

Royal Borough of Greenwich

Local View Review Report

Draft Local Plan 2025-2040



July 2026



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1. Introduction

1.1. Purpose of the Local Views Review

- 1.1.1. The Royal Borough of Greenwich undertook a review of the Local Views identified within the Core Strategy (2014) to determine whether the existing designated views remained relevant, justified and effective in protecting the Borough's distinctive character, heritage significance and sense of place.
- 1.1.2. Since the adoption of the Core Strategy in 2014, the Borough has experienced significant growth and change, particularly within Opportunity Areas, such as Woolwich, Greenwich Peninsula and Charlton Riverside. New development, changes to vegetation, alterations to the public realm, and evolving patterns of movement may have affected the character, composition and appreciation of designated views.
- 1.1.3. The review was undertaken to assess whether the existing Local Views remained substantially intact and continued to fulfil their original purpose. This included assessing whether key landmarks, vistas and visual relationships remained visible and legible, whether physical changes had affected their significance, and whether amendments or additional designations were warranted.

1.2. Policy Context

1.2.1. National Planning Policy Framework (NPPF)

- 1.2.1.1. The review was prepared within the context of national planning policy relating to design, landscape, townscape and the historic environment. The National Planning Policy Framework (NPPF) requires planning policies and decisions to reflect the character and beauty of the local area. It also requires the conservation and enhancement of the historic environment proportionate to its significance.
- 1.2.1.2. The NPPF recognises that the setting of heritage assets can make an important contribution to their significance and requires decision-makers to consider sustaining and enhancing the significance of heritage assets. The protection and management of important views can therefore contribute to the conservation of heritage significance, local character and place identity.

1.2.2. London Plan 2021

1.2.2.1. The London Plan (2021) provides the strategic framework for the identification, protection and management of views across Greater London. Policy HC3 (Strategic and Local Views) recognises that views are an important component of London's heritage, character and distinctiveness. The policy requires development proposals to avoid harm to the significance of designated views and encourages boroughs to identify and protect locally important views through Local Plans. The policy acknowledges that local views can make an important contribution to understanding and appreciating London's townscape, heritage assets and landscape features.

1.2.2.2. Policy HC4 (London View Management Framework) provides protection for strategically important views across London and establishes a framework for assessing development affecting these views. Whilst Greenwich's Local Views do not form part of the London View Management Framework, the policy context remains relevant where local views contribute to the appreciation of strategic landmarks, heritage assets and wider townscape features.

1.2.2.3. Together, these policies support identifying, managing and protecting views that are important at a local level and provide the strategic basis for maintaining a Local Views designation framework.

1.2.3. RBG Core Strategy policies

1.2.3.1. At the local level, the Core Strategy (2014) identified a series of Local Views that make an important contribution to the Borough's character, heritage significance and sense of place. These views form part of the Borough's approach to conserving valued townscape and landscape features while accommodating growth and change. This review was undertaken to assess whether the existing designations remain justified in light of changes since 2014 and to ensure that emerging Local Plan policies are supported by an up-to-date evidence base. The Core Strategy Local Views are shown in Appendix 1.

1.2.3.2. Collectively, the Local Views reflect many of the Borough's defining characteristics, including its varied topography, extensive open spaces, historic town centres, heritage assets, river frontage and landmark buildings. Whilst several views focus on internationally and nationally significant features such as Greenwich Park, Blackheath, the Maritime Greenwich World Heritage Site and the River Thames, the network also extends across the eastern and southern parts of the

Borough, recognising the distinctive qualities of suburban neighbourhoods, parkland, metropolitan open land, Thames-side environments and locally important landmarks.

1.2.3.3. Together, the designated views provide a spatially diverse representation of the Borough's character. They capture both iconic panoramas and more localised views that help explain Greenwich's geography, settlement pattern, green infrastructure network and townscape structure, while illustrating the relationship between its historic and contemporary environments.

1.2.3.4. No comprehensive review of the Local Views has been identified since their inclusion in the Core Strategy (2014). Given the significant physical changes that have occurred across the Borough since then, it was considered appropriate to undertake a systematic reassessment of the designated views to determine whether they remain relevant, intact and justified.

1.2.4. RBG Emerging Local Plan

1.2.4.1. The Regulation 18 Draft Local Plan proposed a review of the Borough's Local Views to ensure they remain relevant and supported by an up-to-date evidence base. Pending completion of the review, the existing Core Strategy (2014) Local Views were retained.

1.2.4.2. The review was intended to inform the Regulation 19 Draft Local Plan through an updated schedule of Local Views and associated mapping. It sought to ensure that designated views continue to reflect the Borough's most important landscapes, townscapes, heritage assets and landmarks, while responding to patterns of growth and regeneration.

1.2.4.3. This assessment therefore reviewed the Local Views designated in the Core Strategy to determine whether they remain justified, whether their key characteristics and significance are still appreciable, and whether any amendments to view designations, viewpoints, view corridors or supporting descriptions are required.

1.2.5. RBG Urban Design Guide SPD and Characterisation Study

1.2.5.1. The RBG Urban Design Guide SPD (2023) provides guidance on design quality, local character, heritage, topography and townscape. While it does not designate Local Views, it emphasises the importance of responding to the Borough's distinctive landscape, heritage assets,

landmark buildings and townscape structure, all of which are relevant to the assessment of Local Views.

1.2.5.2. The RBG Characterisation and Intensification Study (2023), prepared as part of the evidence base for the emerging Local Plan, assesses the Borough's historic development, landscape structure, townscape character, heritage assets and capacity for growth. The study highlights the role of topography, open spaces, landmarks and views in shaping local character, and identifies important visual relationships across areas including Greenwich, Blackheath, Shooters Hill, Plumstead and Thamesmead.

1.2.5.3. The study therefore provides important context for understanding the contribution of Local Views to local character, identity and the appreciation of heritage assets. Accompanying this work, the Heritage Assessment Appendix identifies the importance of views, vistas and landmarks to the setting and significance of heritage assets and notes that some correspond with Local Views designated in the Core Strategy. It also recognises that inappropriate development can harm heritage significance through impacts on important views and establishes a framework for assessing the sensitivity of heritage-related views to change. Together, these documents provide relevant evidence for understanding the significance of the Borough's designated Local Views and their contribution to the historic environment.

2. Methodology

2.1. Methodology overview

2.1.1. The review applied a consistent methodology to ensure all designated Local Views were assessed on a comparable basis. This comprised four stages:

- Desktop Review – Review of planning policy, Core Strategy documentation, view descriptions, mapping, photography and relevant heritage information to establish the policy and spatial context for each view.
- Site Surveys – Visits to each designated viewpoint to assess view composition, visibility of key landmarks and features, the influence of vegetation and development, public accessibility, and overall view quality. Photographs were also taken to provide a consistent visual record.

- Assessment – Evaluation of each view's visual quality, heritage significance, contribution to townscape and landscape character, local identity, public value, accessibility, sensitivity to change, and overall integrity. Particular consideration was given to whether the characteristics that justified the original designation remained evident.
- Recommendations – Findings were used to determine whether views should be retained, amended (including updates to descriptions, mapping or boundaries), or considered for removal where their original justification was no longer sufficiently apparent.

2.1.2. The methodology focused on understanding how change since designation has affected the significance, integrity and appreciation of each Local View.

2.2. Assessment Process

2.2.1. Desktop review

2.2.1.1. A desktop review was undertaken of the Local Views designated in the Core Strategy (2014), associated mapping and supporting descriptions. Photography, mapping and planning information were also reviewed to identify changes that had occurred since designation.

2.2.1.2. A set of photographs from 2016 was identified and considered likely to represent the intended Local Views. Comparison of the photograph locations with the mapped Core Strategy viewpoints revealed that, for some views, the mapped viewpoint locations did not accurately correspond with the locations from which the photographs had been taken. Both the adopted and photographed viewpoints were therefore considered during the assessment to inform recommendations for the emerging Local Plan. The two Local Views mapped (Core Strategy vs 2016) are shown in Figure 1 below and in Appendix 2.

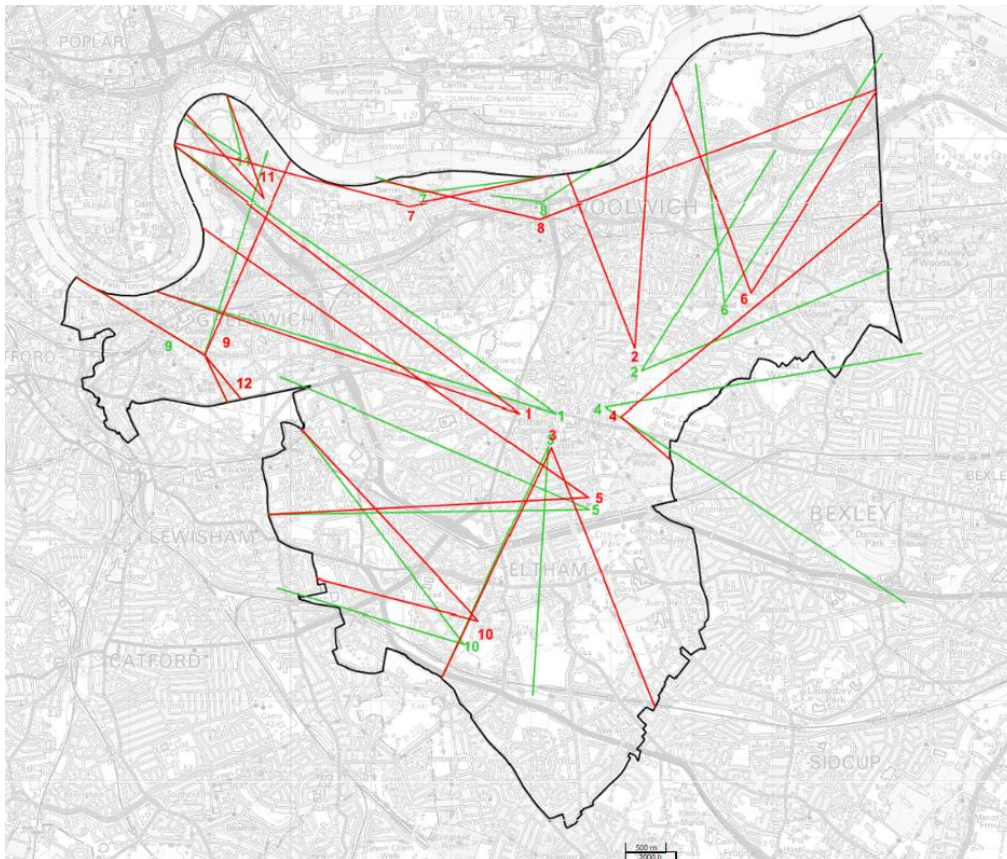


Figure 1: Showing the Core Strategy's Local Views (in red) and the mapped extent of the 2016 captured views.

2.2.2. Site visits undertaken:

2.2.2.1. Site visits were undertaken by Policy and Heritage Officers to each designated viewpoint to assess whether the defining characteristics of the views remained visible and appreciable. Observations were made on viewpoint accessibility, view extent and composition, key landmarks, heritage assets, vegetation, new development and overall visual quality. Photographs were taken to provide a consistent visual record and support the assessment process.

2.2.2.2. The site visits informing this assessment were carried out across April and May only, and the findings should be read in the context of the seasonal conditions prevailing during that period. The visual characteristics of the view are likely to differ across the seasons, particularly in relation to vegetation cover and screening. Comparative summer and winter photography has not been provided due to time constraints.

2.2.3. Assessment criteria

2.2.3.1. Each view was assessed against a consistent framework considering:

- Visual quality and composition;
- Heritage significance and contribution to the setting of heritage assets;
- Contribution to local character and sense of place;
- Public value and accessibility;
- Sensitivity to change; and
- Visual integrity and retention of the characteristics that justified designation.

2.2.3.2. Particular attention was given to the effects of development and vegetation growth on the visibility of key features and the overall significance of each view.

2.3. Assessment outcomes

2.3.1. Each Local View was assigned one of the following outcomes:

- Retain: The view remains clearly identifiable and continues to contribute to local character, heritage significance or sense of place.
- Retain with amendments: The view remains significant but amendments to viewpoint locations, descriptions or mapped extents are required.
- Remove: The original justification for designation is no longer sufficiently evident.

2.3.2. The review provides a snapshot of conditions at the time of survey and focuses solely on the Local Views designated within the Core Strategy (2014). It was not intended to assess all public views across the Borough.

3. Planning and Development Pressures

3.1. As the Local Views have not been comprehensively reviewed since their designation within the Core Strategy, it was important to assess whether their integrity and significance have been affected by development and other changes over time. In some cases, known development has altered the composition of designated views. For example, development at Mast Quay has affected Local View 8, requiring a site assessment to determine the extent of the impact and whether amendments to the view designation are necessary.

3.2. Several Local Views pass through or relate to areas identified for growth and regeneration, including the Greenwich Creekside, Greenwich Peninsula and Charlton Riverside Opportunity Areas. It was therefore necessary to assess whether development within and around these locations has affected the integrity, composition or appreciation of the designated views.

3.3. The review was also undertaken in the context of the emerging Local Plan. An up-to-date assessment was necessary to ensure that Local Views are appropriately reflected within site allocations and development management policies, and that future development protects and, where possible, enhances the qualities that contribute to their significance.

4. Review of Existing Protected Views

4.1. Core Strategy Local Views detail

4.1.1. In addition to other views set out in the RBG conservation area character appraisals, the Core Strategy contains 12 Local Views as follows and set out in Figure 2:

- Shooters Hill to Central London;
- Shrewsbury Park towards the Lower Thames;
- Castlewood towards S.E. London;
- Eaglesfield Recreation Ground towards Bexley and the Lower Thames;
- Eltham Park (North) to Central London;
- Winns Common to the Lower Thames;
- Thames side panorama from the Thames Barrier open space;
- St. Mary's Churchyard towards Mast Pond Wharf and beyond;
- Docklands panorama from the Wolfe Monument;
- King John's Walk to Central London;
- O2 from Central Park;
- Wolfe Monument south towards the All Saints Church in Blackheath.

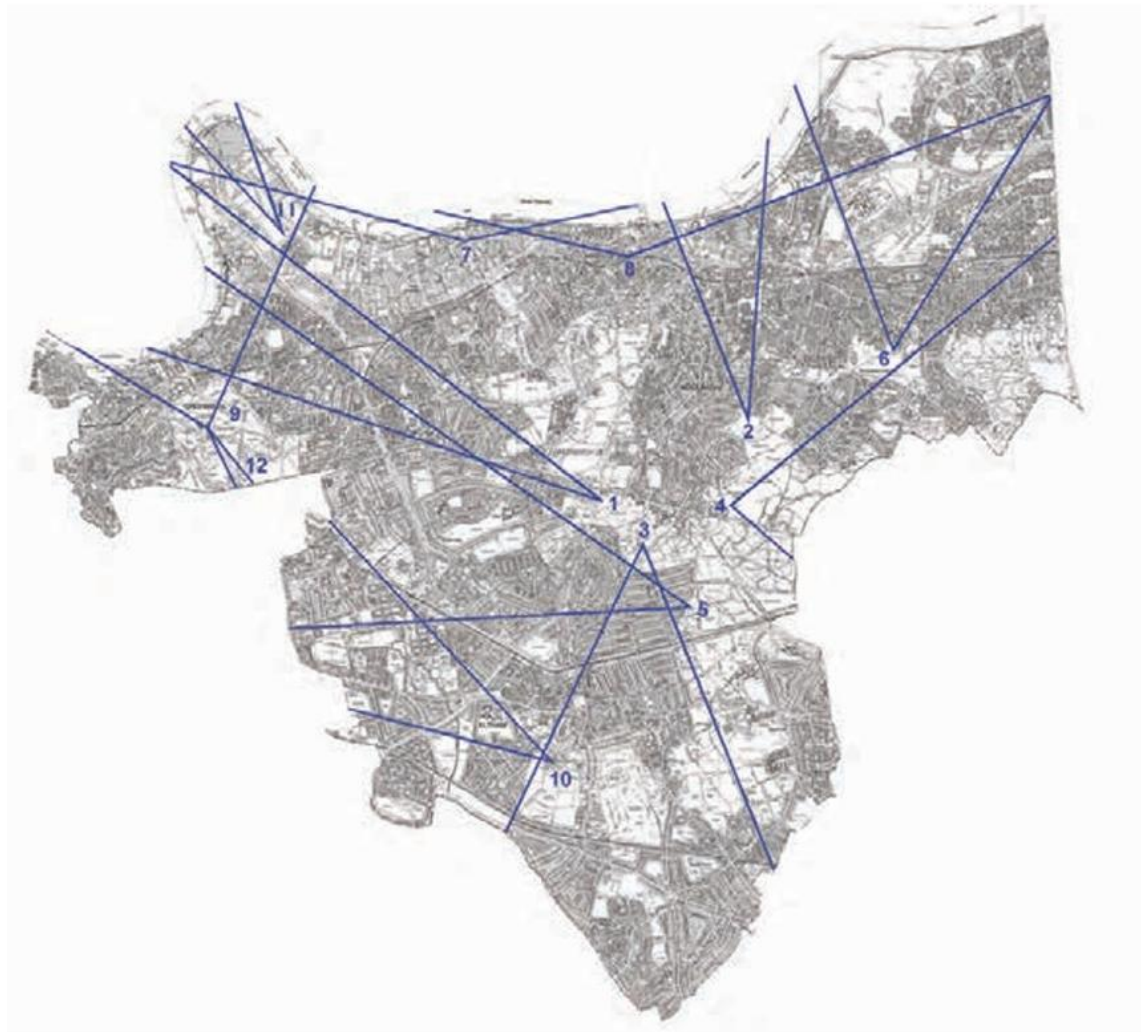


Figure 2: Core Strategy Local Views in Policy DH(g)

4.1.2. The Core Strategy notes that all of these views are from publicly accessible spaces and offer panoramas and views of landmarks and water-space recognised for their contribution to the local built and natural environment. Paragraph 4.4.54 of the Core Strategy notes that Figure 2 above (referred to as Figure 3 in the Core Strategy) is “indicative only but shows that most of the views are towards the Thames, highlighting the river’s importance to the character of Royal Greenwich”.

4.1.3. It also notes that several views extend beyond the border of Royal Greenwich, including “the views from Shooters Hill and King Johns Walk towards central London (views 1 & 10) and the view from Eaglesfield Recreation Ground towards Bexley and the Lower Thames (view 4)”. Paragraph 4.4.55 notes that the “Docklands panorama from Wolfe Monument (view 9) and the view from Wolfe Monument south towards the All Saints Church in Blackheath (view 12) are part of Wren's original Grand Axis of views”. It notes that at its fullest extent the Grand Axis extended north to St Anne’s Church at Limehouse and south to All Saint’s church on Blackheath, with the view of St Anne’s Church lost with the commercial

development of Docklands in the late twentieth century, which obscured the view. However, the Grand Axis still forms the key part of the composition of Local View 9 from the Wolfe statue and the Strategic View 24 from Island Gardens, Isle of Dogs to Royal Naval College.

4.2. Assessment of each Local View

4.2.1. Local View 1: Shooters Hill to Central London

4.2.1.1. Local View 1 (Shooters Hill to Central London) is identified on the Core Strategy mapping, with the viewing point located along the edge of Eltham Common where it interfaces with Well Hall Road, as shown in Figures 3 and 4.

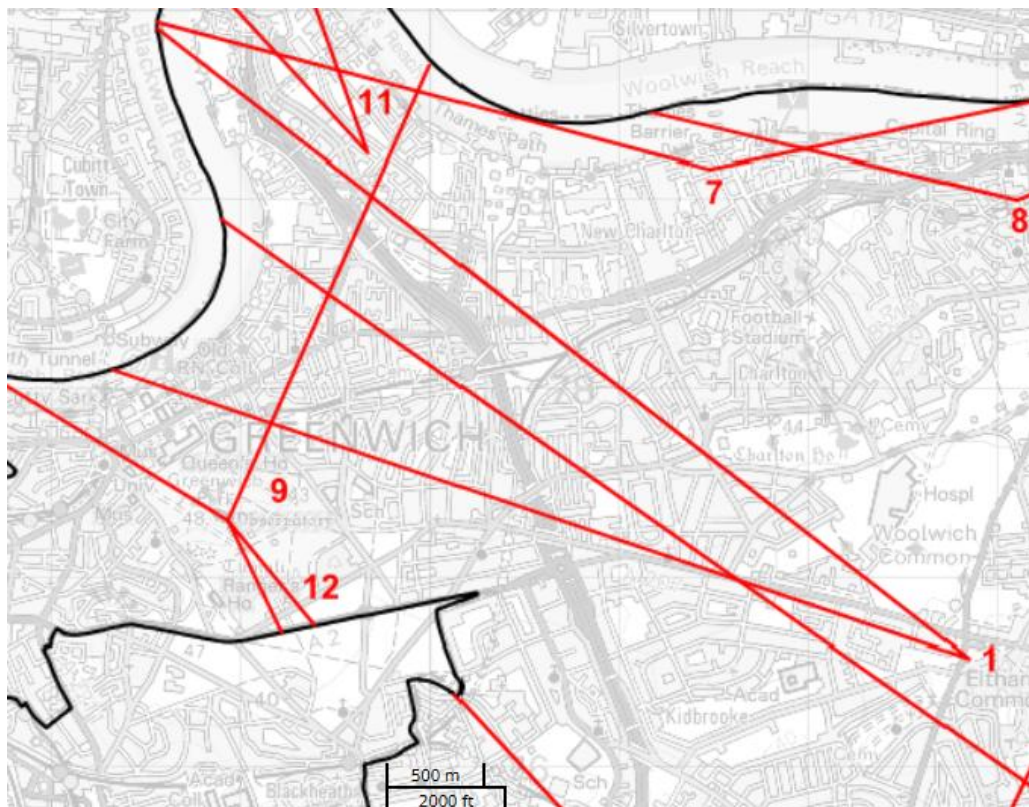


Figure 3: Local View 1: Shooters Hill to Central London



Figure 4: Viewing location for Local View 1

4.2.1.2. The 2016 site visit photo of the view, shown in Figure 5, was captured from a different location along Shooters Hill Road, further uphill than the viewing point identified in the Core Strategy mapping, as illustrated in Figure 3. The Core Strategy mapped Local View 1 and the mapped 2016 site visit view are shown in Figures 6 and 7 below. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View.



Figure 5: Site visit photo taken in 2016 of Local View 1

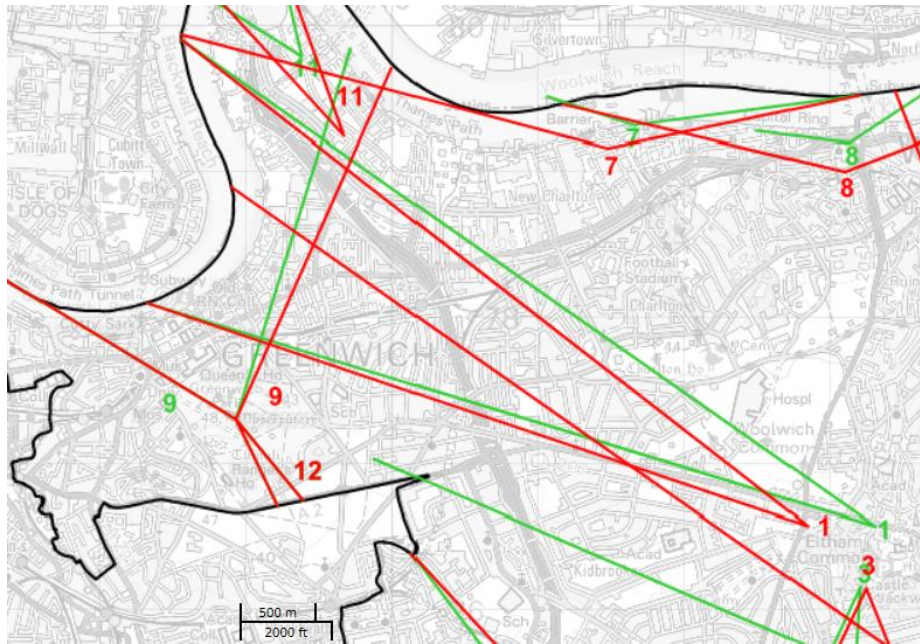


Figure 6: Map showing the extent of Core Strategy View 1 (red) and the 2016 site visit extent of View 1 (green)



Figure 7: 2016 Site visit viewing location for Local View 1

4.2.1.3. The site visit to the viewing location identified in the Core Strategy mapping within Eltham Common demonstrated that the mapped viewpoint is incorrectly positioned, as no view of Central London was available from this location. The view was also assessed from a higher elevation within Eltham Common; however, this did not improve visibility towards Central London. Instead, the outlook comprised mature tree cover, traffic along Well Hall Road and Peel Place, and buildings fronting Peel Place and Shooters Hill.

4.2.1.4. In contrast, a visit to the location identified during the 2016 site survey confirmed a clear view of Central London along the Shooters Hill Road corridor, consistent with the description of Local View 1. Site photographs are included in Table 1 below.

Table 1: Local View 1 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	
View from higher elevation of Core Strategy mapped view	

View point:	Site visit photo:
2016 site visit mapping location view	

4.2.1.5. The intended integrity of the view was found to have been largely retained, although the composition of the Central London skyline has evolved over the past decade, reflecting the completion of additional tall buildings. The foreground and peripheral elements of the view have remained largely unchanged, with the pattern of built development and vegetation exhibiting a high degree of continuity.

4.2.1.6. The view makes a significant contribution to the borough's townscape, extending across Westcombe Park and East Greenwich towards the eastern edge of the Maritime Greenwich World Heritage Site and beyond to key skyline features including the Isle of Dogs and Canary Wharf.

4.2.1.7. The view covers several important historic character areas, extending over conservation areas and historic landscapes and parks,

including Woolwich Common, Charlton Village, Rectory Field, Westcombe Park, Blackheath, East Greenwich, Greenwich Park and West Greenwich.

