

2.1 Planning policy

The planning framework for the application site comprises the National Planning Policy Framework (NPPF) (2012), London Plan (2016) and Royal Borough of Greenwich Core Strategy with Detailed Policies (2014).

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in the determination of planning applications. It sets out a presumption in favour of sustainable development, underlining that there is a social, environmental and economic dimensions to this.

London Plan

The London Plan (2016) provides the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London. The site is located within the Charlton Riverside Opportunity Area, which is identified by the London Plan for a minimum of 1,000 new jobs and 3,500 new homes between 2012 and 2027.

RBG Core Strategy

The Development Plan for the Royal Borough of Greenwich (RBG) comprises the Core Strategy with Detailed Policies (2014). This document provides spatial policies, development management policies and site allocations to guide and manage development in the Borough. Policy EA2 of Greenwich's Core Strategy allocates the Charlton Riverside masterplan area as a Strategic Development Location to include:

- › A new mixed-use urban quarter;
- › Consolidation of employment to maximise the use of land whilst maintaining employment levels;
- › Reduction in the amount of out of town centre retail; and
- › Increases in both the quantity and quality of open space

The Council's Core Strategy Proposals Map also identifies the site as being within an 'Area at Risk from Flooding'. There are no other site specific planning policy designations.

Guidance

Alongside the development plan, the Greater London Authority (GLA) and RBG have published a range of Supplementary Planning Guidance/Documents (SPG/SPD) which have informed the design proposals. These include:

- › GLA Housing SPG (2016);
- › GLA Shaping Neighbourhoods: Play and Informal Recreation SPG (2012);
- › GLA Sustainable Design and Construction SPG (2014);
- › GLA The Control of Dust and Emissions During Construction and Demolition SPG (2014);
- › RBG Charlton Riverside Masterplan (2012); and
- › RBG Planning Obligation Supplementary Planning Document (SPD) (2015)

The Council is currently in the process of preparing an updated Charlton Riverside Masterplan SPD however it has not yet been published for consultation.



Aerial view

