalities across the Royal Borough? **

The anticipated effects of each draft policy in Royal Greenwich's Local Plan will be analysed against each of the 11 sustainability objectives and sub criteria in the Integrated Impact Assessment Framework and will be scored using the key below.

Significance of the effects	Description of the effect
++ Major Positive	Expected to deliver significant and lasting benefits across a large area of the Royal Borough, positively impacting a large number of people and environmental factors. The effects are likely to be direct and a substantial magnitude.
+ Minor Positive	The anticipated beneficial effects are likely to be limited to smaller areas of the Borough smaller groups of people and environmental factors. These effects may be direct or indirect, temporary or reversible. The effects are likely to be considered as minor.
0 Neutral	Neutral effects are anticipated where the policy under the assessment is unlikely to result in any meaningful change to the existing or future baseline situation.
- Minor negative	Minor negative effects are expected to be limited to smaller areas of the borough, limited small groups of people and environmental factors. These factors may be direct or indirect, temporary or reversible.
-- Major negative	Likely to affect the whole or larger area of the Royal Borough, impacting a large number of people and environmental factors. This also applies to nationally or internationally important assets. The effects are likely to be direct, irreversible, permanent and of a substantial magnitude.
? Uncertain	The significant criterion is applied in cases where there is insufficient information to support a conclusive assessment. It is also used when evaluation options that present both positive and negative effects and where it is unclear where the positive or negatives outweigh each other.

The IIA Framework will include commentary which will identify likely significant effects, suggest potential mitigation measures and highlight any uncertainties or assumptions where relevant, depending on the scope of the policy being assessed.

Next Steps

This scoping report forms the first stage of the Integrated Impact Assessment. Consultation with the consultation bodies on the scope of the sustainability appraisal report will complete Task A of the Sustainability Appraisal.

Assessment of the emerging draft policies has taken place alongside preparation of the new Local Plan, using the IIA Framework contained herein. An Integrated Impact Assessment Report, detailing the process undertaken and the results of the assessment of policies is published alongside the Regulation 18 Local Plan.