4.2.1.8. The designation plays an important role in protecting this key view corridor and informing the management of development. The right-hand margins of the view cover areas within the Greenwich Peninsula Opportunity Area; however, the extensive heritage protections provided by the surrounding conservation areas, together with the World Heritage Site and World Heritage Site Buffer Zone help safeguard its integrity.

4.2.1.9. The viewpoint is highly accessible as its located within the public highway. However, it is not located within an open space and, compared with other viewpoints, does not provide the same opportunity for people to stop and enjoy the panorama. Given its continued townscape, heritage and visual value, it is recommended that the view be retained, with amendments to the mapping to reflect the intended viewpoint and align with the view description.

4.2.2. Local View 2: Shrewsbury Park towards the Lower Thames

4.2.2.1. Local View 2 (Shrewsbury Park towards the Lower Thames) is identified on the Core Strategy mapping, with the viewing point located at the north-western edge of Shrewsbury Park near the interface with Plum Lane and Rowton Road, as shown in Figures 8 and 9.

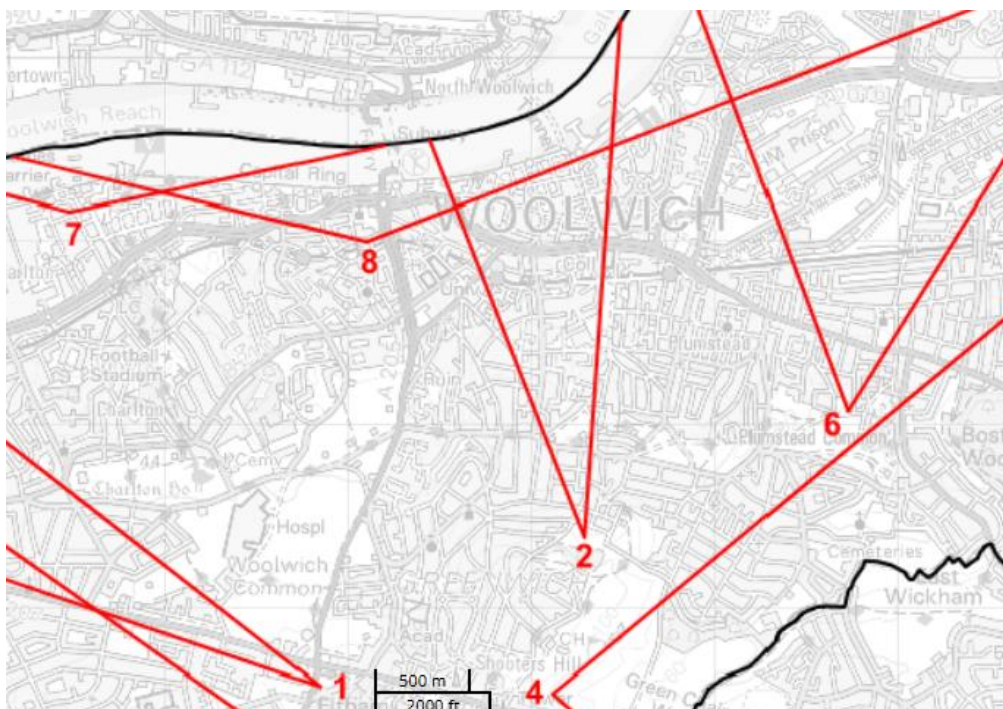


Figure 8: Local View 2: Shrewsbury Park towards the Lower Thames



Figure 9: Viewing location for Local View 2

4.2.2.2. The 2016 site visit photographs, as shown in Figure 10 below, were taken from a location within Shrewsbury Park that is substantially further uphill and closer to the park's south-eastern boundary than the viewpoint identified in the Core Strategy mapping (Figure 9). The Core Strategy mapped Local View 2 and the 2016 viewpoint location are shown in Figures 11 and 12 below.





Figure 10: Site visit photos taken in 2016 of Local View 2

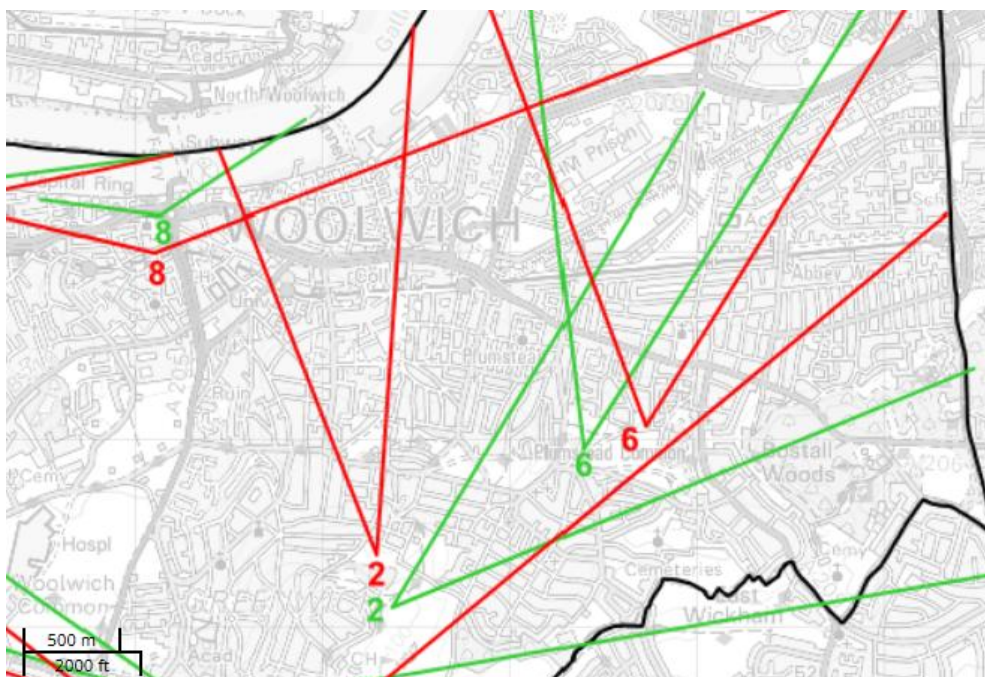


Figure 11: Map showing the extent of Core Strategy View 2 (red) and the 2016 site visit extent of View 2 (green)

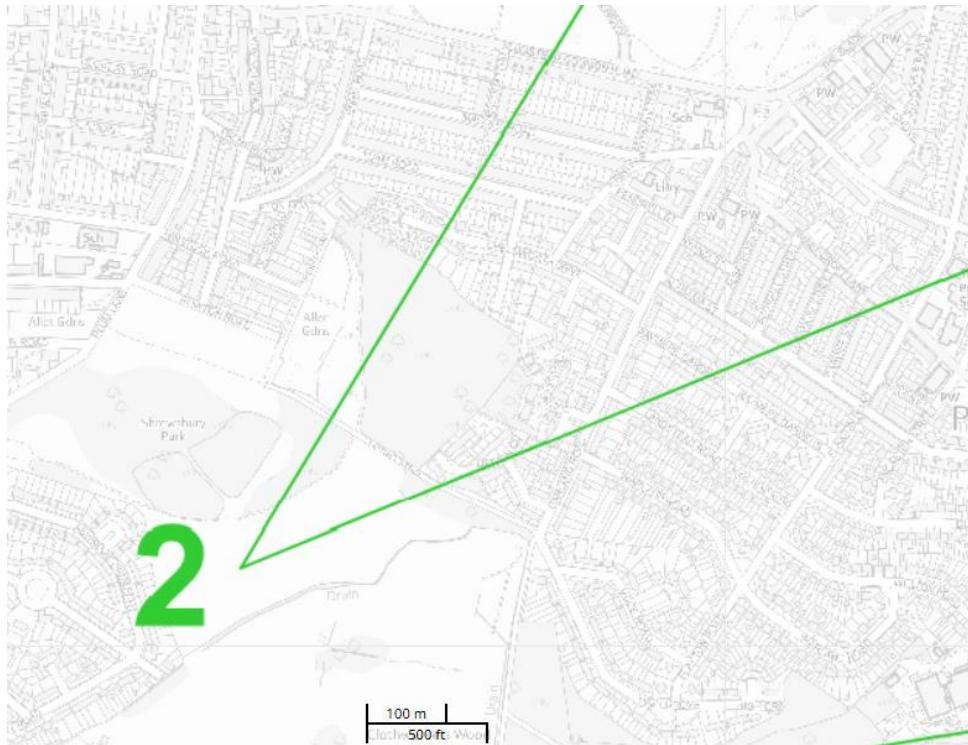


Figure 12: 2016 site visit viewing location for Local View 2

- 4.2.2.3. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View.
- 4.2.2.4. The site visit to the viewing location identified in the Core Strategy mapping within Shrewsbury Park demonstrated that the mapped viewpoint is incorrectly positioned, as the view towards the Lower Thames was largely obscured from this location. Whilst a restricted view across Woolwich and Royal Arsenal was visible, the outlook was dominated by mature tree cover and residential buildings along Rowton Road and Plum Lane, which obscured much of the wider panorama. The mapped viewpoint also lacks the elevated position described in the Local View designation.
- 4.2.2.5. By contrast, a visit to the location identified during the 2016 site visit provided a clear view towards the Lower Thames, consistent with the description of Local View 2 and the view recorded in 2016. This view was orientated further east than that shown in the Core Strategy mapping, capturing views across Plumstead and Abbey Wood rather than Woolwich and Royal Arsenal. The viewpoint is enhanced by a row of benches that allow visitors to appreciate expansive views across the surrounding area. Site photographs are provided in Table 2 below.

Table 2: Local View 2 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	 The image block contains two photographs stacked vertically. Both photographs show a large, mature tree with a thick, dark trunk and a wide, spreading canopy of green leaves. The tree is situated in a grassy field. In the background, there are several houses, including a prominent white house with a red roof. The sky is blue with some light clouds. The top photograph is taken from a slightly lower angle, while the bottom photograph is taken from a slightly higher angle, providing different perspectives of the same scene.

View point:	Site visit photo:
2016 site visit mapping location view	 The top photograph shows a wide, green grassy field in the foreground. In the middle ground, there is a line of trees with green and yellow foliage. In the far background, a city skyline is visible under a blue sky with scattered white clouds. The bottom photograph shows a similar grassy field, but with a black metal bench in the foreground. The trees and city skyline are visible in the background under a bright blue sky with more prominent white clouds.

View point:	Site visit photo:
	 The top photograph shows a wide, grassy field under a bright blue sky with scattered white clouds. In the foreground, a dark wooden bench is positioned on the left. A line of trees with green foliage separates the field from a distant city skyline. A small figure of a person is visible in the middle ground. The bottom photograph shows a similar view from a slightly different angle, featuring two dark wooden benches on the grassy field. The trees and the city skyline are visible in the background under the same sky conditions.

4.2.2.6. The intended integrity of the view was found to have been largely retained, although the composition of the skyline has evolved over the past decade, reflecting the completion of additional tall buildings. Notably, several taller buildings in and around Abbey Wood, including

within the London Borough of Bexley, are now visible within the panorama. The foreground and peripheral elements of the view have remained largely unchanged, aside from incremental changes in vegetation cover.

4.2.2.7. This view captures important townscape and landscape qualities, extending over historic built fabric within Plumstead Common Conservation Area and open space landscape including both Plumstead and Winn Common and Bostall Heath, towards Abbey Wood and into the London Borough of Bexley. The viewpoint is publicly accessible, with seating provided to enable residents and visitors to appreciate the panorama.

4.2.2.8. Given that the view remains largely intact and continues to provide significant townscape and landscape value, it is recommended that it be retained, with amendments to the mapping to reflect the intended viewpoint and align with the view description.

4.2.3. Local View 3: Castlewood towards S.E. London

4.2.3.1. Local View 3 (Castlewood towards S.E. London) is identified on the Core Strategy mapping, with the viewing point located within the grounds of Severndroog Castle in Shooters Hill, as shown in Figures 13 and 14.

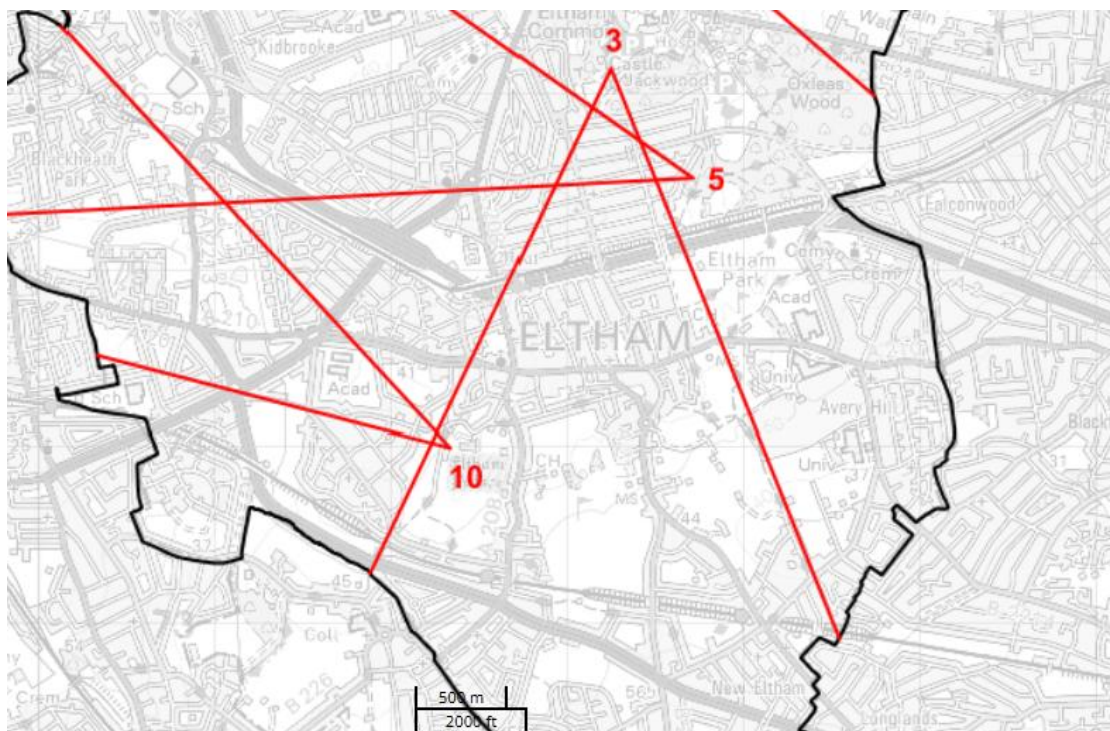


Figure 13: Local View 3: Castlewood towards S.E London

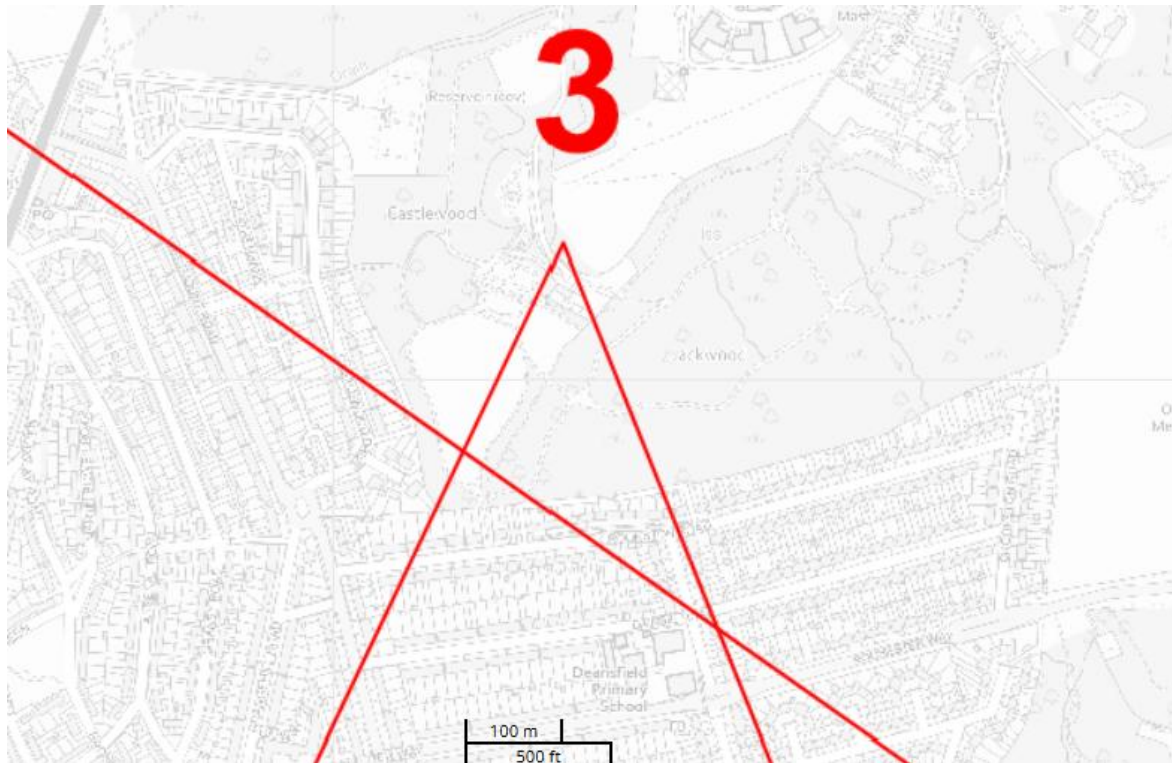


Figure 14: Viewing location for Local View 3

4.2.3.2. The 2016 site visit photograph was taken from a slightly different location within the grounds of Severndroog Castle, positioned further west than the viewpoint identified in the Core Strategy mapping. The photograph was taken from the area above the Rose Garden, adjacent to the benches at the top of the steps in front of the castle, looking south across the borough, as shown in Figure 15. The Core Strategy mapped Local View 3 and the 2016 viewpoint location are shown in Figures 16 and 17 below. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View.



Figure 15: Site visit photo taken in 2016 of Local View 3

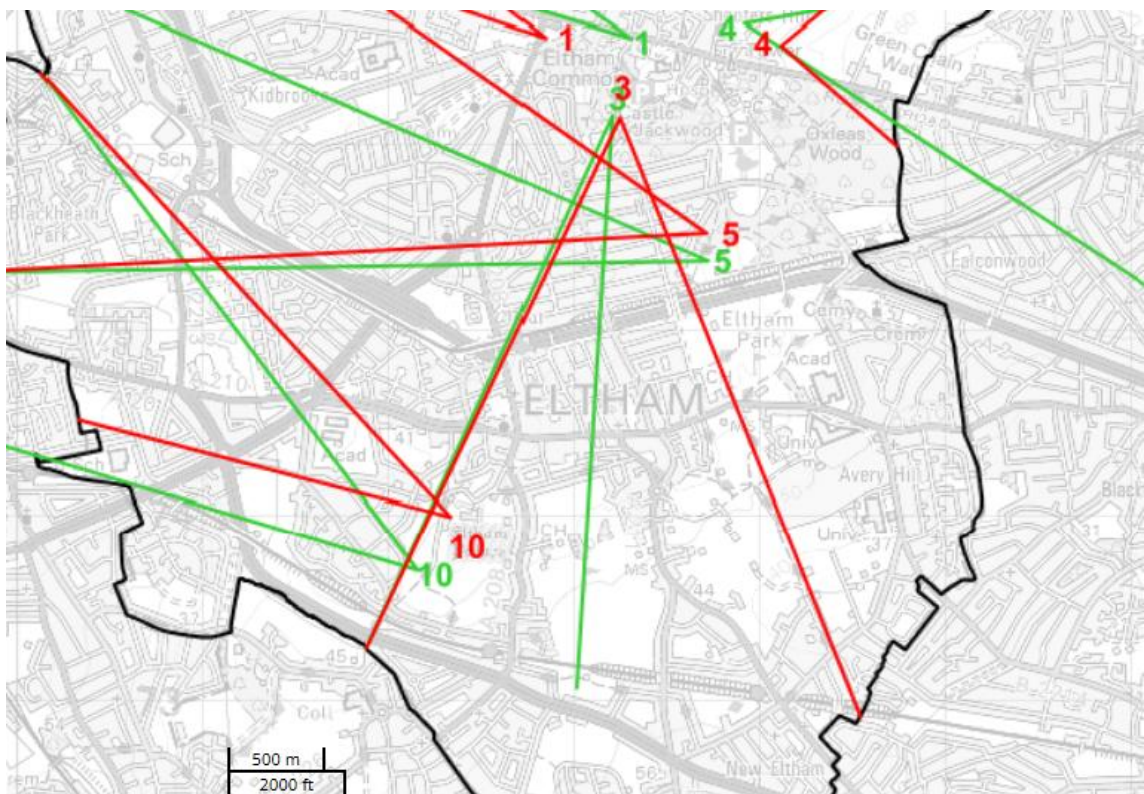


Figure 16: Map showing the extent of Core Strategy View 3 (red) and the 2016 site visit extent of View 3 (green)

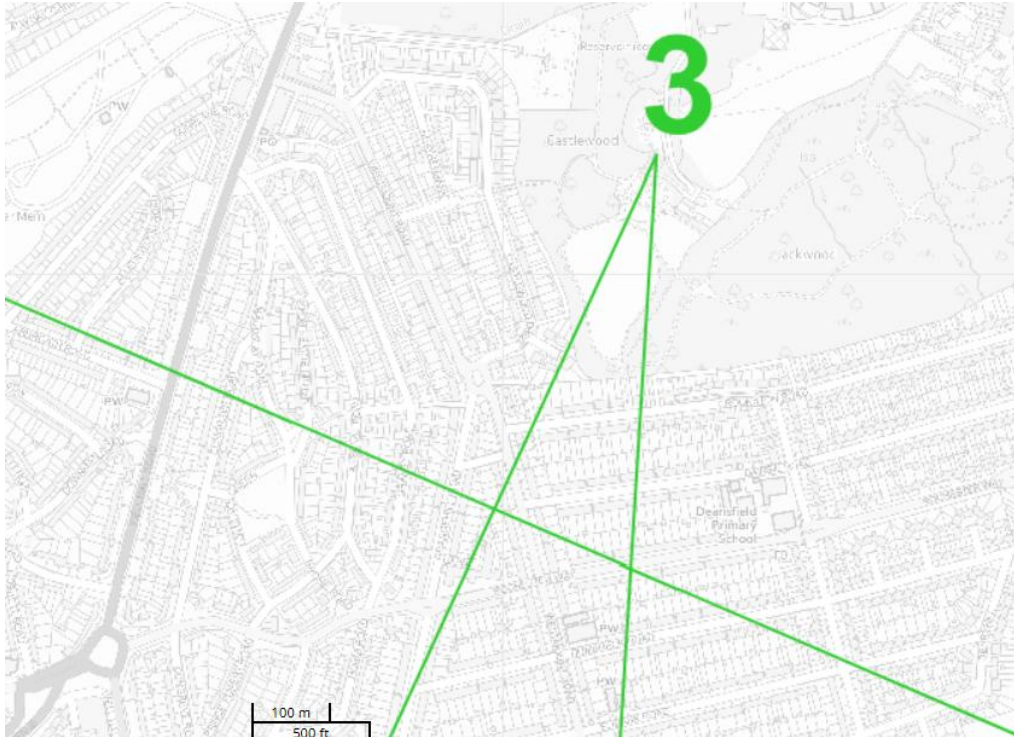


Figure 17: 2016 Site visit viewing location for Local View 3

4.2.3.3. The site visit to the viewing location identified in the Core Strategy mapping within the grounds of Severndroog Castle demonstrated that the mapped viewpoint was slightly misaligned, as the view towards South East London was substantially screened by vegetation and did not correspond with a clearly identifiable public viewing location.

4.2.3.4. By contrast, a visit to the location identified during the 2016 site survey provided a clear view towards South East London, consistent with the description of Local View 3 and the view captured in 2016. Whilst both locations were situated to the south of the Castle, this viewpoint was located further west than that shown in the Core Strategy mapping, above the Rose Garden adjacent to the benches at the top of the steps in front of the castle.

4.2.3.5. The seating provided at this location enables visitors to appreciate expansive views across the southern part of the borough and beyond. Site photographs are provided in Table 3 below.

Table 3: Local View 3 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	
2016 site visit mapping location view	

4.2.3.6. The integrity of the view was found to have been partially compromised by vegetation growth in the foreground beyond the Rose Garden and, to a lesser extent, around the margins of the view. Notwithstanding this, clear views towards the south-east remain available.

4.2.3.7. The view provides an important townscape and landscape contribution as it is the only designated Local View that focuses on the southern part of the borough, extending towards Eltham and capturing Mottingham and the London Borough of Bromley.

4.2.3.8. The view captures areas of significant character and heritage value, including Eltham Palace, the Eltham Palace Conservation Area and other heritage assets. The viewpoint is publicly accessible. Whilst development pressures are generally lower in the south of the borough than in the areas of growth to the north, the Local View plays an important role in ensuring that views towards the south of the borough and the conservation area are managed and maintained.

4.2.3.9. A further difference between the Core Strategy mapping and the 2016 viewpoint relates to the width of the view corridor, with the Core Strategy extent being substantially wider. It is considered that the 2016 mapped extent is more reflective of the actual view available from the viewpoint.

4.2.3.10. It is recommended that this view be retained, with amendments to the mapping to reflect the intended viewpoint, view corridor and accompanying description.

4.2.4. Local View 4: Eaglesfield Recreation Ground towards Bexley and the Lower Thames

4.2.4.1. Local View Four (Eaglesfield Recreation Ground towards Bexley and the Lower Thames) is identified on the Core Strategy mapping, with the viewing point located in Eaglesfield Recreation Ground in Shooters Hill, as shown in Figures 18 and 19.

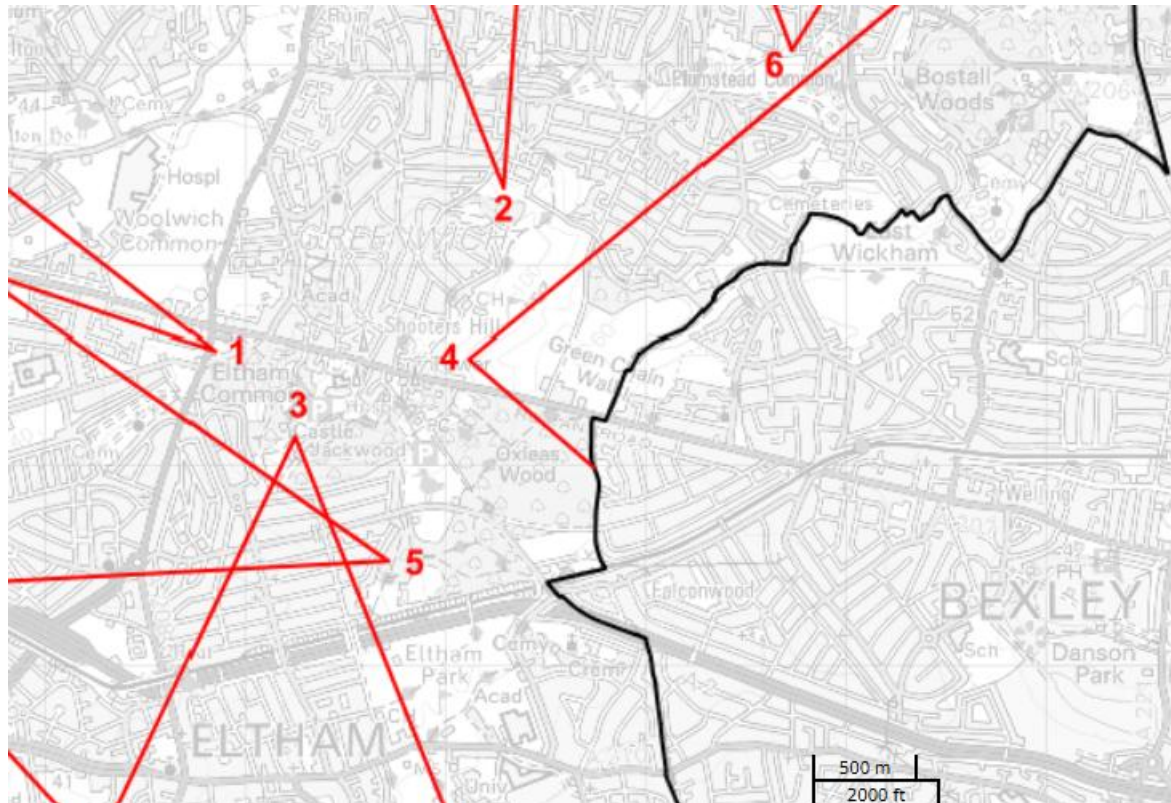


Figure 18: Local View 4: Eaglesfield Recreation Ground towards Bexley and the Lower Thames

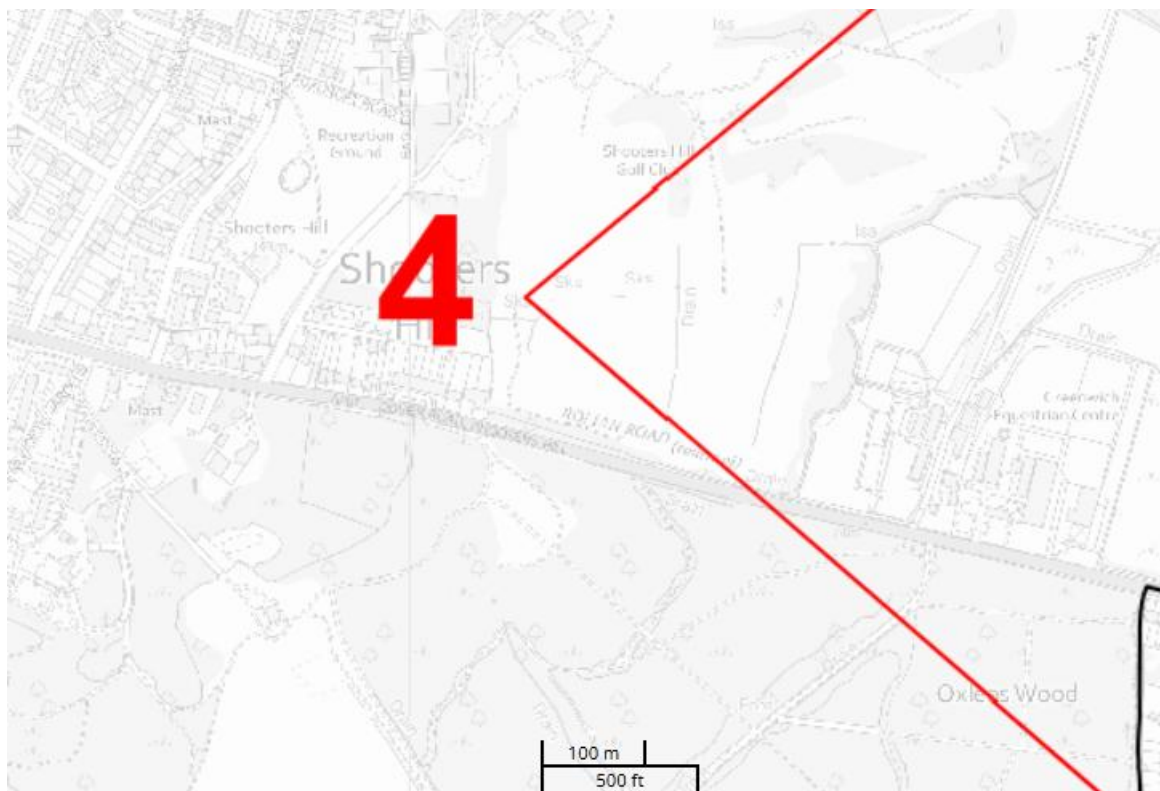


Figure 19: Viewing location for Local View 4

4.2.4.2. The 2016 photographs were taken from a different location within Eaglesfield Recreation Ground, situated further to the north-west than the viewpoint identified in the Core Strategy mapping, as illustrated in

Figure 15. The Core Strategy mapped viewing point is shown as being located within Shooters Hill Golf Course, which does not correspond with the view description identifying Eaglesfield Recreation Ground as the viewpoint location.

4.2.4.3. In contrast, the 2016 photographs, as shown below in Figure 20, show the view being taken from within the Eaglesfield Recreation Ground, at an elevated position between the children's play area and the footpath running from Upper Foxcroft Road to Eaglesfield Road.



Figure 20: Site visit photos taken in 2016 of Local View 4

4.2.4.4. The Core Strategy mapped Local View 4 and the 2016 viewpoint location are shown in Figures 21 and 22 below. The site visit assessed

both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View. Both locations were visited and assessed to understand the extent of any discrepancies between the mapped viewpoint and the intended view, and to inform recommendations for the emerging Local Plan.

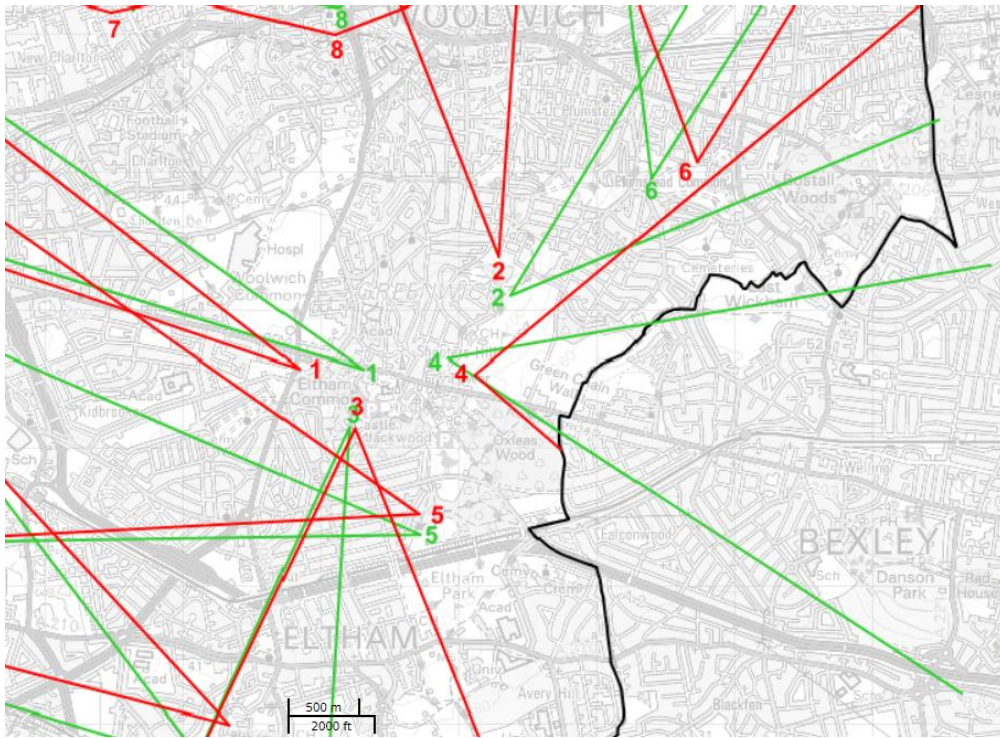


Figure 21: Map showing the extent of Core Strategy View 4 (red) and the 2016 site visit extent of View 4 (green)

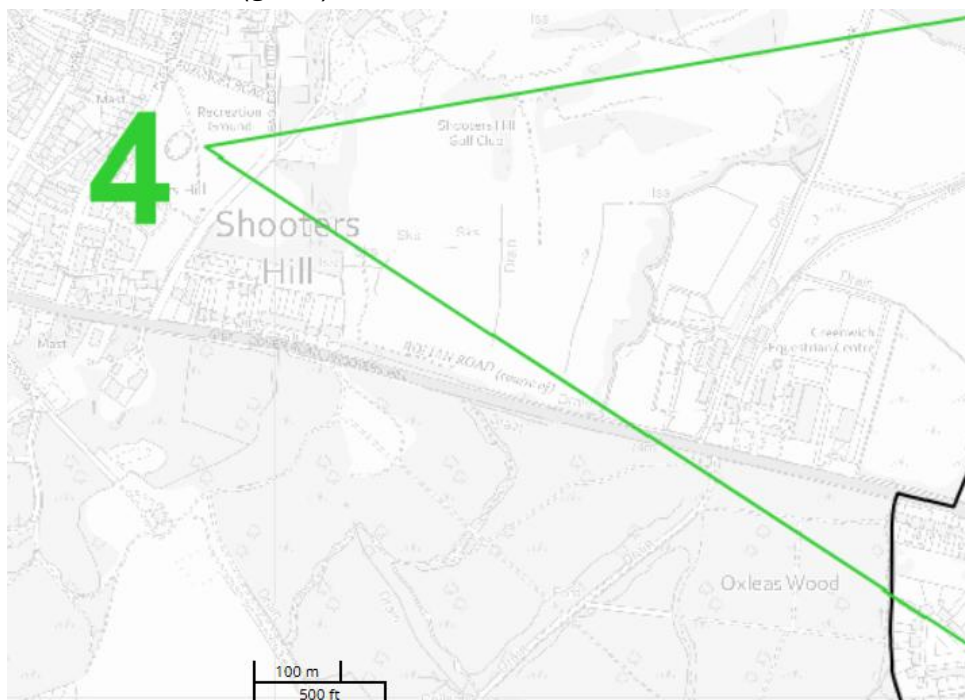


Figure 22: 2016 Site visit viewing location for Local View 4

4.2.4.5. The site visit to the viewing location identified in the Core Strategy mapping within the boundary of the Shooters Hill Golf Course demonstrated that the mapped viewpoint was incorrectly positioned, as it was located within private golf course land, inaccessible to the public and largely screened by vegetation and tree cover. It was located considerably further downhill than the 2016 viewpoint.

4.2.4.6. By contrast, a visit to the location identified during the 2016 site survey provided a clear view towards Bexley and the Lower Thames, consistent with the description of Local View 4 and the view recorded in 2016. The viewpoint benefits from a number of benches that enable visitors to appreciate expansive views across the eastern part of the borough and beyond. Site photographs are provided in Table 4 below.

Table 4: Local View 4 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	View from Eaglesfield Road adjacent to Eaglesfield Recreation Ground, looking downslope towards the Core Strategy mapped viewpoint, which is obscured by vegetation and tree cover.  View from Shooters Hill towards the Core Strategy mapped viewpoint, which is obscured by mature vegetation and separated from public access by a boundary fence.

View point:	Site visit photo:
	
2016 site visit mapping location view	

View point:	Site visit photo:
	

4.2.4.7. The view's integrity was found to be largely intact, although the composition of the skyline, particularly within the London Borough of Bexley, has evolved over the past decade. However, the principal change affecting the view has been the growth of tree cover within the foreground between Eaglesfield Road and the Shooters Hill Golf Course.

4.2.4.8. The view preserves a key vista across expansive green spaces in Bexley, including Danson Park, and other open spaces within the London Borough of Bexley and beyond towards Kent. It is the only Core Strategy Local View that faces directly east and provides an important mechanism for managing development within Shooters Hill to maintain views from Eaglesfield Recreation Ground towards the wider landscape beyond.

4.2.4.9. The 2016 mapped view corridor is narrower than the Core Strategy extent, which encompasses a larger area of Royal Greenwich, including Bostall Woods. It is recommended that this view be retained, with the mapping amended to reflect the 2016 mapped extent, which more accurately reflects the intended view and its description.

4.2.5. Local View 5: Eltham Park (North) to Central London

4.2.5.1. Local View 5 (Eltham Park (North) to Central London) is identified on the Core Strategy mapping, with the viewing point located within the grounds of Eltham Park North, as shown in Figures 23 and 24.

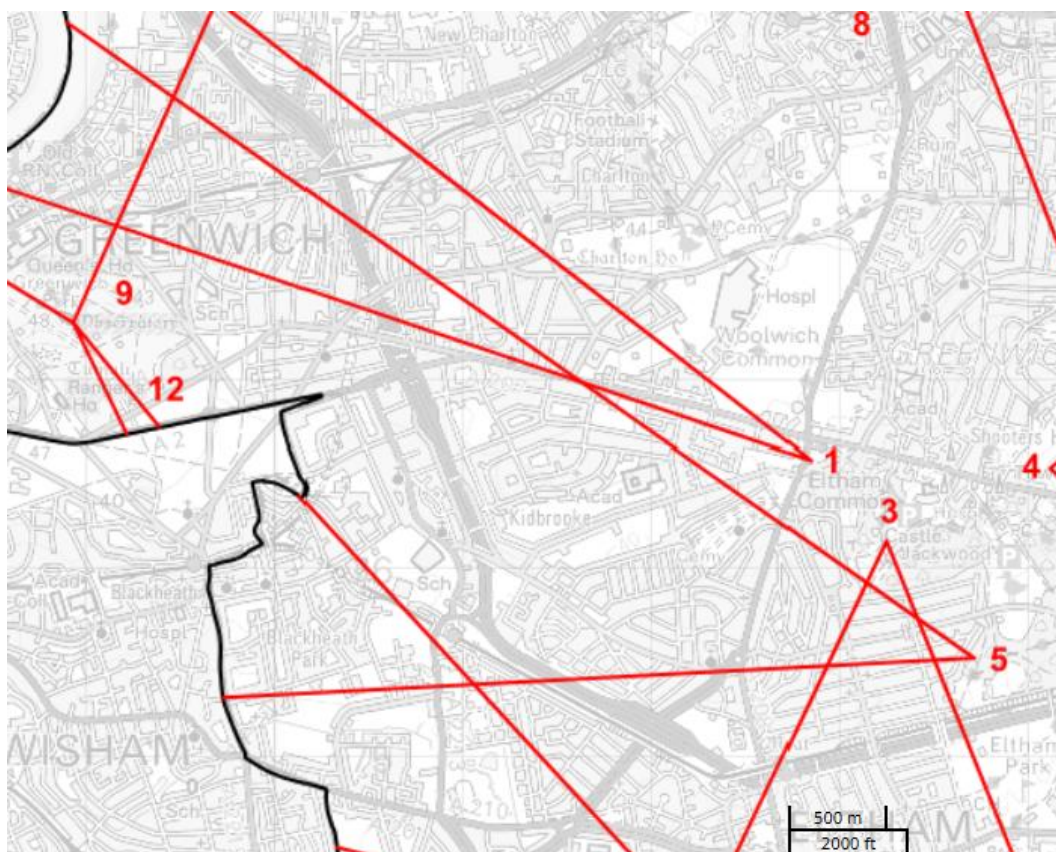


Figure 23: Local View 5: Eltham Park (North) to Central London

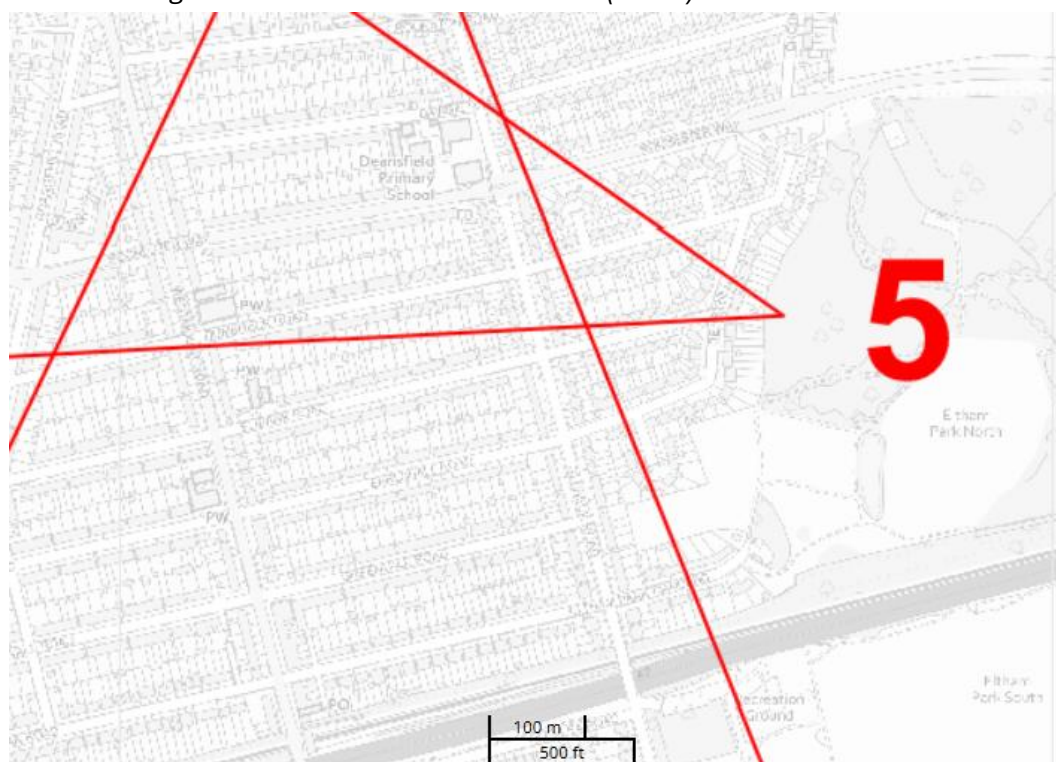


Figure 24: Viewing location for Local View 5

4.2.5.2. The 2016 site visit photograph, shown in Figure 25, was taken from a different location within Eltham Park North, as shown in Figures 26 and 27. The Core Strategy viewpoint located further north within an area of vegetation adjacent to a footpath, whereas the 2016 viewpoint

is situated within the more open area of parkland to the south. The Core Strategy mapped Local View 5 and the 2016 viewpoint location are shown in Figures 26 and 27 below.



Figure 25: Site visit photo taken in 2016 of Local View 5

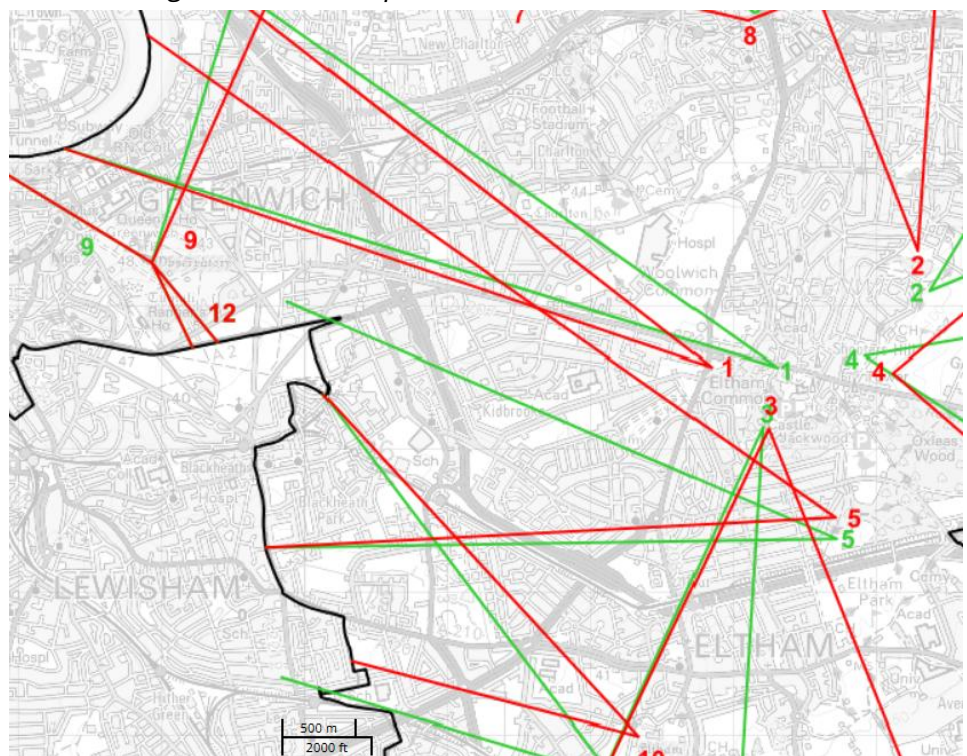


Figure 26: Map showing the extent of Core Strategy View 5 (red) and the 2016 site visit extent of View 5 (green)

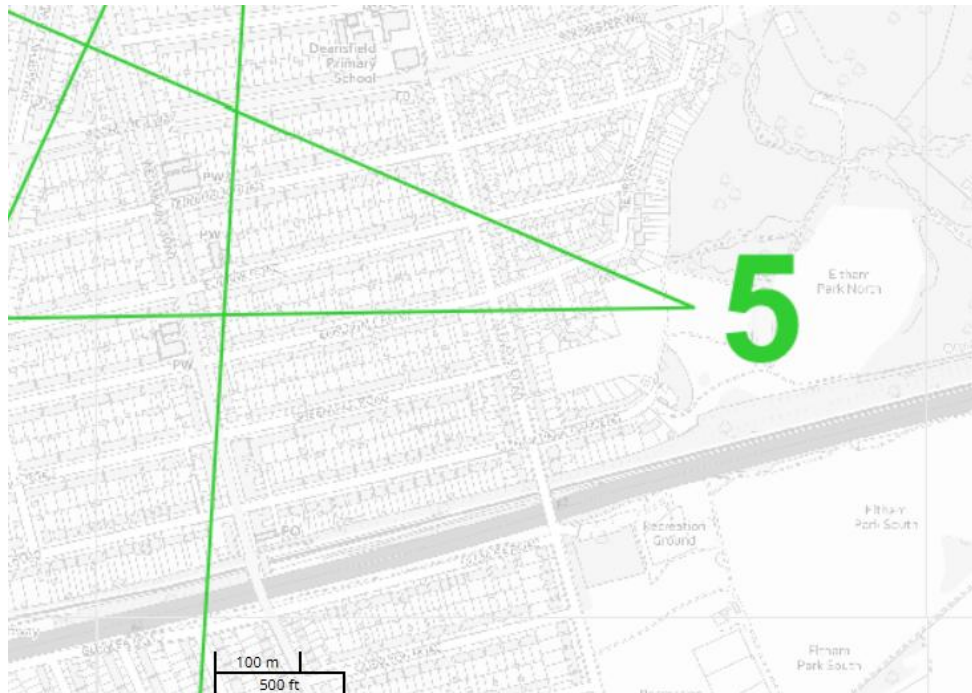


Figure 27: 2016 Site visit viewing location for Local View 5

4.2.5.3. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View. Both locations were therefore visited and assessed to establish the intended viewpoint and inform recommendations for the emerging Local Plan.

4.2.5.4. The site visit to the viewing location identified in the Core Strategy mapping within Eltham Park North demonstrated that the mapped viewpoint was misaligned, as the view towards Central London was substantially obscured by mature vegetation and did not correspond with a clearly identifiable public viewpoint. Due to access constraints and limited visibility at the mapped location, no photograph was obtained from this viewpoint.

4.2.5.5. A visit to the location identified during the 2016 site survey instead provided a clear view towards Central London, consistent with the description of Local View 5 and the view recorded in 2016. Site photographs are provided in Table 5 below.

Table 5: Local View 5 - Site Survey Photographs

View point:	Site visit photo:
2016 site visit mapping location view	

4.2.5.6. The intended integrity of the view was found to have been largely retained, although the composition of the Central London skyline has evolved over the past decade, reflecting the completion of additional tall buildings that are now visible within the view. The foreground and peripheral elements of the view have evolved somewhat with increased vegetation cover. However, the pattern of built development in the foreground and middle distance continues to exhibit a high degree of continuity, with predominantly low-rise residential neighbourhoods remaining characteristic of Eltham, Kidbrooke and Blackheath.

4.2.5.7. The background of the view comprises iconic buildings and structures within Southwark, Bermondsey and Lambeth, including The Shard, the BT Tower and the London Eye. The visibility of these landmarks is enabled by the generally low-rise character of the intervening townscape within Royal Greenwich. This is aided in part by the preservation of Blackheath and Greenwich Park and the relatively low-density development within the London Borough of Lewisham within the view corridor.

4.2.5.8. The view preserves key townscape character as it traverses several important conservation areas, including Progress Estate, Blackheath and Blackheath Park. The view is readily accessible from a publicly accessible location within Eltham Park North.

4.2.5.9. The view continues to provide an important visual connection between the borough and the Central London skyline. It is therefore recommended that the view be retained and managed to ensure its key characteristics, landmark views and overall integrity are preserved.

4.2.6. Local View 6: Winns Common to the Lower Thames

4.2.6.1. Local View 6 (Winns Common to the Lower Thames) is identified on the Core Strategy mapping, with the viewing point located within Winns Common in Plumstead, as shown in Figures 28 and 29.

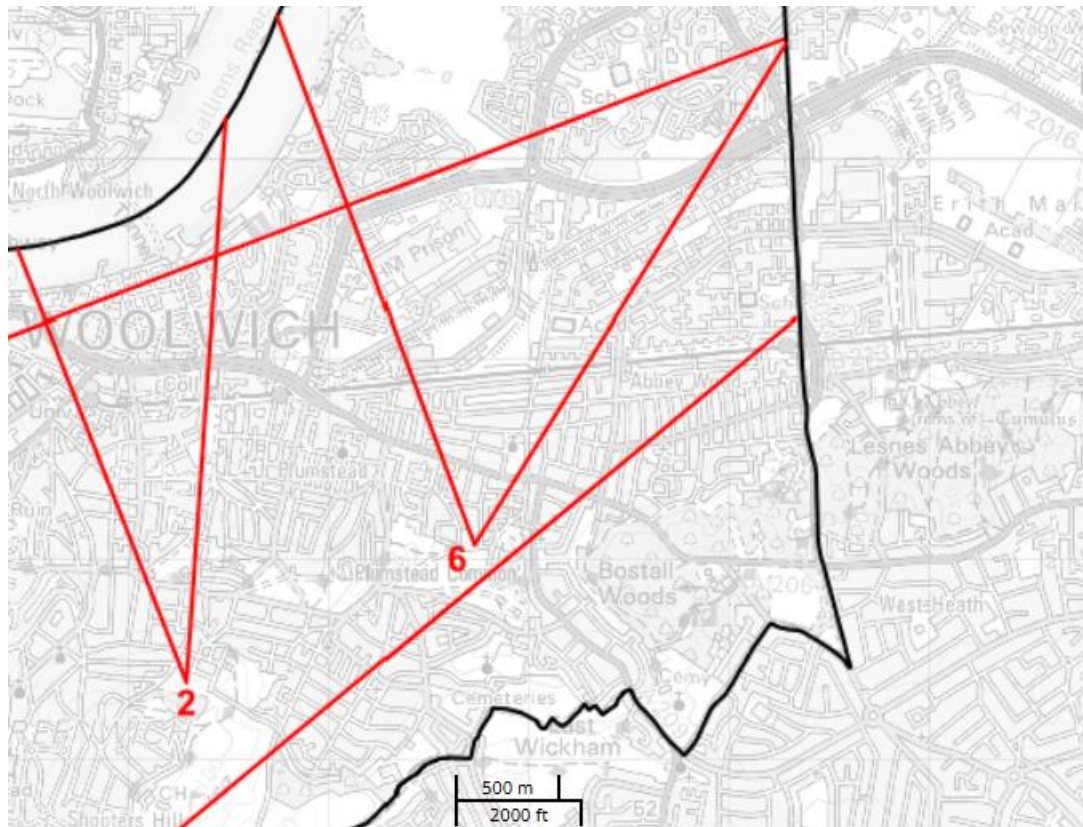


Figure 28: Local View 6: Winns Common to the Lower Thames

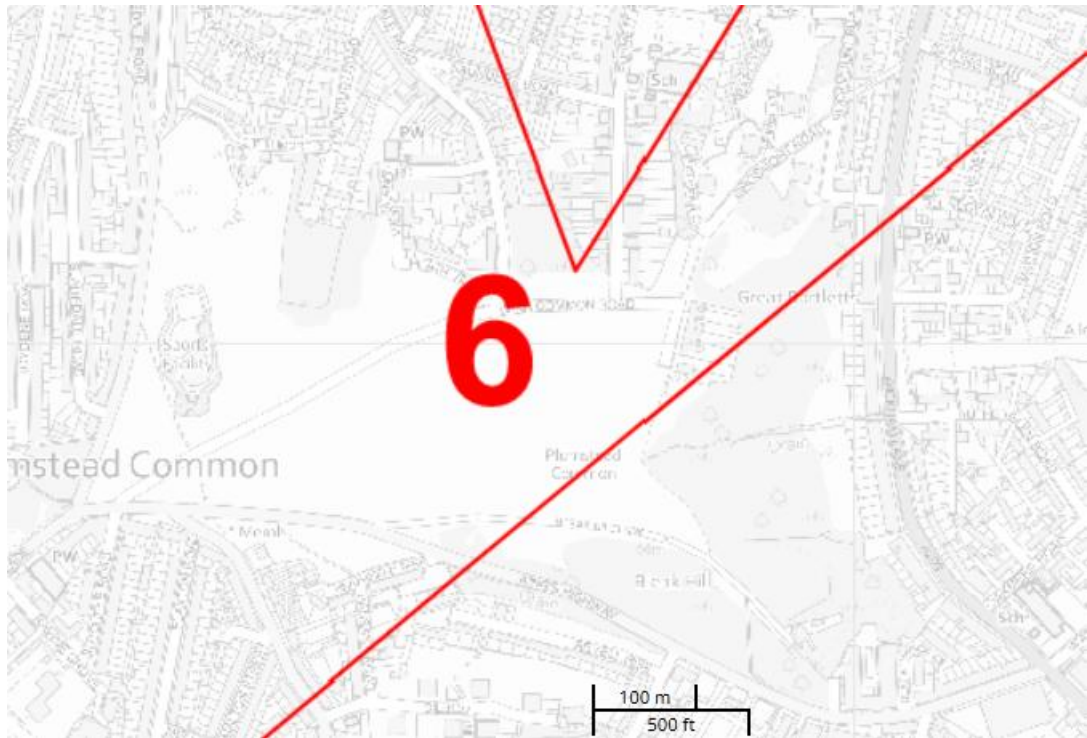


Figure 29: Viewing location for Local View 6

4.2.6.2. The 2016 site visit photographs for Local View 6 was taken from a significantly different location to the viewpoint identified in the Core Strategy mapping, as shown in Figure 30. The Core Strategy's viewpoint is located to the north of Winn Common Road, between Riverdale Road and Purret Road, on the north-eastern edge of Winn's Common. The 2016 viewpoint is located further west within Winn's Common, immediately north-east of the Winn's Common Adventure Playground and Paddling Pool. The Core Strategy mapped Local View 6 and the 2016 viewpoint location are shown in Figures 31 and 32 below.

4.2.6.3. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View. Both locations were therefore visited and assessed to establish the intended viewpoint and inform recommendations for the emerging Local Plan.



Figure 30: Site visit photos taken in 2016 of Local View 6

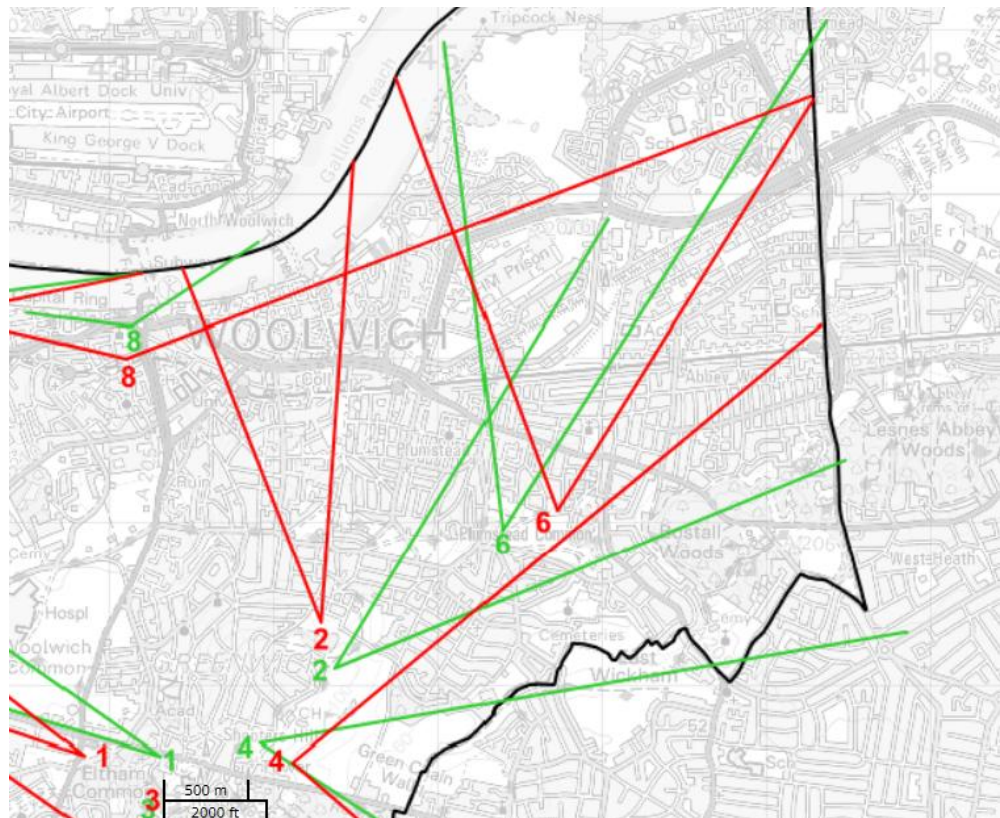


Figure 31: Map showing the extent of Core Strategy View 6 (red) and the 2016 site visit extent of View 6 (green)

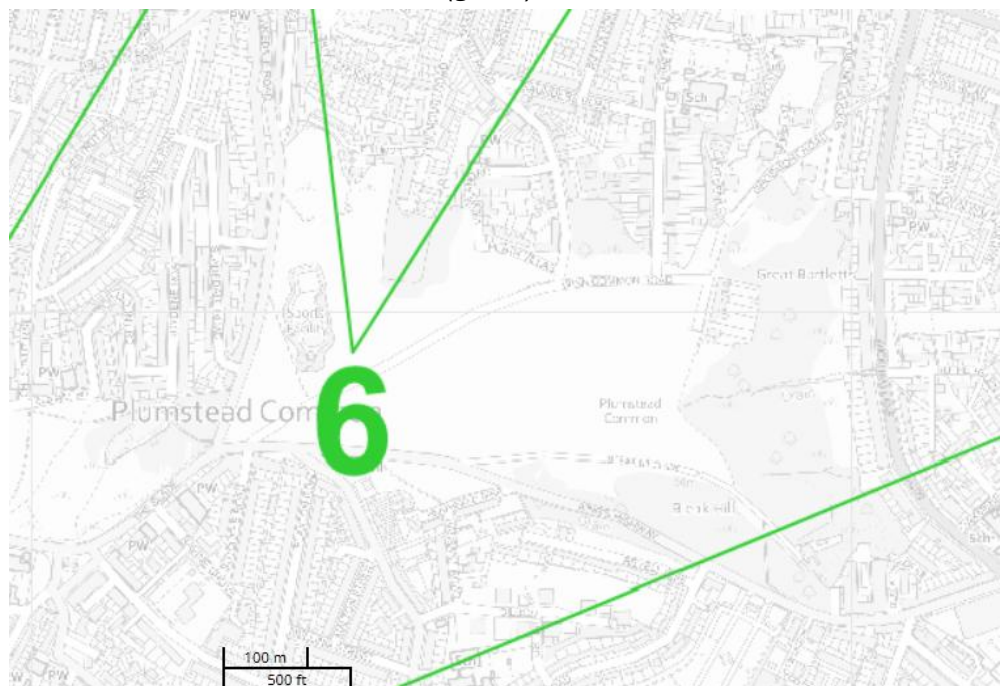


Figure 32: 2016 Site visit viewing location for Local View 6

4.2.6.4. The site visit to the viewing location identified in the Core Strategy mapping on the north-eastern edge of Winn's Common demonstrated that the mapped extent was slightly misaligned, with the view towards the Lower Thames now being partially obscured by increased vegetation and some intervening development. The Lower Thames,

Barking Riverside within London Borough of Newham and views beyond remain visible; however, the extent of the panorama has become more restricted. This viewpoint is illustrated in Table 6.

4.2.6.5. The assessment found that the Core Strategy viewpoint provides a clearer and more representative view than the 2016 viewpoint, which is more heavily affected by vegetation growth and intervening development. At the 2016 viewpoint, views of the Lower Thames are fragmented into smaller visual openings, with recent development around Pettman Crescent and taller buildings within Glyndon further impeding visibility. This can be seen in Table 6.

Table 6: Local View 6 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	 The 'Site visit photo' column contains two photographs stacked vertically. Both photographs show a grassy field in the foreground, with a dense line of trees and bushes in the middle ground. In the background, a body of water (the river) is visible under a cloudy sky. The top photograph shows a slightly different angle or lighting compared to the bottom photograph, but both capture the same general scene of a river view from a grassy field.

View point:	Site visit photo:
2016 site visit mapping location view	
Alternative view – down Viewland Road	

View point:	Site visit photo:
	

4.2.6.6. During the site visit to Winn's Common, additional areas of the common were surveyed following assessment of the Core Strategy and 2016 viewpoints to identify any alternative viewpoints towards the Lower Thames. This process identified an alternative viewpoint adjacent to Viewland Road, providing views towards the Lower Thames, as shown in Table 6 above. The viewpoint is located within publicly accessible open space and affords views across the Lower Thames and the River Thames itself. The view includes Plumstead, Belmarsh Prison, Thamesmead, Barking Riverside and Barking Creek Barrier.

4.2.6.7. Whilst the view is partially enclosed by residential development along its left-hand margin and tree cover along its right-hand margin, it is the only potential viewpoint that captures views across Thamesmead and the north-western edge of the borough whilst also providing expansive views beyond.

4.2.6.8. Given the expected scale of change within Thamesmead, including major transport improvements with the DLR extension and significant growth, the designation of this view would provide an important mechanism for managing development and maintaining open views from Winn's Common towards the Lower Thames.

4.2.6.9. It is therefore recommended that this alternative viewpoint replaces Core Strategy Local View 6, as it more effectively reflects the intent and description of the existing designation.

4.2.7. Local View 7: Thames side panorama from the Thames Barrier open space

4.2.7.1. Local View 7 (Thames side panorama from the Thames Barrier open space) is identified on the Core Strategy mapping, with the viewing point located in near the Thames Barrier in Charlton Riverside, as shown in Figures 33 and 34.

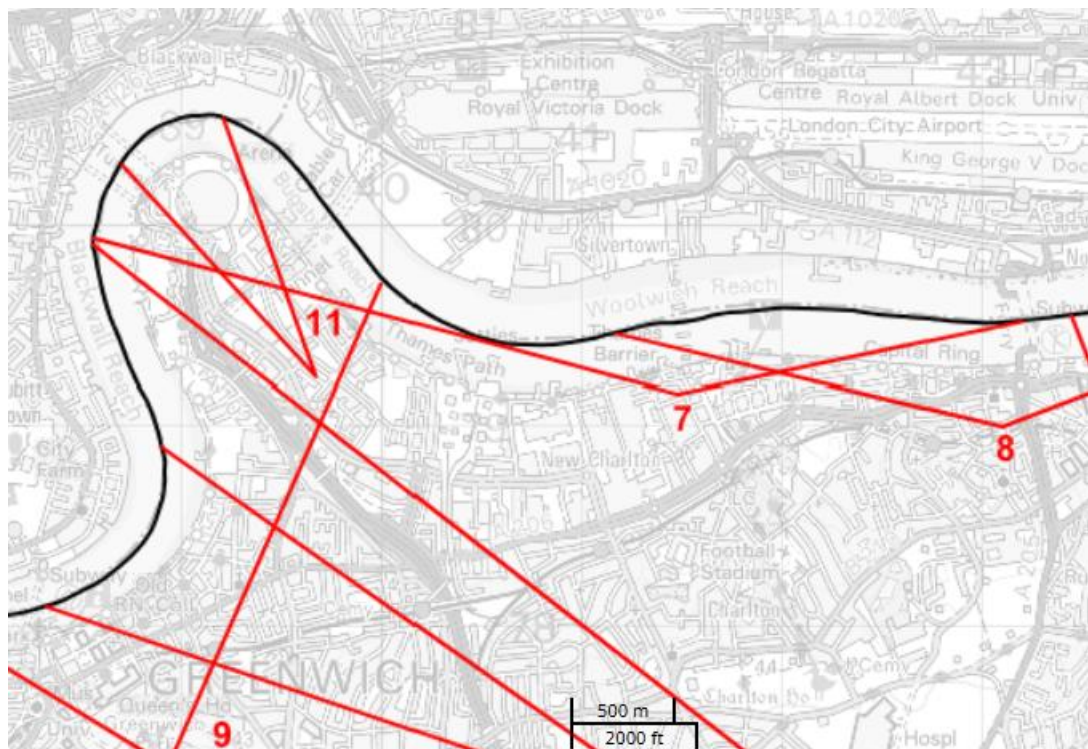


Figure 33: Local View 7: Thames side panorama from the Thames Barrier open space

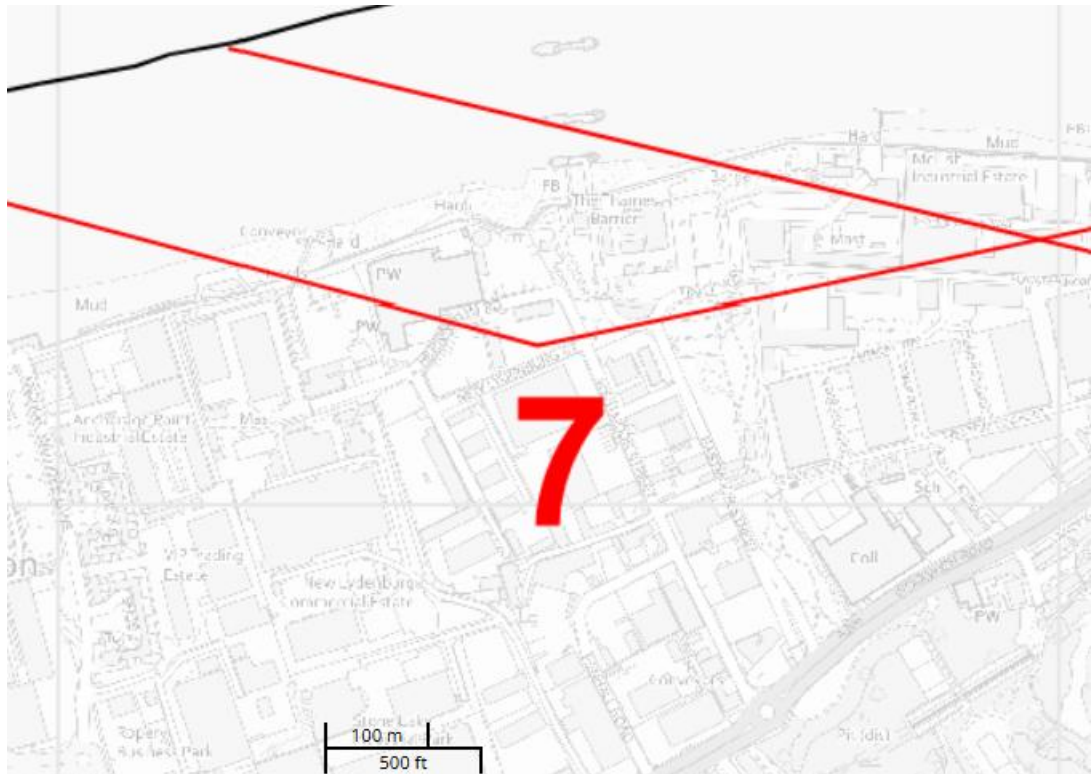


Figure 34: Viewing location for Local View 7

4.2.7.2. The Core Strategy's mapped viewpoint is located further inland from the Thames Barrier, near the junction of New Lydenburg Street and Westmoor Street. The 2016 site visit photographs, shown in Figure 35, were taken from a different location that more accurately reflects the Core Strategy description of Local View 7, being on the elevated bank at the top of the steps above the Thames Barrier Open space. The Core Strategy and 2016 viewpoint locations are shown in Figures 36 and 37 below.

4.2.7.3. The site visit assessed both viewing points to determine which more accurately reflects the view description and to evaluate the integrity of the designated Local View. Both locations were therefore surveyed to establish the intended viewpoint and inform recommendations for the emerging Local Plan.



Figure 35: Site visit photos taken in 2016 of Local View 7

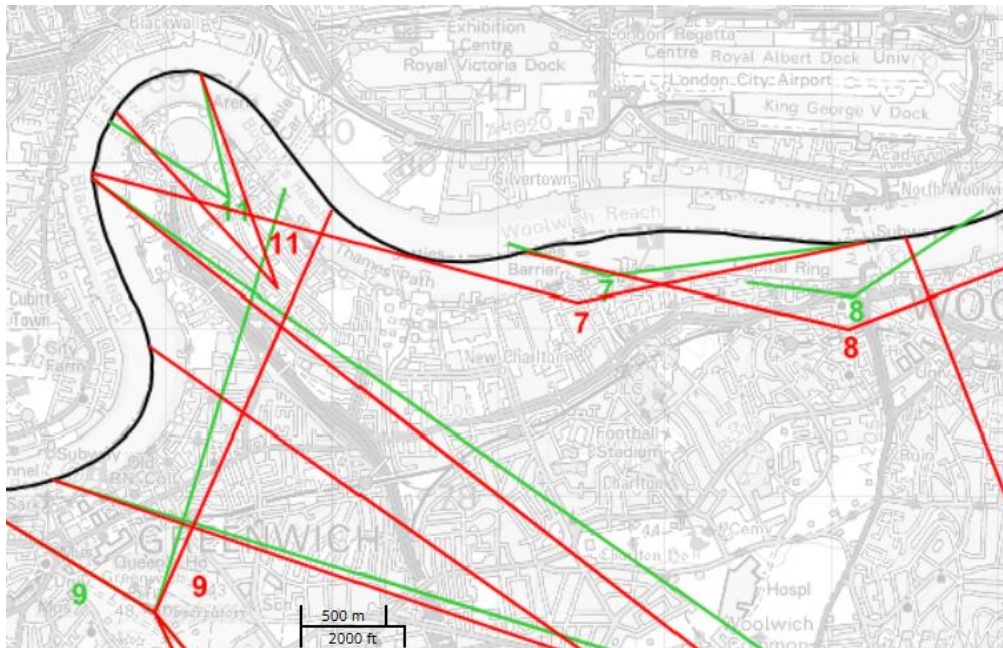


Figure 36: Map showing the extent of Core Strategy View 7 (red) and the 2016 site visit extent of View 7 (green)

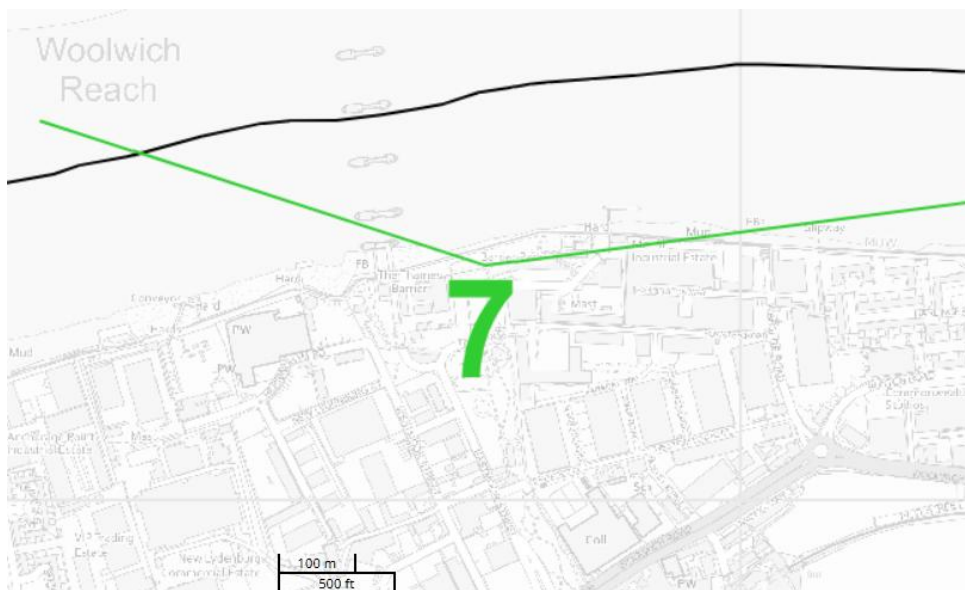


Figure 37: 2016 Site visit viewing location for Local View 7

4.2.7.4. The site visit to the viewing location identified in the Core Strategy mapping within Charlton Riverside demonstrated that the mapped viewpoint was incorrectly positioned, as views towards the Thames Barrier were fully obscured by a wall and existing development along Westmoor Street and New Lydenburg Street.

4.2.7.5. By contrast, a visit to the location identified during the 2016 site survey provided a clear view of the Thames Barrier, the wider River Thames townscape and the Central London skyline, consistent with the description of Local View 7 and the view recorded in 2016. Site photographs are provided in Table 7 below.

Table 7: Local View 7 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	
2016 site visit mapping location view	

View point:	Site visit photo:
	

4.2.7.6. The integrity of the 2016 viewpoint remains intact due to its location on the Thames Path and adjacent open space overlooking the barrier. The viewpoint provides expansive panoramic views of the Thames Barrier, the wider Thames riverscape and the skylines of Royal Greenwich, the London Borough of Newham and Central London.

4.2.7.7. It is recommended that Local View 7 be retained, with the viewpoint relocated to the Thames Path to align with the intended view described in the Core Strategy. The revised viewpoint should be orientated towards the Thames Barrier and encompass the listed building immediately to the south, together with the Central London skyline in the distance.

4.2.7.8. This would create a distinctive panorama incorporating the Thames Barrier, the Royal Greenwich riverfront, Charlton Riverside, Greenwich Peninsula and the Isle of Dogs and Canary Wharf skyline.

4.2.7.9. The view makes an important contribution to local townscape character by highlighting the Thames Barrier as one of the borough's most significant landmarks, alongside important historic and contemporary features. It also provides a valuable mechanism for managing development within Charlton Riverside, as the only designated Local View within Charlton. This is particularly important given the regeneration anticipated within the Charlton Riverside Opportunity Area.

4.2.7.10. Its location on the Thames Path, within publicly accessible open space and adjacent to seating areas, makes the viewpoint highly accessible and allows visitors to pause and appreciate the panorama.

4.2.8. Local View 8: St. Mary's Churchyard towards Mast Pond Wharf and beyond

4.2.8.1. Local View 8 (St. Mary's Churchyard towards Mast Pond Wharf and beyond) is identified on the Core Strategy mapping, with the viewing point located in St. Mary Magdalene Church Gardens in Woolwich as shown in Figures 38 and 39.

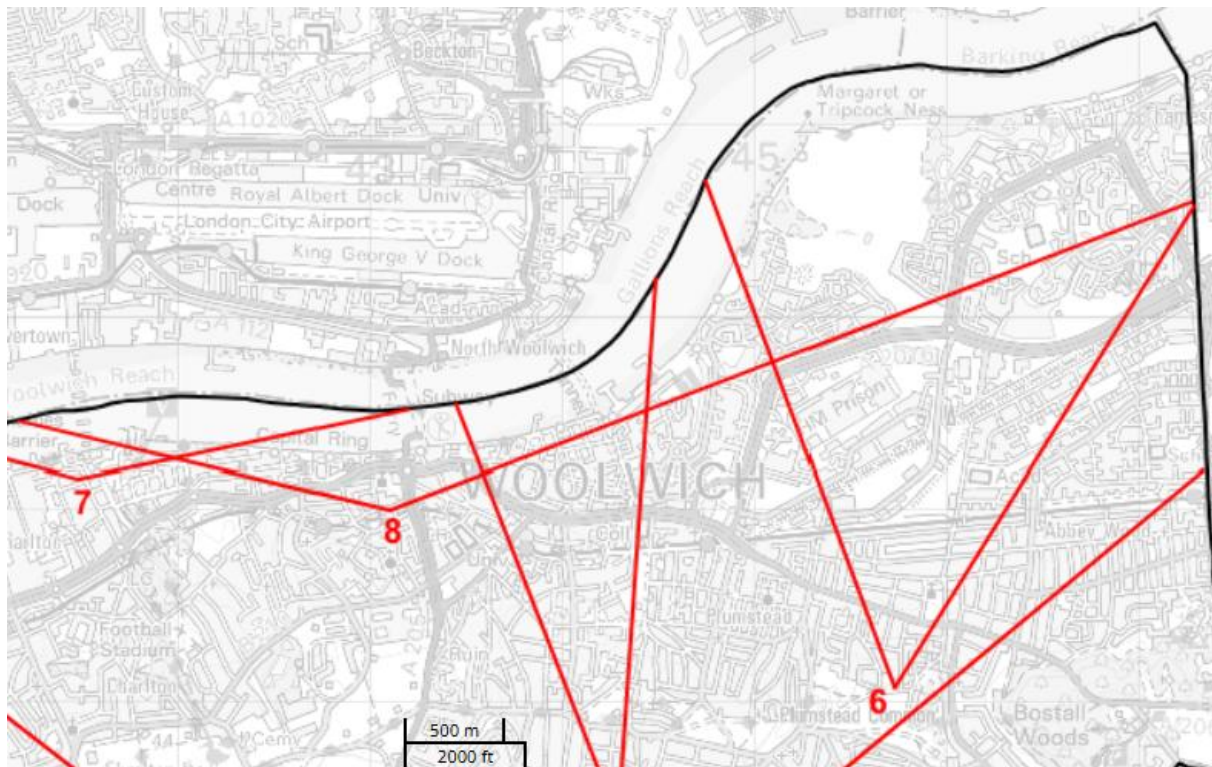


Figure 38: Local View 8: St. Mary's Churchyard towards Mast Pond Wharf and beyond

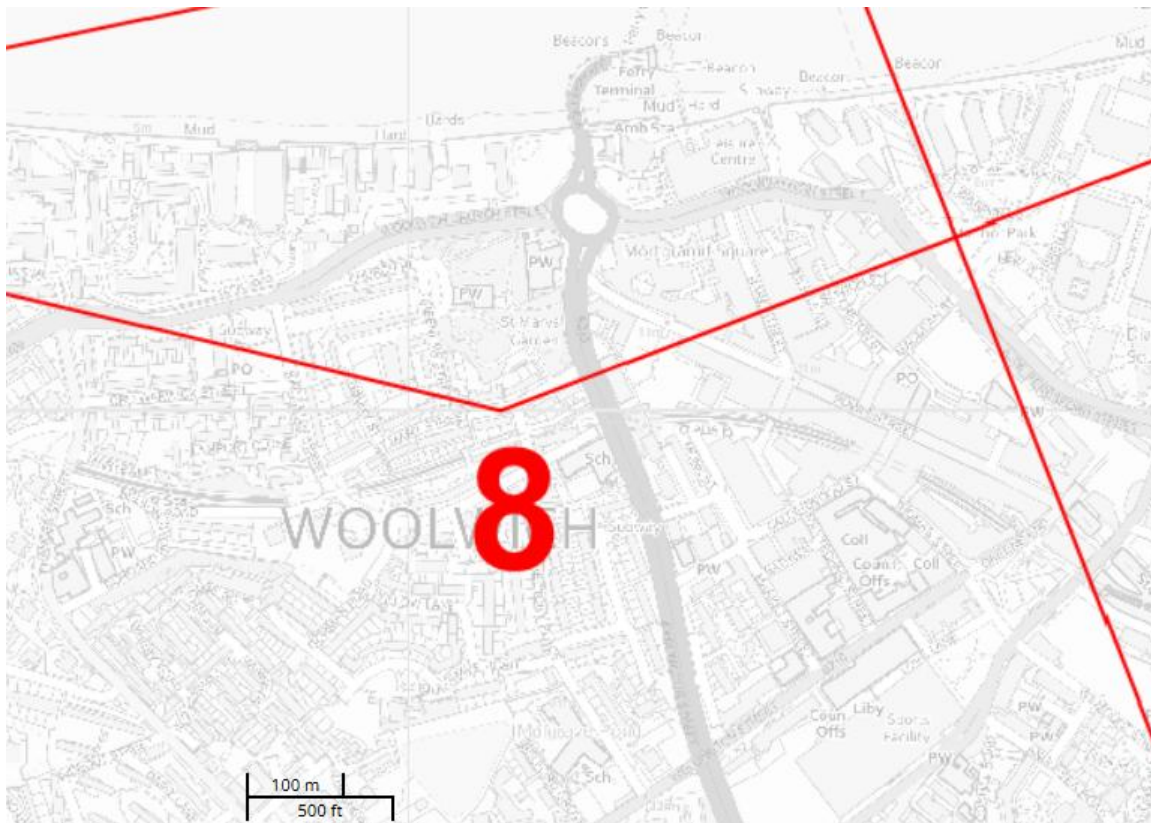


Figure 39: Viewing location for Local View 8

4.2.8.2. The Core Strategy mapped viewpoint is located some distance from the intended viewpoint described in the Core Strategy, being positioned on St Mary's Street rather than within St Mary's Gardens itself. The 2016 site visit photographs, shown in Figure 40, were taken from a different location that more closely reflects the Core Strategy description of Local View 8, namely within the grounds of St Mary's Church, immediately north of the church building and south of the A206. The Core Strategy and 2016 viewpoint locations are shown in Figure 41 and 42 below. Both locations were assessed to determine which more accurately reflects the intended view and to evaluate the integrity of the designation.



Figure 40: Site visit photos taken in 2016 of Local View 8

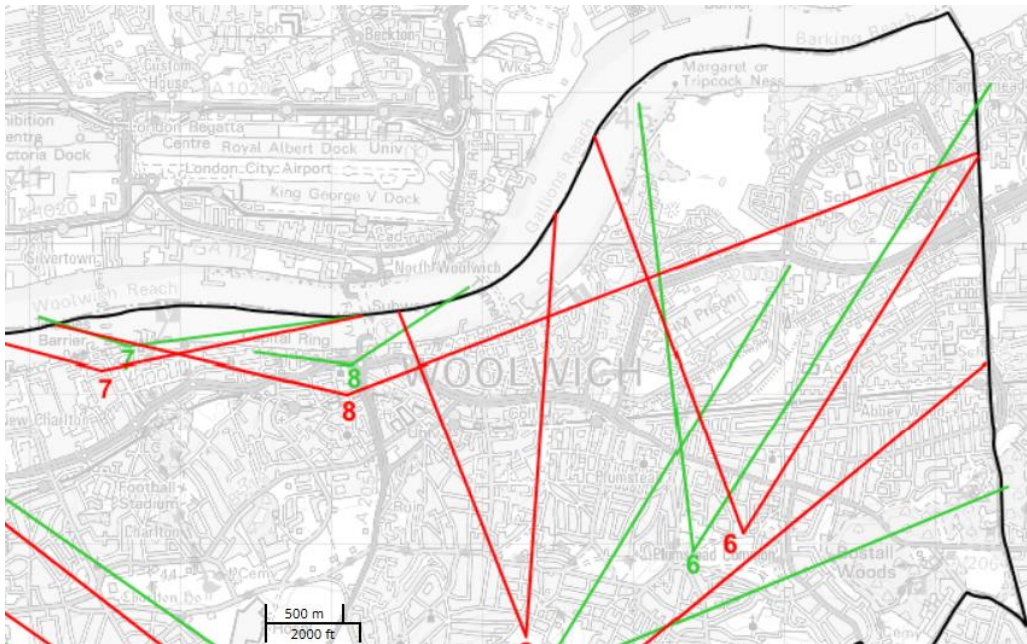


Figure 41: Map showing the extent of Core Strategy View 8 (red) and the 2016 site visit mapped extent of View 8 (green)

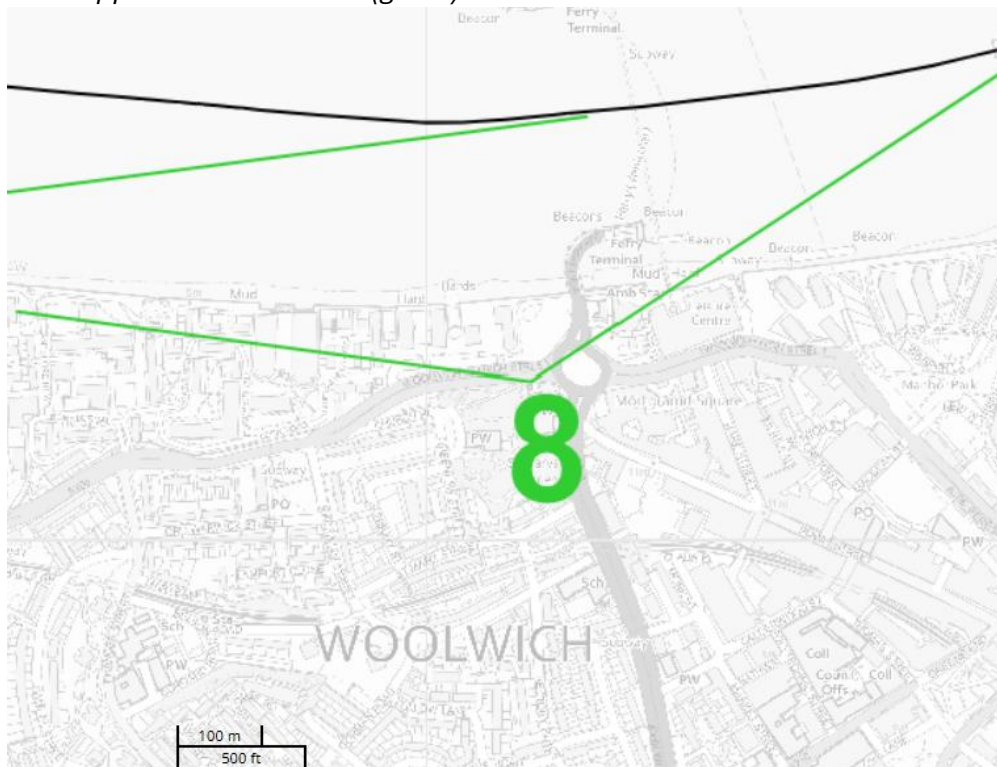


Figure 42: 2016 Site visit viewing location for Local View 8

4.2.8.3. The site visit to the viewing location identified in the Core Strategy mapping demonstrated that the mapped viewpoint was misaligned, as there was no view towards Mast Pond Wharf and beyond. Instead, the outlook was of residential buildings along St Mary's Street. In contrast, the location identified during the 2016 site survey clearly reflects the intended viewpoint, providing views towards Mast Pond Wharf and the wider Thames-side townscape consistent with the Core Strategy

description of Local View 8. Site photographs are provided in Table 8 below.

Table 8: Local View 8 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	 A photograph of a two-story brick building with a red roof. The building has several white-framed windows and two doors, one of which is green. A white car is parked in front of the building. To the right of the car, there are green bins and a brick wall. The sky is overcast.
2016 site visit mapping location view	 A photograph of a tall, modern apartment building with grey and orange facades. The building is partially obscured by large trees in the foreground. The ground in front of the trees is grassy. The sky is blue with some clouds.

View point:	Site visit photo:
	

4.2.8.4. The integrity of Local View 8 was found to have been significantly compromised by the Mast Quay development in the foreground, which obscures much of the former view towards Mast Pond, the River Thames, Woolwich Ferry and the wider riverscape. The impact is further compounded by vegetation growth within the foreground and along the margins of the view.

4.2.8.5. Although the viewpoint remains publicly accessible, it no longer functions as an effective viewing location. Its elevated position above the A206, combined with extensive vegetation cover, limits visibility and results in a poorly overlooked and less welcoming environment.

4.2.8.6. During the site visit, potential alternative viewpoints were explored including reorientating the view towards Woolwich Ferry. However, these alternative views were similarly constrained by the Mast Quay development and surrounding vegetation.

4.2.8.7. It is therefore recommended that Core Strategy Local View 8 be removed and not replaced. Whilst this would result in the loss of a Local View within Woolwich, the view has been substantially compromised and no longer provides the townscape, landscape or visual qualities that originally justified its designation.

4.2.9. Local View 9: Docklands panorama from the Wolfe Monument

4.2.9.1. Local View 9 (Docklands panorama from the Wolfe Monument) is identified on the Core Strategy mapping, with the viewing point located at the Wolfe Monument within Greenwich Park as shown in Figures 43 and 44.

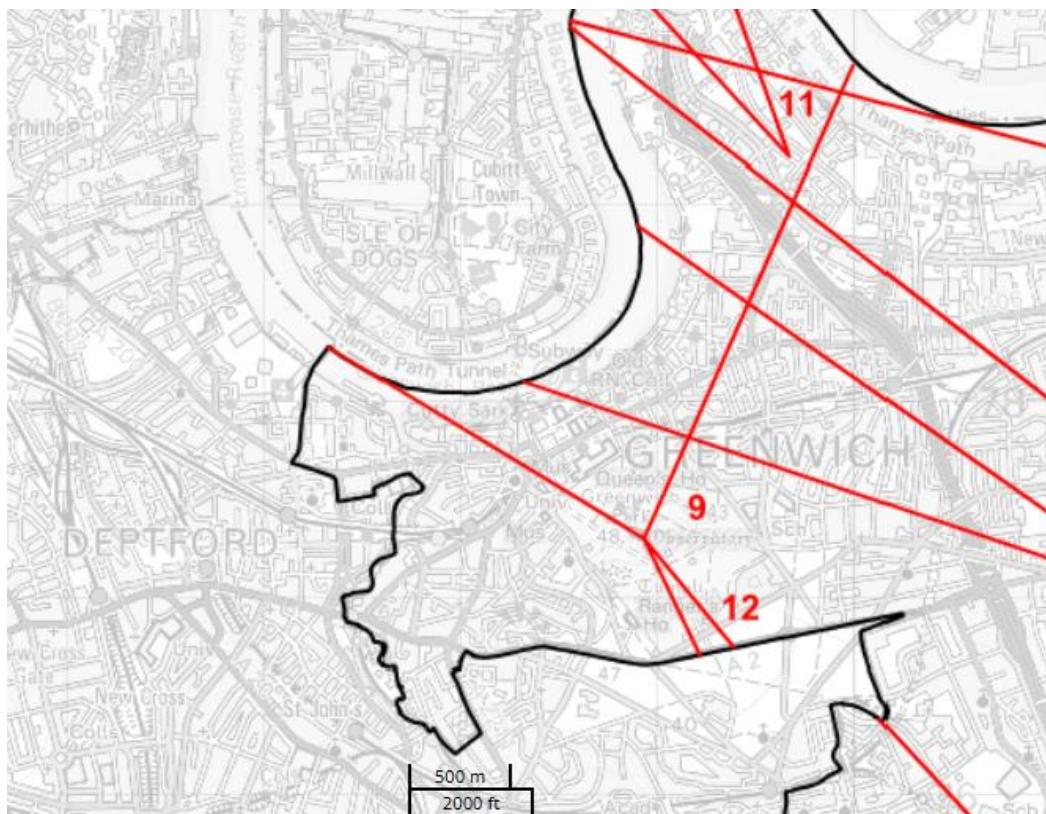


Figure 43: Local View 9: Docklands panorama from the Wolfe Monument

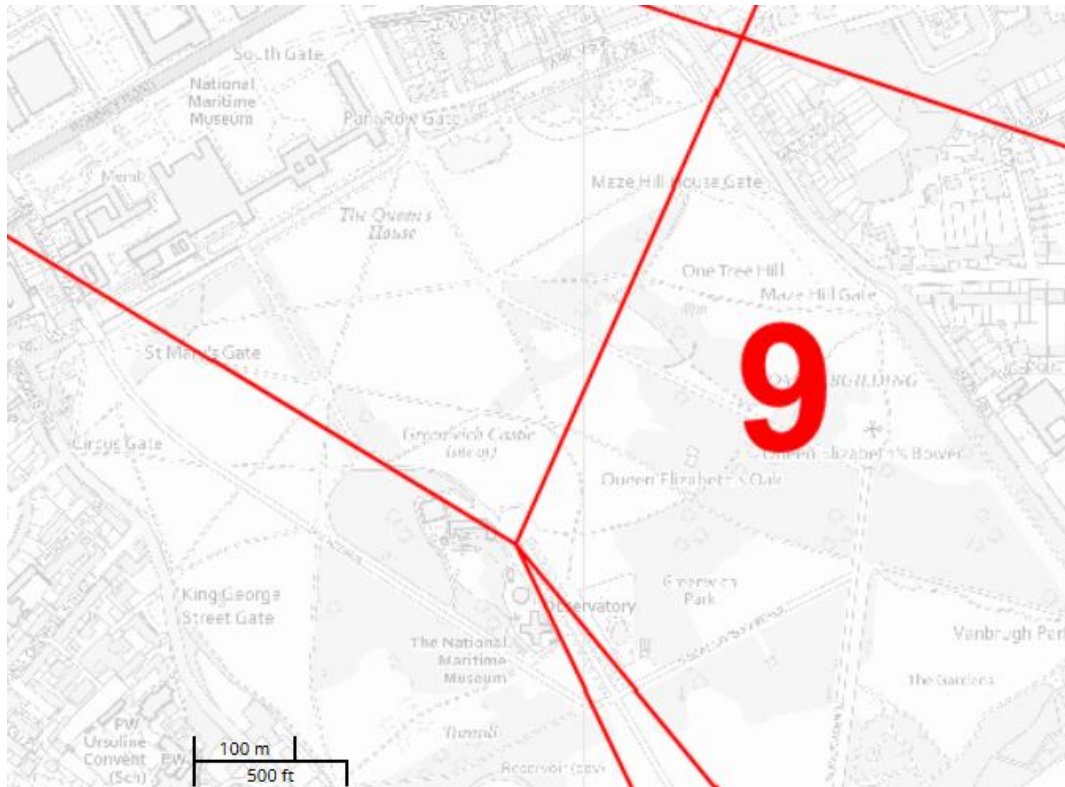


Figure 44: Viewing location for Local View 9

4.2.9.2. No evidence of a 2016 site visit or alternative viewpoint mapping was identified for Local View 9. Review of the Core Strategy mapped viewpoint found that it was slightly out from the intended viewing location and view description, “Docklands panorama from the Wolfe Monument”. The mapped viewpoint was shown as being south-west of the Wolfe Monument as shown in Figure 45 below. A site visit was undertaken from the designated intended viewpoint, with site photographs provided in Table 9 below.

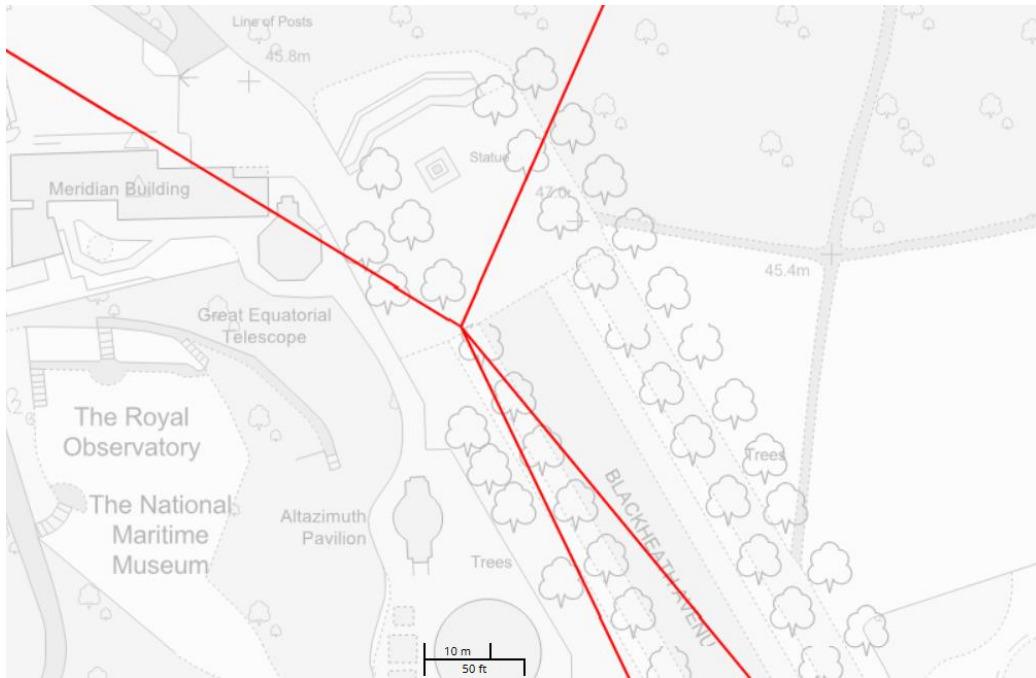


Figure 45: Showing Core Strategy mapped Local View 9 mapped viewpoint

Table 9: Local View 9 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	

View point:	Site visit photo:
	

4.2.9.3. Local View 9 is experienced from the General Wolfe Monument at the crest of Greenwich Park and provides a dramatic panorama across the Greenwich townscape, the River Thames corridor, East Greenwich, the O2 Arena on the Greenwich Peninsula and the Isle of Dogs, with the Canary Wharf skyline forming a distinctive focal point.

4.2.9.4. The view has retained a high degree of integrity, supported by the extensive heritage protections that apply across the Maritime Greenwich World Heritage Site, its Buffer Zone and the surrounding conservation areas. These overlapping designations have helped preserve the key characteristics of the panorama and the visual relationship between Greenwich's historic environment and the modern skyline of Canary Wharf and the Isle of Dogs.

4.2.9.5. The view is highly valued for the way it combines Greenwich's historic landscape and heritage assets with the modern Docklands skyline. The contrast between these historic and contemporary elements illustrates London's evolution from a maritime centre to a modern global city. The viewpoint is one of London's most recognisable public panoramas and makes an important contribution to the setting, appreciation and visitor experience of the Maritime Greenwich World Heritage Site.

4.2.9.6. The protection of Local View 9 plays an important role in maintaining the borough's distinctive character, heritage significance and sense of place. Development within the view and its wider setting should preserve the key characteristics that contribute to its significance, including the panoramic quality of the view, the relationship between historic and contemporary elements, and the clear visibility of important landmarks. New development should avoid harmful impacts on established sightlines, landmark features and the wider composition of the panorama, ensuring that the view can continue to be appreciated as one of the borough's most important public vistas.

4.2.9.7. Careful consideration should be given to building height, scale, massing, design quality and cumulative impacts to ensure that the key characteristics and significance of the view are preserved. This approach supports the wider objectives of conserving the borough's historic environment, protecting valued views and skylines, and accommodating growth in a manner that respects local character and heritage significance.

4.2.9.8. Local View 9 should continue to be identified as a protected local view due to its significant townscape, heritage and visual value. The site visit identified a minor amendment to the mapped view corridor, with the right-hand margin recommended to be adjusted inwards to more accurately reflect the extent and composition of the view available from the designated viewpoint.

4.2.10. Local View 10: King John's Walk to Central London

4.2.10.1. Local View 10 (King John's Walk to Central London) is identified on the Core Strategy mapping, with the viewing point located within King John's Walk below Eltham Palace, as shown in Figures 46 and 47.

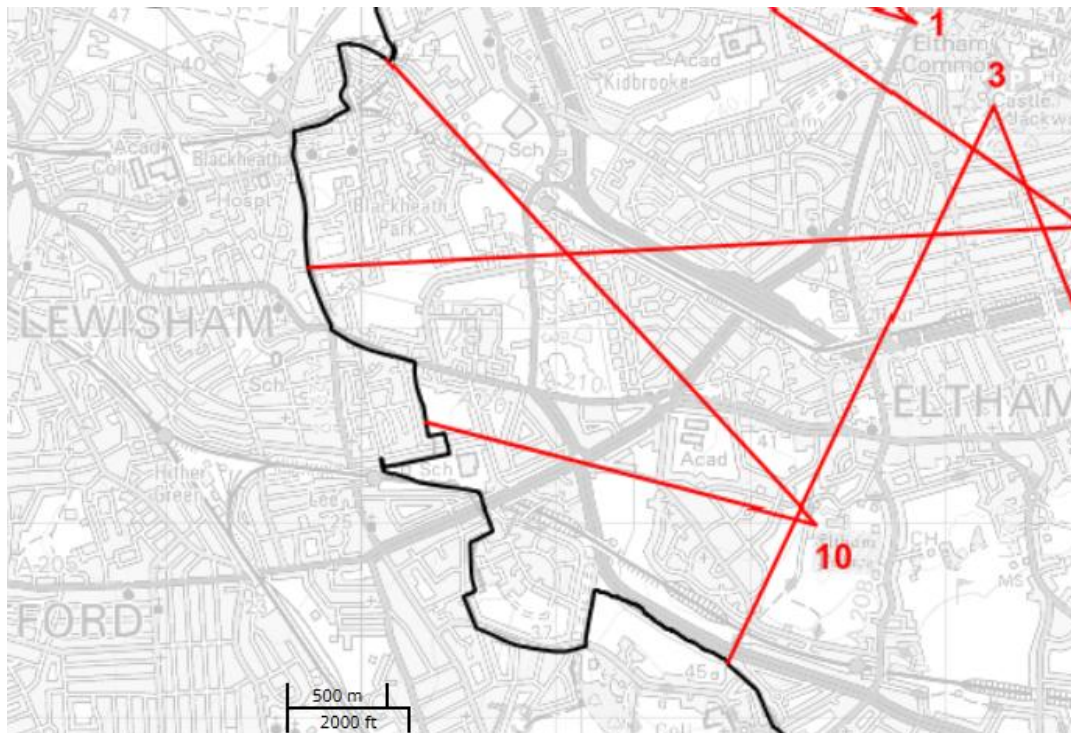


Figure 46: Local View 10: King John's Walk to Central London

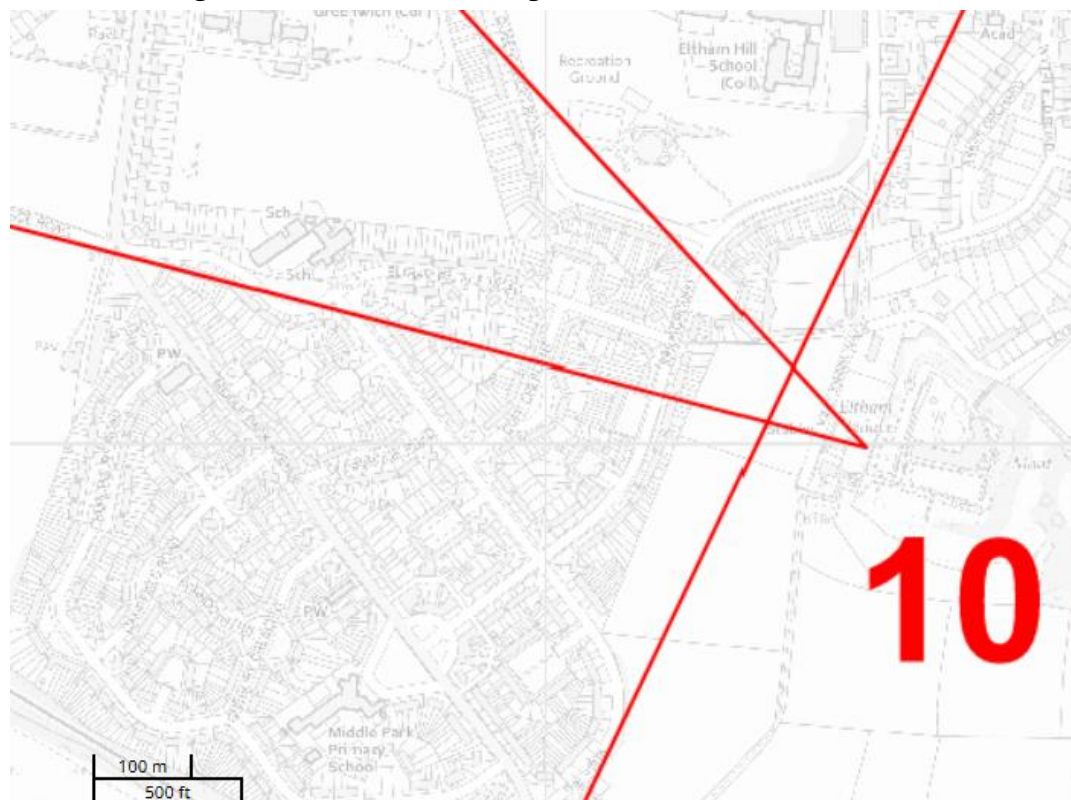


Figure 47: Viewing location for Local View 10

4.2.10.2. The Core Strategy mapped extent is shown to be inconsistent with the Local View description, with the mapped viewpoint located within the grounds of Eltham Palace, behind upper King John's Walk, within a vegetated area that is not publicly accessible. In contrast, the 2016 site visit photographs, shown in Figure 48, were taken from a different

location further south along King John's Walk, within Vista Field in King John's Playing Fields, as shown in Figures 49 and 50.



Figure 48: Site visit photos taken in 2016 of Local View 10

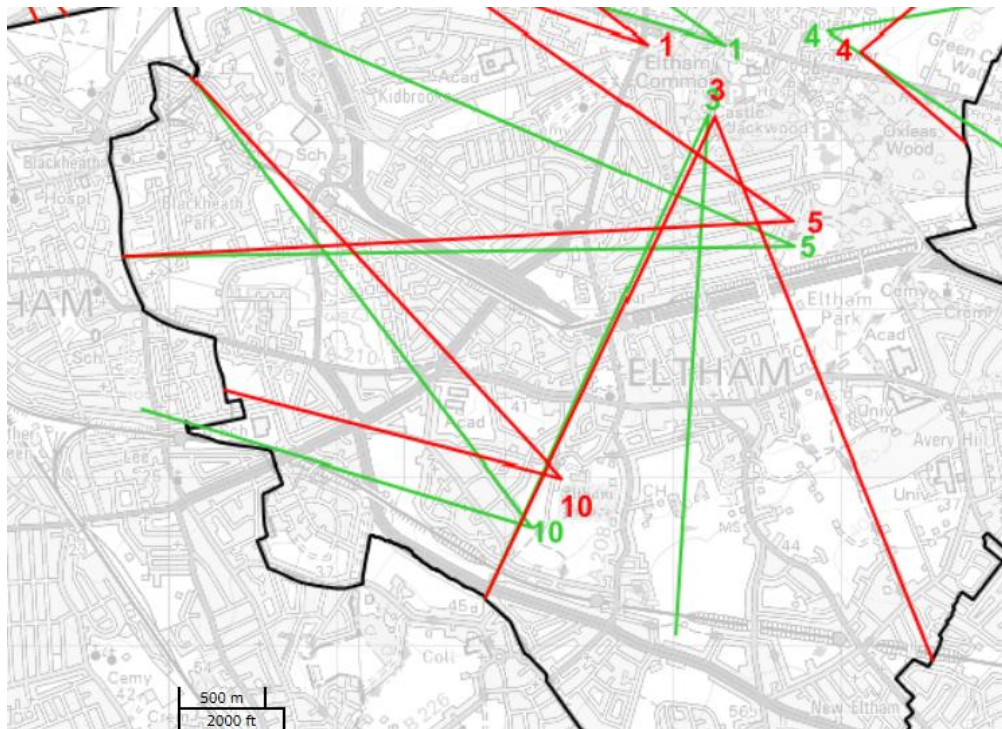


Figure 49: Map showing the extent of Core Strategy View 10 (red) and the 2016 site visit extent of View 10 (green)

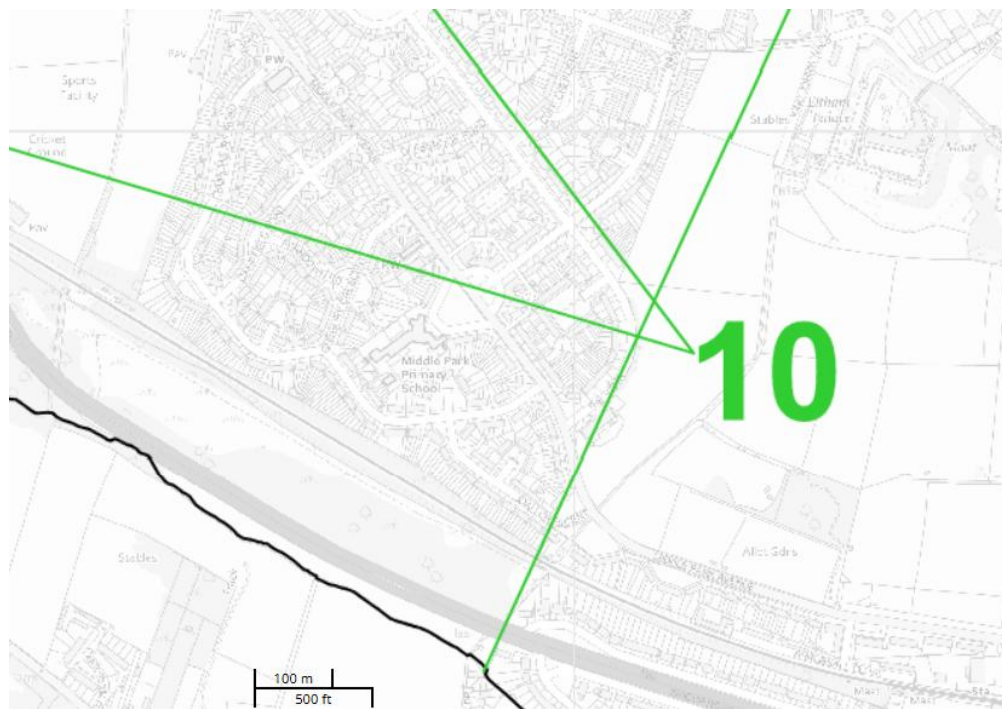


Figure 50: 2016 Site visit location for Local View 10

4.2.10.3. A visit to the location identified during the 2016 site survey provided a clear view towards Central London, consistent with the description of Local View 10 and the view recorded in 2016. Site photographs are provided in Table 10 below.

Table 10: Local View 10 - Site Survey Photographs

View point:	Site visit photo:
2016 site visit mapping location view	 The table contains two photographs stacked vertically. Both photographs show a wide, green grassy field in the foreground. In the middle ground, there is a dense line of trees and some residential buildings. In the far background, a city skyline is visible under a sky filled with large, grey, dramatic clouds. The skyline includes several tall buildings, with the most prominent ones being the Shard and the Gherkin. The overall scene is a panoramic view of London from a high vantage point.

4.2.10.4. The intended integrity of the view has been largely retained, although the composition of the Central London skyline has evolved over the past decade with the completion of additional tall buildings that are now visible within the panorama. Increased vegetation has influenced some foreground and peripheral elements of the view; however, the overall pattern of development has remained largely unchanged.

- 4.2.10.5. Predominantly low-rise residential neighbourhoods across Kidbrooke and Blackheath Park continue to define the foreground and middle-distance, maintaining the key characteristics, legibility and significance of the view.
- 4.2.10.6. Local View 10 is a long-distance panoramic view experienced from King John's Walk towards the Central London skyline. The view is valued for the expansive outlook it provides across South East London, enabling a range of recognised landmarks and the wider Central London skyline to be appreciated within a single panorama. The elevated position of the viewpoint affords clear views across the urban landscape, illustrating the visual relationship between Royal Greenwich and Central London. Several prominent London landmarks and skyline features are visible within the background of the view, including Canary Wharf, The Shard and the wider Southwark cluster, the City of London skyline and taller buildings within Lambeth.
- 4.2.10.7. The significance of the view derives from the relationship between the predominantly low-rise residential neighbourhoods and open spaces in the foreground and the Central London skyline in the distance. This layered composition creates a distinctive panorama that provides a strong sense of place and orientation, illustrating the visual connection between Eltham, central London and key areas of the borough, including the Blackheath Conservation Area and Metropolitan Open Land that form part of the view. The view contributes to local identity and townscape character by demonstrating the contrast between the borough's suburban landscape and the dense urban skyline of central London.
- 4.2.10.8. The continued protection of Local View 10 is important in maintaining the openness, visual quality and significance of this long-distance panorama. Development within the view and its wider setting should preserve the key characteristics that contribute to its significance, including the visibility of the Central London skyline, the open character of the foreground, and the ability to appreciate the layered composition of the townscape from Eltham through to central London.
- 4.2.10.9. New development should be designed to avoid interrupting key sightlines, competing with prominent skyline features or detracting from the overall appreciation of the view. Careful consideration should therefore be given to building height, scale, massing, design quality and cumulative impacts where development proposals have the

potential to affect the panorama. Local View 10 should continue to be identified as a protected local view. It is recommended that the mapped extent be amended to reflect the 2016 viewpoint location, which more accurately captures the intended view and its key characteristics.

4.2.11. Local View 11: O2 from Central Park

4.2.11.1. Local View 11 (O2 from Central Park) is identified on the Core Strategy mapping, with the viewing point located within Central Park within the Greenwich Peninsula, as shown in Figure 51 and 52.

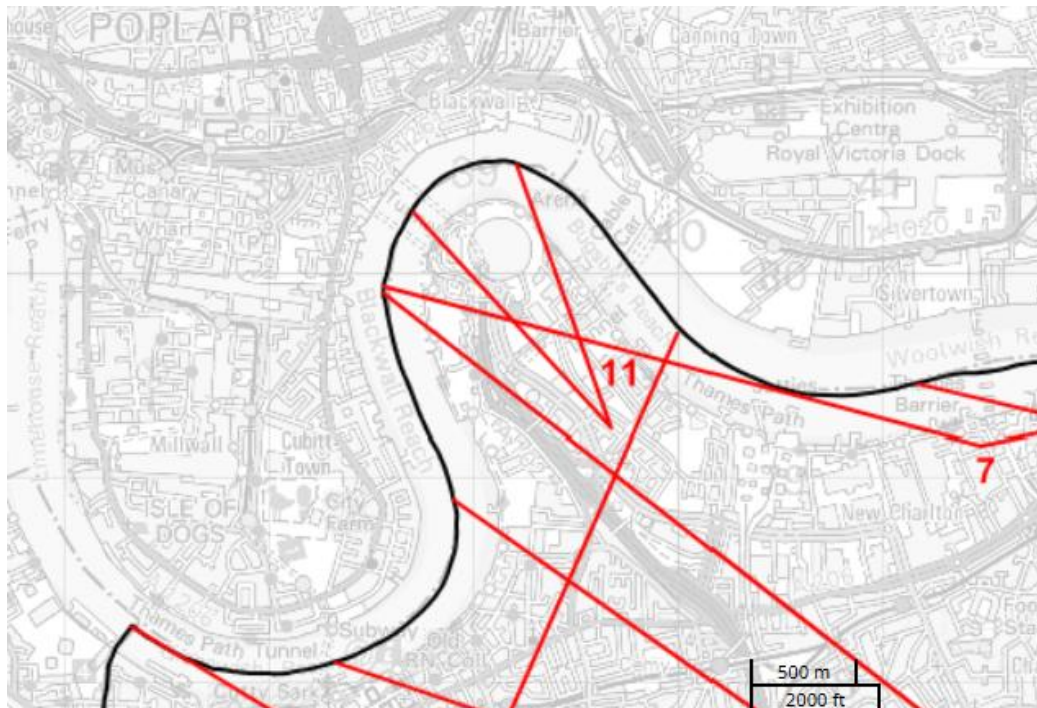


Figure 51: Local View 11: O2 from Central Park

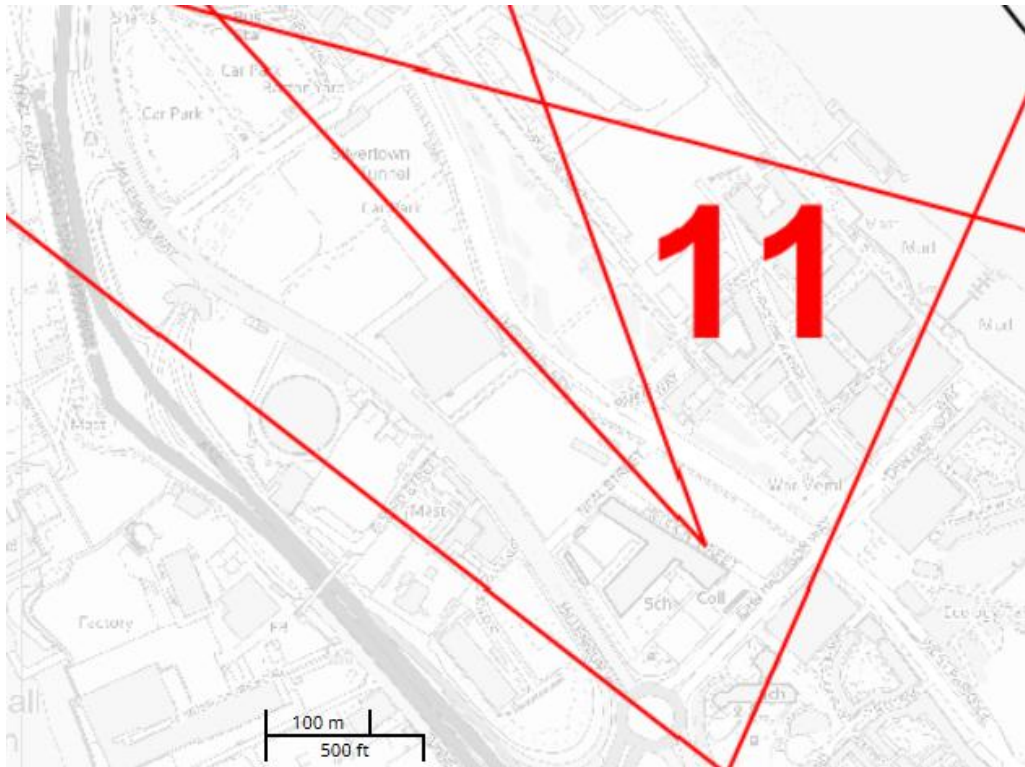


Figure 52: Viewing location for Local View 11

4.2.11.2. The Core Strategy mapped extent is shown to be misaligned inconsistent with the Local View description, with the mapped viewpoint located significantly further south on the Greenwich Peninsula, along Hendon Street to the east of the Mary Magdalene C of E All Through School Peninsula Campus. In contrast, the 2016 site visit photograph, shown in Figure 53, was taken from a different location further north-east along East Parkside, adjacent to the Design District and in close proximity to The O2, as shown in Figure 54. The Core Strategy and 2016 viewpoint locations are shown in Figures 54 and 55 below and were both assessed to determine which more accurately reflects the intended Local View.



Figure 53: Site visit photo taken in 2016 of Local View 11

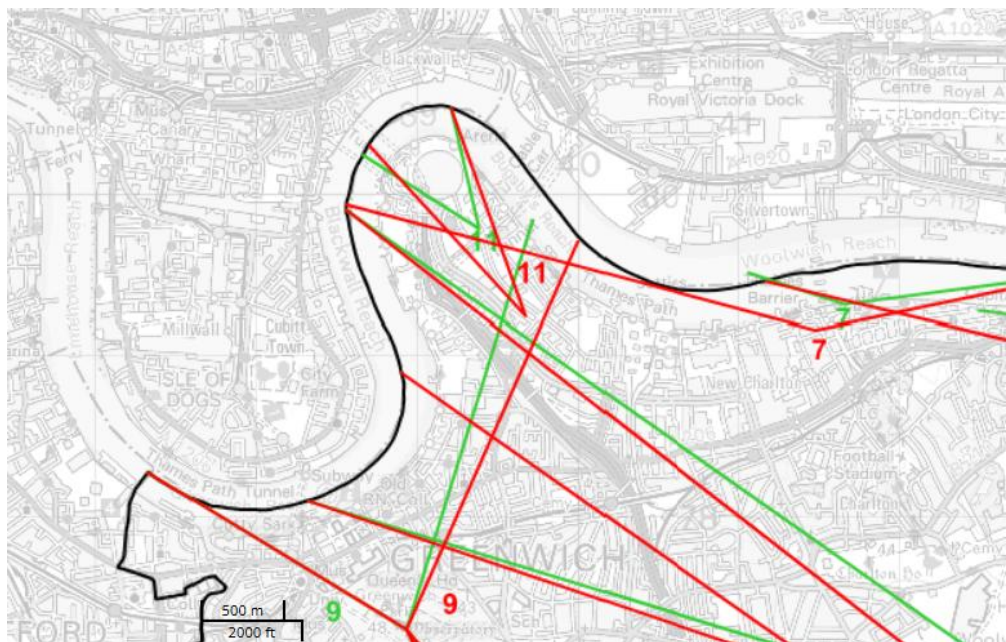


Figure 54: Map showing the extent of Core Strategy View 11 (red) and the 2016 site visit extent of View 11 (green)

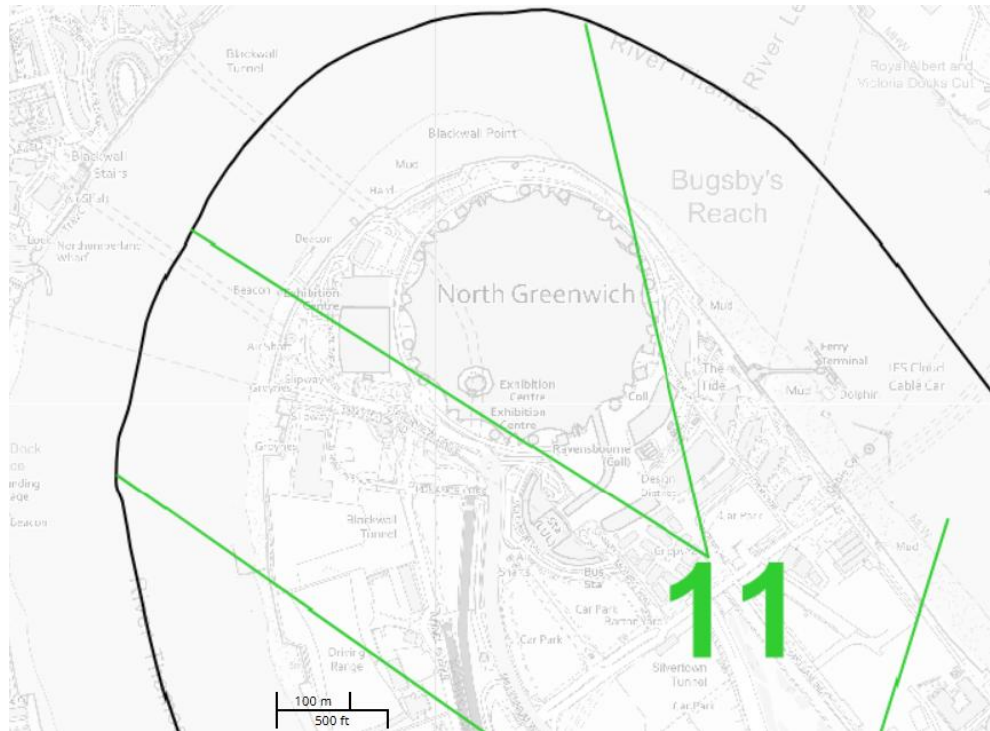


Figure 55: 2016 Site visit viewing location for Local View 12

4.2.11.3. A site visit to the Core Strategy viewing location demonstrated that the mapped viewpoint was misaligned, with the view of The O2 fully obscured by recent built development. This viewpoint is shown in Table 11. The site visit to the 2016 mapped viewpoint provided a clearer and more representative view of the O2, including views of the dome and two of its supporting masts.

4.2.11.4. Comparison with the 2016 photographs indicates that the view has been significantly affected by development over the past decade. The former viewpoint location has been redeveloped as part of the Design District and Peninsula Square, while the installation of Peninsula Spire and other new buildings has altered the foreground and left-hand margin of the view. The right-hand margin is also affected by the presence of the Sainsbury's Local building, street furniture and increased tree cover. These changes are illustrated in Table 11.

Table 11: Local View 11 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	
2016 site visit mapping location view	

View point:	Site visit photo:
Alternative view – from Central Park	

4.2.11.5. During the site visit to North Greenwich, after assessing the Core Strategy and 2016 mapped viewpoints, additional viewpoints within Central Park were explored to align with the Local View's description and intended viewpoint. This process identified an alternative viewpoint on the southern edge of Central Park, adjacent to the pedestrian route connecting Pilot Busway and East Parkside, opposite the car park of The Pilot Public House.

4.2.11.6. The viewpoint is located within publicly accessible open space and provides clear views of The O2 dome and its supporting masts. The view is framed by surrounding development on the Greenwich Peninsula, with a large area of open space in the foreground and tree cover along the left and right-hand margins, creating a clearly defined and recognisable panorama.

4.2.11.7. It is recommended that this alternative viewpoint replaces Core Strategy Local View 11, as it more accurately reflects the intent and description of the existing designation and provides a clear appreciation of the O2 as the principal focal point of the view. The revised view will maintain an important visual connection between Central Park and The O2 on the Greenwich Peninsula, helping to protect the prominence of this landmark and manage future development within its setting.

4.2.11.8. This view is valued for the prominence of The O2 as a distinctive landmark on the borough's skyline and its role as a recognisable point of orientation within east and south-east London.

4.2.11.9. It is important that the key sightline towards The O2 remains clear and legible, enabling the landmark to continue performing its important townscape, orientation and wayfinding functions. Development within the view and its wider setting should preserve the key characteristics that contribute to its significance, including the visibility of The O2, its distinctive silhouette and landmark status, and its visual relationship with the surrounding townscape and open space setting.

4.2.12. Local View 12: Wolfe Monument south towards the All Saints Church in Blackheath

4.2.12.1. Local View 12 (Wolfe Monument south towards the All Saints Church in Blackheath) is identified on the Core Strategy mapping, with the viewing point located at the Wolfe Monument within Greenwich Park as shown in Figures 56 and 57.

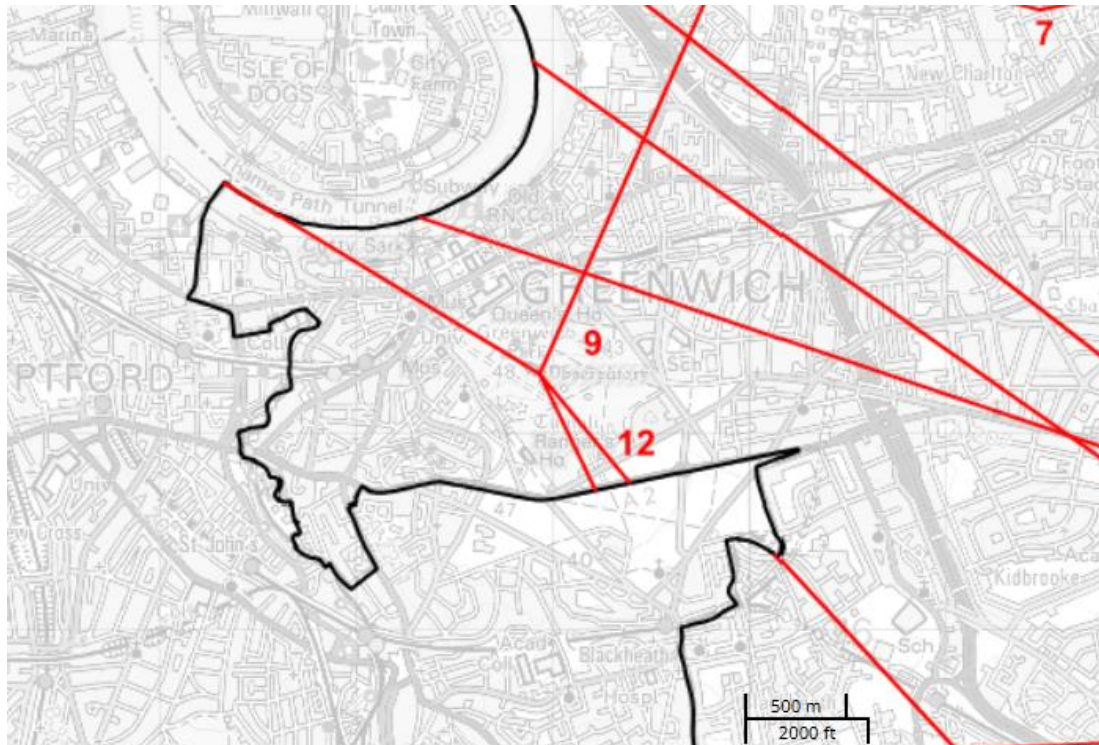


Figure 56: Local View 12: Wolfe Monument south towards the All Saints Church in Blackheath

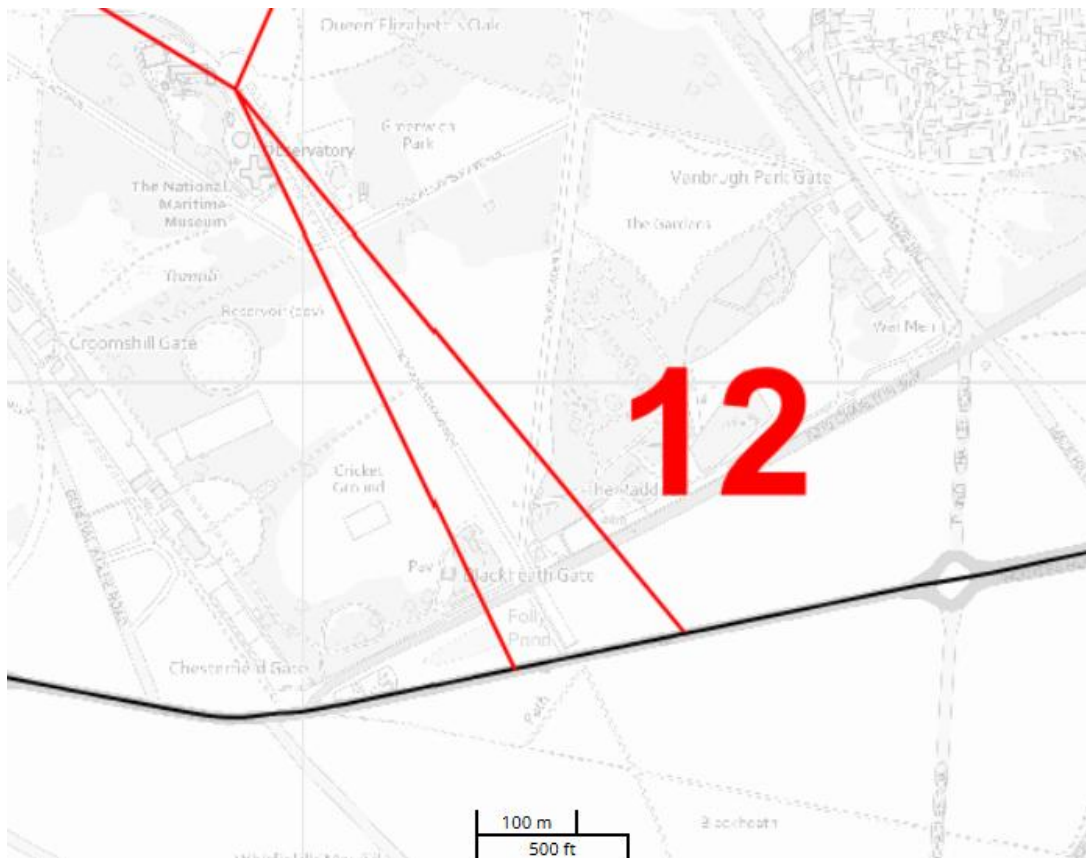


Figure 57: Viewing location for Local View 12

4.2.12.2. No evidence of a 2016 site visit or alternative viewpoint mapping was identified for Local View 12. Review of the Core Strategy mapped viewpoint found that it was slightly out from the intended viewing

location and view description, “Wolfe Monument south towards the All Saints Church in Blackheath”. The mapped viewpoint was shown as being south-west of the Wolfe Monument as shown in Figure 58 below. A site visit was undertaken from the designated intended viewpoint, with site photographs provided in Table 12 below.

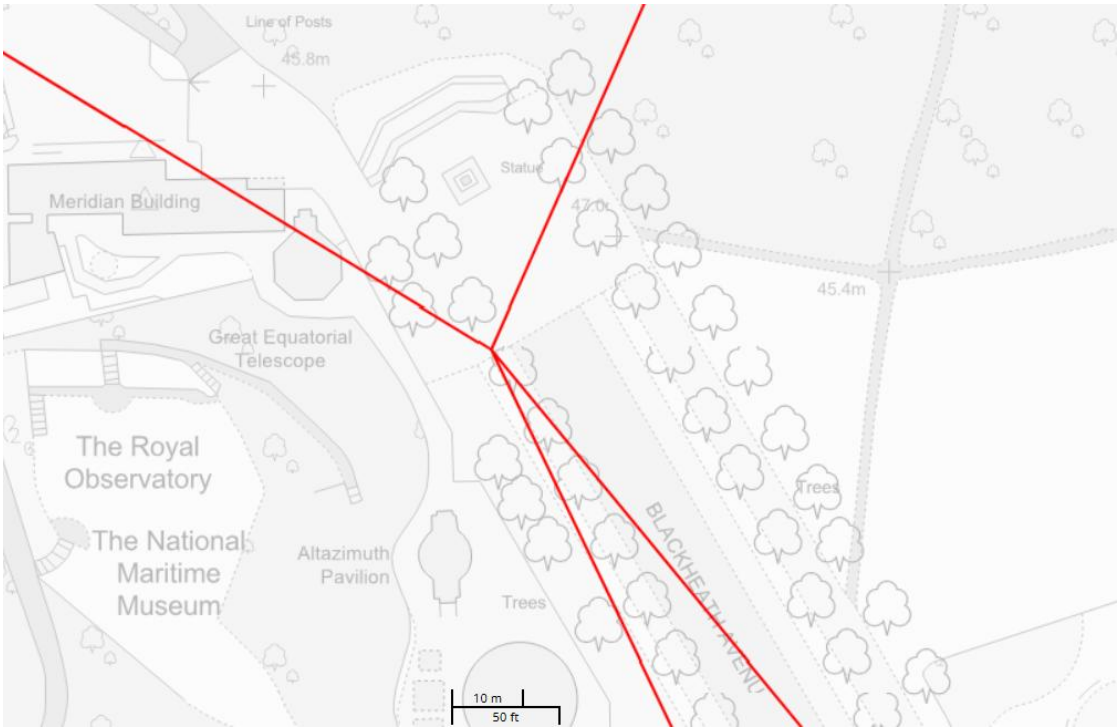


Figure 58: Showing Core Strategy mapped Local View 12 mapped viewpoint

Table 12: Local View 12 - Site Survey Photographs

View point:	Site visit photo:
Core Strategy mapped view	A photograph of a wide, paved pedestrian walkway lined with trees, leading towards a building under construction in the distance.

4.2.12.3. Local View 12 is a landmark view experienced from the General Wolfe Monument in Greenwich Park looking south towards All Saints Church, Blackheath. The significance of the view derives from the prominence of All Saints Church within the open landscape of Blackheath and its visual relationship with the surrounding historic townscape and open space. The church spire forms a clear and recognisable landmark that contributes to townscape legibility, local distinctiveness and the historic character of Blackheath, while providing a strong focal point within the wider panorama.

4.2.12.4. Although no 2016 site visit photographs were identified for comparison, the integrity of the view is considered to have been largely retained. The spire of All Saints Church remains a prominent landmark within the wider landscape and continues to serve as the principal focal point of the view. Whilst increased vegetation has influenced some foreground and peripheral elements of the panorama, the open character of Blackheath and the visibility of the church remain largely unaffected. The predominantly low-rise pattern of surrounding development has been maintained, ensuring that the key characteristics, landmark quality and overall significance of the view continue to be readily appreciated.

4.2.12.5. Local View 12 should continue to be identified as a protected local view due to the prominence of All Saints Church within the open landscape of Blackheath, its role as a distinctive heritage landmark, and the important visual relationship it creates between Blackheath and Greenwich Park.

5. Assessment of Candidate New Views

5.1. Alternative Local View recommendations arising from Regulation 18 Draft Local Plan consultation responses

5.1.1. Feedback received during the Royal Borough of Greenwich's Community Assembly "The Big Local Plan" event highlighted concerns regarding the visibility and accessibility of the Core Strategy mapping for designated Local Views. Participants emphasised the importance of ensuring that residents can easily identify and understand protected views to support their long-term conservation and inform public understanding of future development proposals. In response, it was confirmed that designated Local Views will be included on the Policies Map accompanying the Regulation 19 Draft Local Plan, significantly improving their visibility, accessibility and integration within the wider planning policy framework.

5.1.2. Participants highlighted the importance of protecting views along the River Thames, including views towards the river and views from the river towards surrounding parts of the borough. This issue was raised particularly in the context of the Tall Buildings Policy, with concern expressed about the potential for tall buildings to affect these views.

5.1.3. The following feedback relating specifically to Local Views, rather than Policy DH6 itself or the London Plan's Strategic Views affecting the borough, was received during consultation on the Regulation 18 Draft Local Plan:

- The Plan should identify any other views within the Greenwich, Westcombe Park and Blackheath area that require protection.
- Protected views from Blackheath towards Shooters Hill and Lewisham should be added to the view-protection policy.
- The views south from Oxleas Meadow and from below Severndroog Castle be added as local views.
- Include a map of protected views within Policy DH6 and ensure the interactive policies map published for Regulation 19 shows these views.
- Tall buildings near the river would damage Thames views from Shooters Hill.
- Development in Charlton could threaten Thames views from Shooters Hill.
- Concern regarding the proliferation of high-rise towers disrupts historic views and creates visual chaos rather than a coherent skyline.

5.1.3.1. The comments were reviewed as part of this evidence base to determine whether any additional views should be assessed and considered for inclusion within the Local Views designation framework.

5.1.3.2. It is noted that substantial parts of Greenwich, Westcombe Park and Blackheath are already covered by existing Core Strategy Local Views and London Plan Strategic Views. As consultation responses did not identify any specific viewpoints, view corridors or locations requiring assessment, no further review of additional views within these areas was undertaken.

5.1.3.3. Similarly, no specific viewpoints from Blackheath towards Shooters Hill or Lewisham were identified through the consultation process. Given that Blackheath extends across both the Royal Borough

of Greenwich and the London Borough of Lewisham, and is already subject to extensive view protection, no further assessment was considered necessary.

5.1.3.4. The view from Severndroog Castle was assessed as part of this review and is discussed in section 4.2.3. Views south from Oxleas Meadow were not assessed as part of this review. However, it is recommended that a future review of the Borough's Local Views includes a site assessment of Oxleas Wood and Oxleas Meadow to determine whether any viewpoints merit consideration for designation within a future iteration of the Local Plan.

5.1.3.5. One potential additional Local View identified through consultation on the Regulation 18 Draft Local Plan was a view from Shrewsbury Park towards the Dartford Crossing. As noted in the report of the Royal Borough of Greenwich's Community Assembly "The Big Local Plan" event, a resident highlighted this viewpoint as a valued local panorama and suggested that it be considered for designation as a Local View. This potential view was considered during the site visit undertaken for Core Strategy Local View 2 (Shrewsbury Park to Lower Thames), with Figure 59 below illustrating the view available at the time of assessment.

5.1.3.6. No specific viewpoint location or mapped view corridor was provided through the consultation process, and therefore the assessment was based on the wider area from which views towards the Dartford Crossing can be experienced within Shrewsbury Park.



Figure 59: View recommended from Shrewsbury Park to Dartford Bridge

5.1.3.7. The site visit confirmed that views from the elevated areas of Shrewsbury Park towards the Dartford Crossing are substantially obscured by mature tree cover, with no clear or consistent view of the landmark available from publicly accessible locations assessed during the survey. Given the limited visibility of the Dartford Crossing and the absence of a clearly identifiable view corridor, the designation of a new Local View at this location is not recommended at this time.

5.2. Alternative views considered following site visits

5.2.1.1. As part of the review of the Core Strategy Local Views, alternative viewpoints within the vicinity of designated views were also considered where site conditions suggested that the mapped viewpoint no longer reflected the intended view or where additional view opportunities were evident. Through this process, two potential additional Local Views were identified and assessed for possible inclusion: a further view of The O2 from North Greenwich and a view from the lower part of Shrewsbury Park looking down Admaston Road towards the Lower Thames.

5.2.1.2. Alternative viewpoints around Central Park were assessed from publicly accessible locations along both West Parkside and East Parkside. In particular, views from East Parkside were examined, as shown in Figure 60 below, where The O2 is visible along the pedestrian route adjacent to the park.

5.2.1.3. Although The O2 remained visible from this location, the view had been substantially affected by recent development, which obscured parts of the structure and limited appreciation of its full form. Increased tree canopy also reduced the openness and clarity of the view. As a result, this viewpoint was not considered sufficiently distinctive or intact to justify progression as a designated Local View.

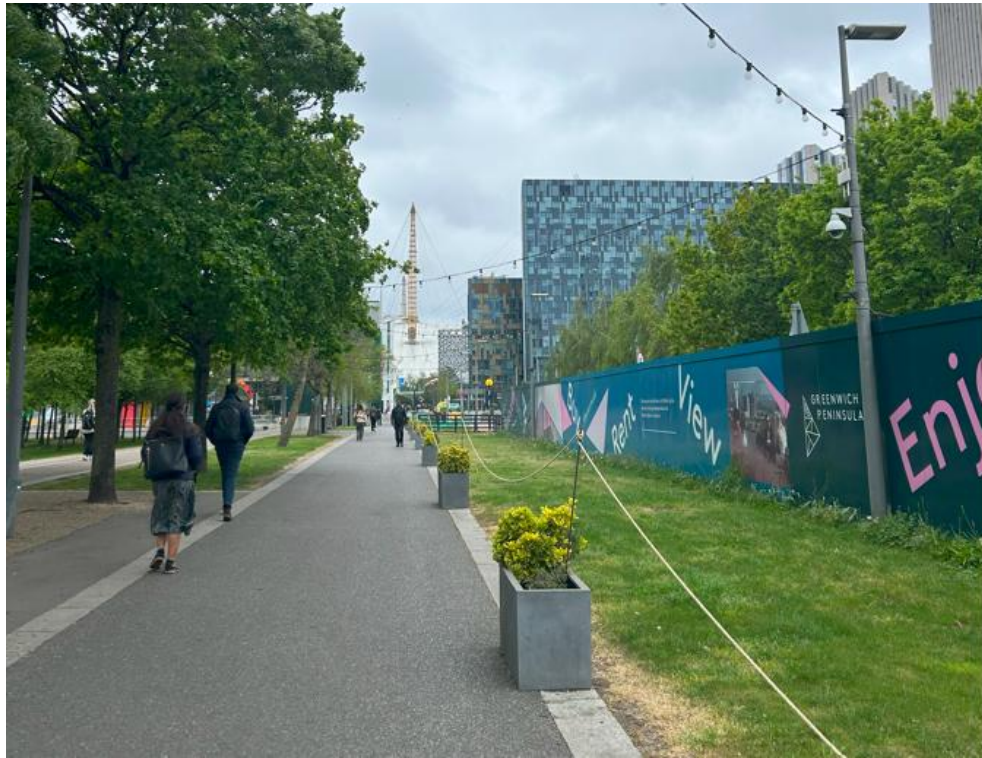




Figure 60: Multiple views along East Parkside in North Greenwich towards the O2 Arena

5.2.1.4. Figure 61 below illustrates the alternative viewpoint assessed from West Parkside looking towards The O2. The view of The O2 is substantially constrained by intervening development, temporary construction works and tree cover within Central Park, resulting in only the upper yellow masts of the structure being clearly visible. As a result, the viewpoint was not considered to provide a sufficiently clear or distinctive view of The O2 and was not progressed as a proposed Local View.



Figure 61: View along West Parkside in North Greenwich towards the O2 Arena

5.2.1.5. A view looking down Admaston Road was assessed for potential inclusion within the Draft Local Plan, as shown in Figure 62 below. The view is orientated north-east and captures parts of Plumstead and the wider Thames corridor beyond. Whilst the view provides a relatively broad panorama, its composition is affected by existing foreground development, including low to medium-rise buildings and two prominent tall buildings within Glyndon to the south of Plumstead Station. Given the extent to which the view is screened by foreground development, it was not considered to provide a sufficiently distinctive or strategically important panorama to justify designation as a Local View and is therefore not recommended for inclusion within the Local Plan.



Figure 62: View down Admaston Road from Shrewsbury Park

6. Findings and Recommendations

6.1. Summary table of Core Strategy review findings

Table 13 - Summary of Local View review findings

Core Strategy Local View reference:	Core Strategy Local View description:	Recommendation (retain as is/ retain but alter viewing point/ remove):	Mapping change needed for Draft Local Plan:
1.	Shooters Hill to Central London	Retain but alter viewing point.	Viewpoint moved from Eltham Common to Shooters Hill carriageway.
2.	Shrewsbury Park towards the Lower Thames	Retain but alter viewing point.	Viewpoint moved south to higher elevation in Shrewsbury Park.
3.	Castlewood towards S.E. London	Retain but alter viewing point.	Viewpoint moved to above the Castlewood Rose Garden, below Severndroog Castle.
4.	Eaglesfield Recreation Ground towards Bexley and the Lower Thames	Retain but alter viewing point.	Viewpoint moved to Eaglesfield Recreation Ground at higher elevation.
5.	Eltham Park (North) to Central London	Retain but alter viewing point.	Viewpoint moved to Eltham Park North viewing point.
6.	Winns Common to the Lower Thames	Retain but alter viewing point.	Viewpoint moved within Winns Common to above Viewland Road.
7.	Thames side panorama from the Thames Barrier open space	Retain but alter viewing point.	Viewpoint moved to Thames Path by Thames Barrier.
8.	St. Mary's Churchyard towards Mast Pond Wharf and beyond	Remove	N/A – not taken forward.
9.	Docklands panorama from the Wolfe Monument	Retain but alter viewing point.	Viewpoint moved to in front of Wolfe Monument and right margin altered slightly.
10.	King John's Walk to Central London	Retain but alter viewing point.	Viewpoint moved to Vista Field in King John Playing Fields.
11.	O2 from Central Park	Retain but alter viewing point.	Viewpoint moved to Central Park.
12.	Wolfe Monument south towards the All Saints Church in Blackheath	Retain but alter viewing point.	Viewpoint moved to south of Wolfe Monument.

6.2. Recommendations for the Regulation 19 Draft Local Plan:

6.2.1. Following completion of the Local View Review, 11 Local Views are proposed for inclusion within the Regulation 19 Draft Local Plan. These views are detailed in Table 14, illustrated in Figure 63, and shown in Appendices 3 and 4, which identify the designated Local Views recommended for inclusion in the Regulation 19 Draft Local Plan. The proposed designations reflect the findings of the review, including the mapping amendments and recommendations set out in Table 13 above.

Table 14 – Local Views to be taken forward in the Draft Local Plan

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:
LV1	Shooters Hill to Central London
LV2	Shrewsbury Park towards the Lower Thames
LV3	Castlewood towards S.E. London
LV4	Eaglesfield Recreation Ground towards Bexley and the Lower Thames
LV5	Eltham Park North to Central London
LV6	Winns Common to the Lower Thames
LV7	Thames side panorama from the Thames Barrier open space
LV8	Docklands panorama from the Wolfe Monument
LV9	King John's Field to Central London
LV10	O2 from Central Park
LV11	Wolfe Monument south towards the All Saints Church in Blackheath

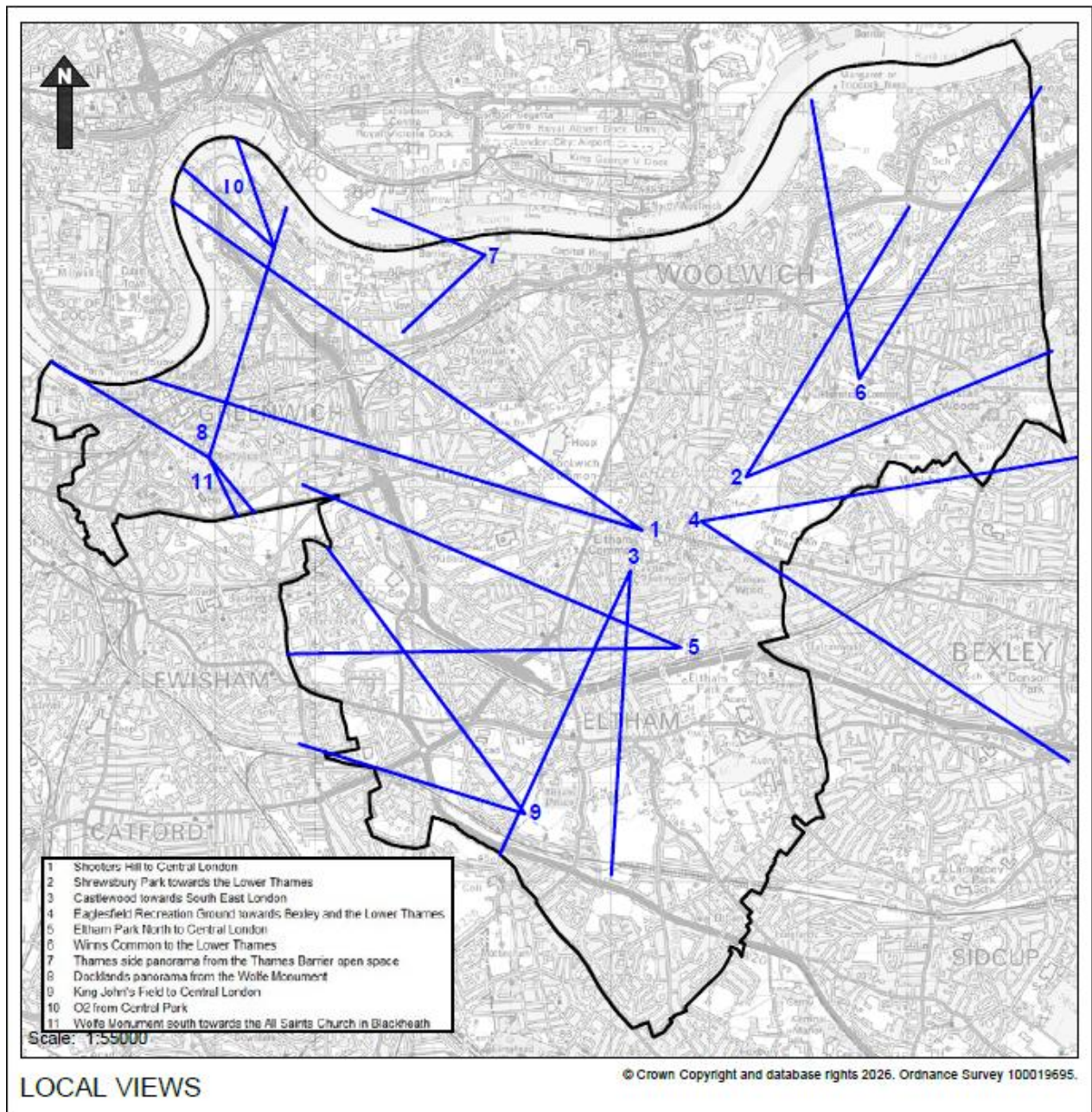


Figure 63: Map identifying the designated Local Views in the borough

7. Implementation and Policy Changes

7.1. Required Local Plan amendments

7.1.1. The review of the Council's 12 designated Core Strategy Local Views assessed the accuracy of mapped viewpoints, the continued relevance of each designation, the integrity of the identified views, and their contribution to the Borough's character, heritage significance and townscape.

7.1.2. The assessment concludes that 11 of the 12 designated Core Strategy Local Views continue to perform an important role in recognising and

protecting views that contribute to the Borough's landscape setting, heritage significance, townscape character and visual amenity. Despite changes to the built environment over the past decade and the effects of vegetation growth, the majority of designated views have retained their principal characteristics and continue to fulfil the purpose for which they were originally designated.

7.1.3. The exception is Local View 8 (St Mary's Churchyard towards Mast Pond Wharf and beyond), which has been significantly compromised by development and vegetation to the extent that the key characteristics and visual relationships that justified its designation can no longer be meaningfully appreciated. The assessment therefore concludes that this view no longer warrants inclusion within the Local Views network.

7.1.4. The review has, however, identified several discrepancies between the adopted Core Strategy Policies Map and the views experienced on the ground. Accordingly, amendments are recommended to ensure that mapped viewpoints accurately reflect the intended views and their associated descriptions. These changes are primarily technical in nature and are intended to improve the accuracy, clarity and effectiveness of the Local Views designation framework within the emerging Local Plan.

7.1.5. The evidence supports the continued designation of 11 Local Views within the Regulation 19 Draft Local Plan, together with the removal of Local View 8. Whilst a number of potential additional views were assessed as part of the review, none were considered to meet the threshold for designation and no new Local Views are therefore proposed for inclusion within the Draft Local Plan.

7.2. Future review

7.2.1. Future reviews should form part of the Council's ongoing evidence base and Local Plan monitoring programme. This should include periodic site visits, updated photographic surveys and consideration of the cumulative effects of development on the composition, setting and appreciation of designated views.

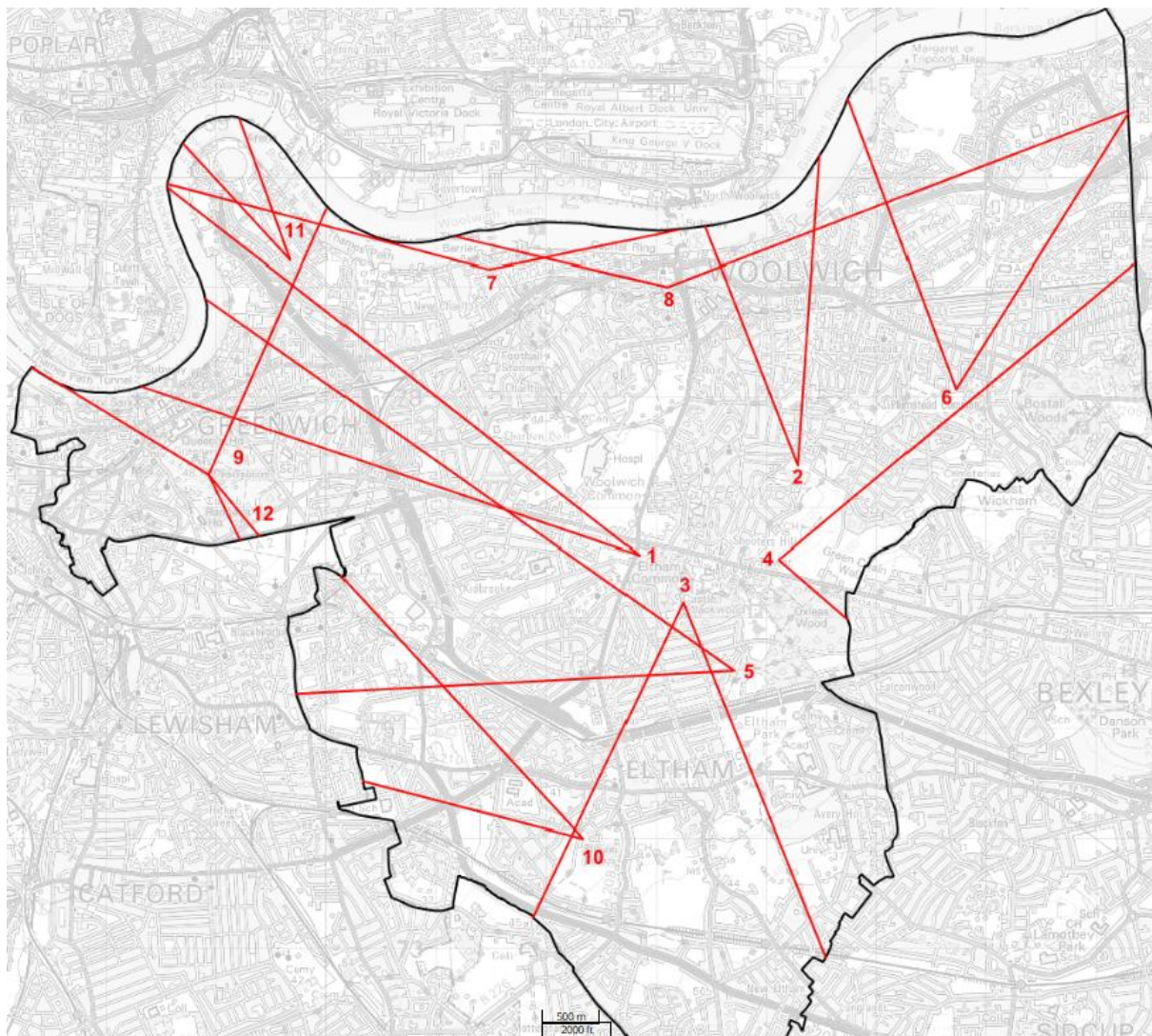
7.2.2. Assessments should seek to consider designated views under a range of seasonal conditions, recognising that variations in vegetation cover, weather conditions and land management practices can materially affect visibility and visual amenity. Where practicable and where resources permit, comparative photography from different seasons should be included to support an understanding of how views, landmarks and visual

receptors are experienced throughout the year and to provide a more comprehensive evidence base for assessment and monitoring.

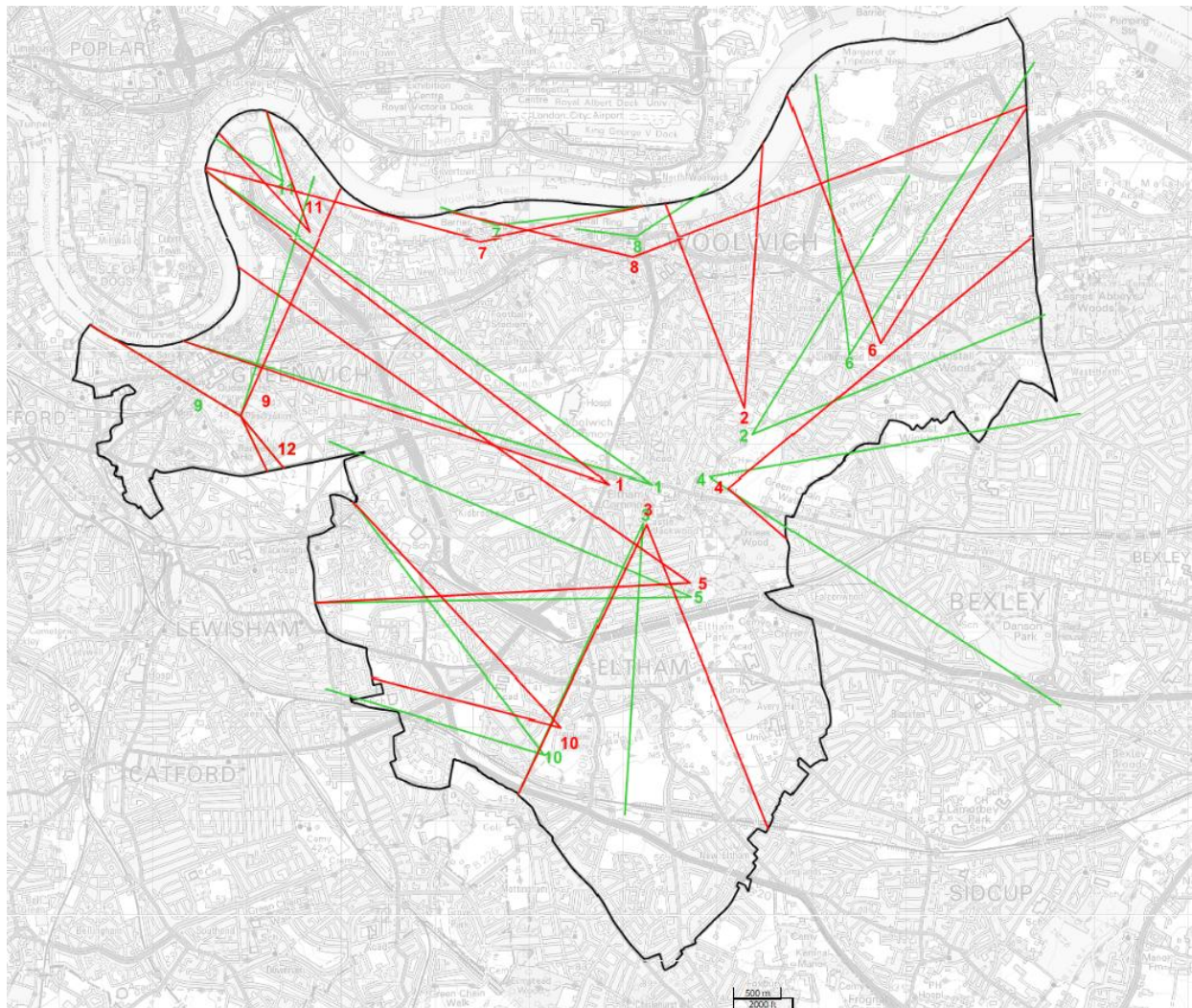
7.2.3. During the preparation of this review, a potential additional view was identified from outside the southern entrance to Greenwich Park, looking south down Duke Humphrey Road towards Kidbrooke and Blackheath and encompassing parts of the World Heritage Site Buffer Zone and Conservation Area. However, this view was identified at a late stage in the project programme and there was insufficient opportunity to undertake a detailed site assessment or engage with the London Borough of Lewisham regarding its significance and potential designation. It is therefore recommended that this view be considered as part of a future review, including further survey work and stakeholder engagement, to determine whether it warrants inclusion within the designated view framework.

Appendices

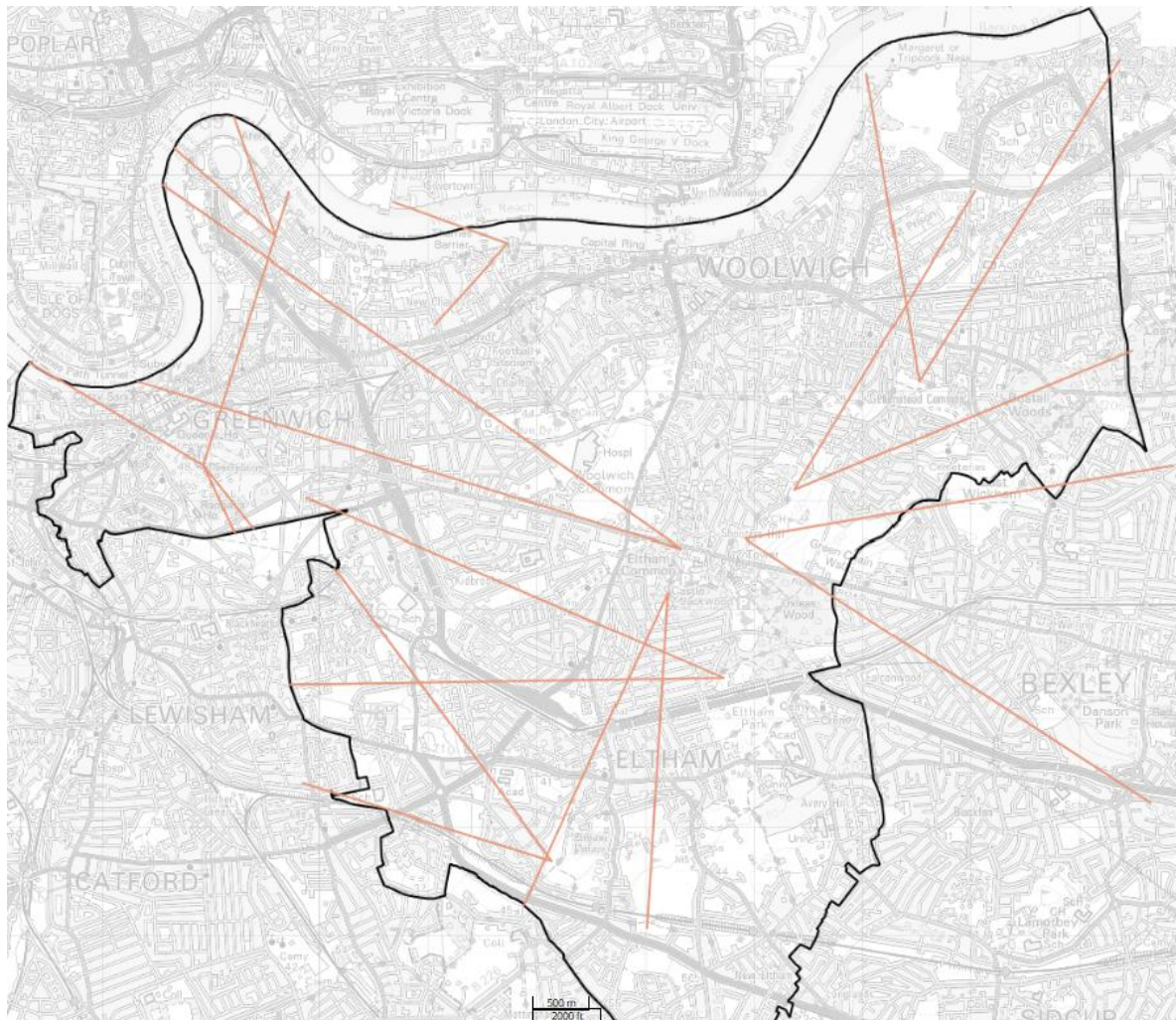
Appendix 1 Mapped extent of Core Strategy Local Views

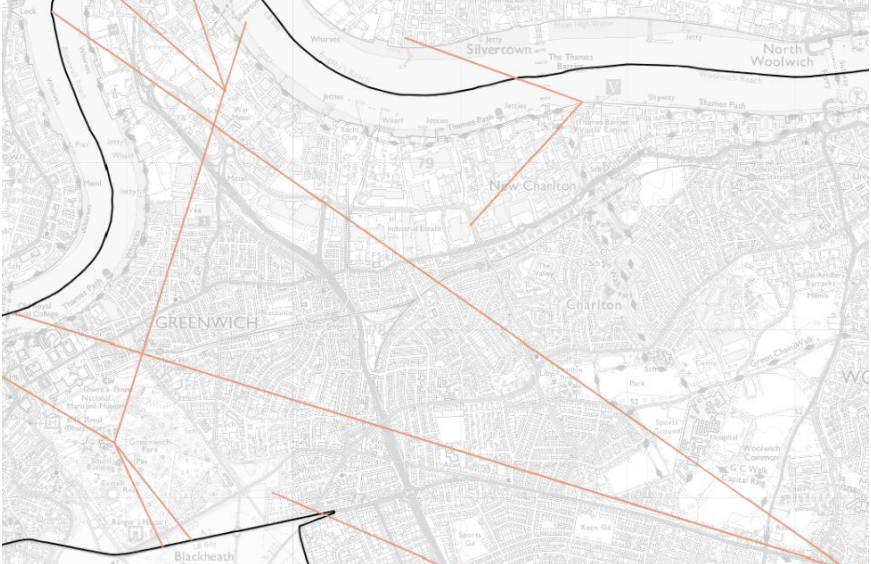


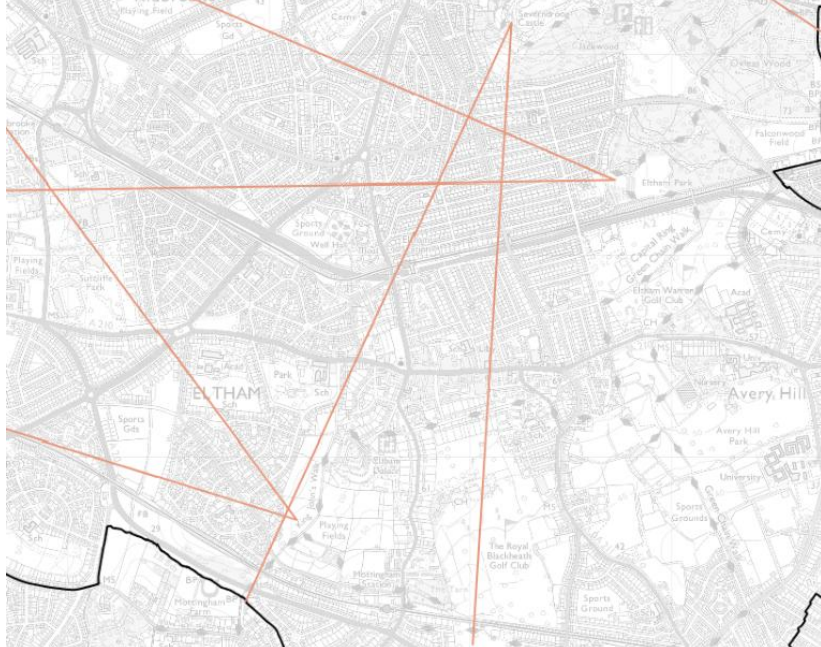
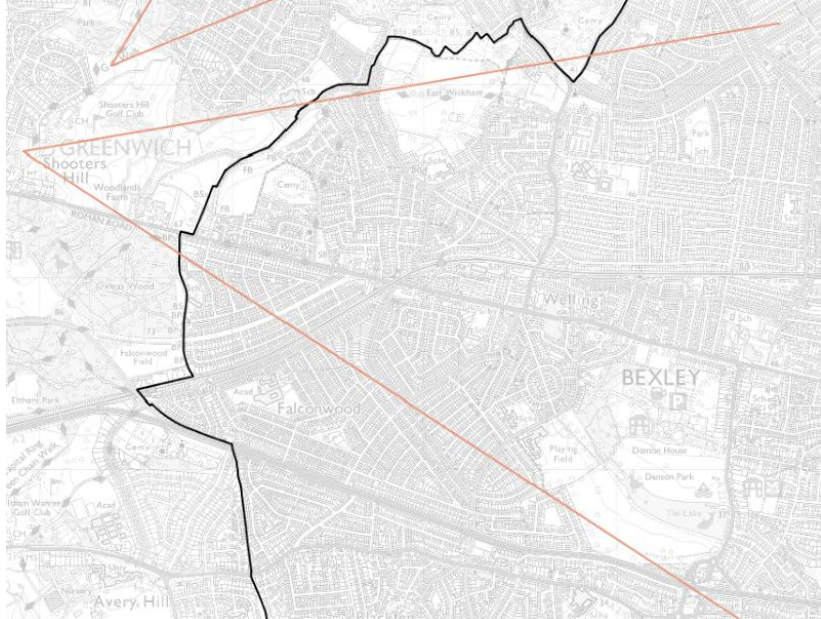
Appendix 2 Comparison of Core Strategy Local View extents (red) and 2016 Site Survey extents (green)



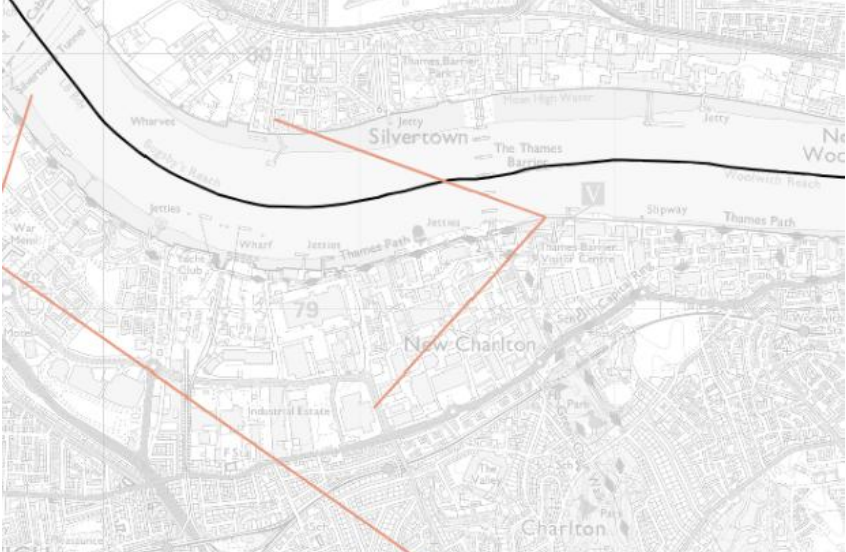
Appendix 3 Recommended Local Views for inclusion in the Regulation 19 Draft Local Plan

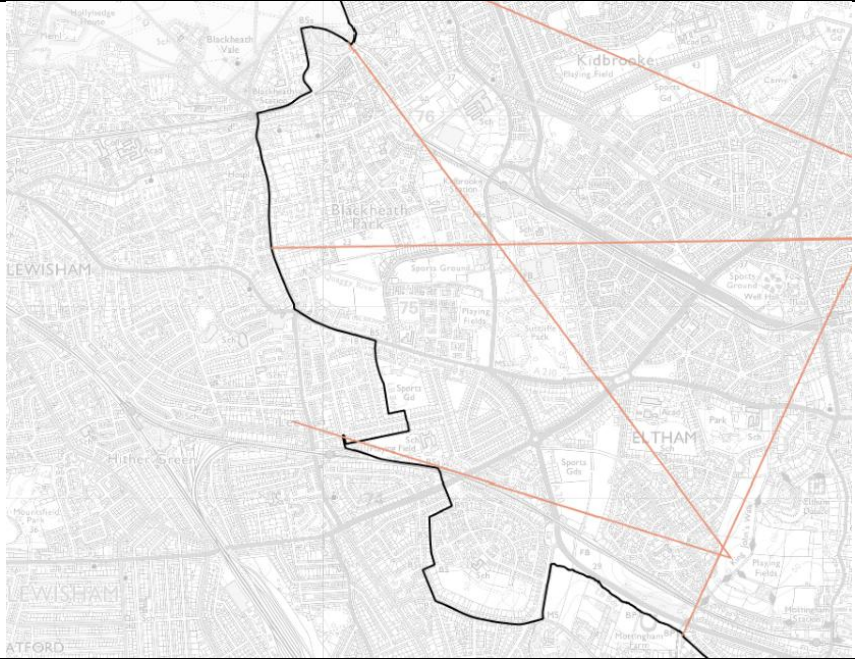
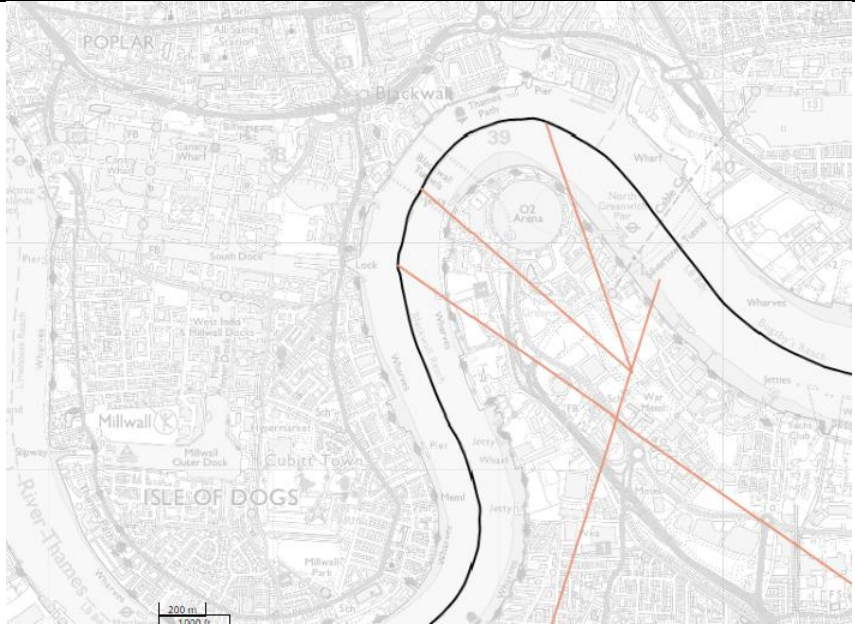


Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV1	Shooters Hill to Central London	 This map shows the area around Greenwich, including the River Thames, New Charlton, Charlton, and parts of Woolwich. Red lines are drawn across the map, representing view corridors originating from the Shooters Hill area and pointing towards the city center. The map is a grayscale aerial-style image with red lines overlaid.
LV2	Shrewsbury Park towards the Lower Thames	 This map shows the area around Plumstead, including Plumstead Common, Plumstead, and parts of Woolwich. Red lines are drawn across the map, representing view corridors originating from Shrewsbury Park and pointing towards the Lower Thames. The map is a grayscale aerial-style image with red lines overlaid.

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV3	Castlewood towards S.E. London	
LV4	Eaglesfield Recreation Ground towards Bexley and the Lower Thames	

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV5	Eltham Park North to Central London	
LV6	Winns Common to the Lower Thames	

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV7	Thames side panorama from the Thames Barrier open space	
LV8	Docklands panorama from the Wolfe Monument	

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV9	King John's Field to Central London	 This map shows the area around Lewisham and Eltham. A black boundary line outlines a specific region. Red lines radiate from a point within this region, likely King John's Field, towards the city center, indicating a view corridor. The map includes labels for Lewisham, Eltham, and various local landmarks like Blackheath Park and Sports Ground.
LV10	O2 from Central Park	 This map shows the area around the Isle of Dogs and surrounding areas. A black boundary line outlines a specific region. Red lines radiate from a point near the O2 Arena, towards the city center, indicating a view corridor. The map includes labels for Poplar, Blackwall, Millwall, and the Isle of Dogs. A scale bar at the bottom indicates 200m.

Regulation 19 Draft Local Plan View reference:	Regulation 19 Draft Local Plan Local View description:	Regulation 19 Draft Local Plan Local View mapping:
LV11	Wolfe Monument south towards the All Saints Church in Blackheath	

Appendix 4 Comparison of Core Strategy Local View extents (red), 2016 Site Survey extents (green), and Recommended Local Views for inclusion in the Regulation 19 Draft Local Plan (orange)

