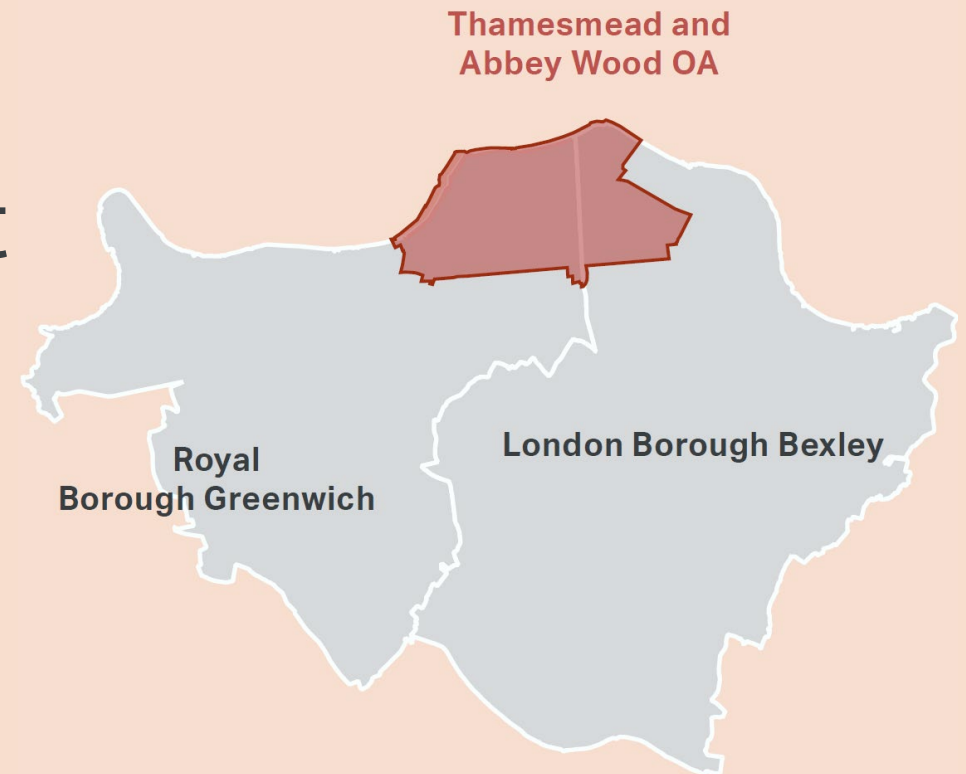


# Opportunity Area Portrait

## Thamesmead and Abbey Wood



# Introduction

## List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

# Introduction

## Purpose of this document and clarifications



### What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



### How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
  - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
  - highlight opportunities to review the OA boundary and/ or OA designation.



### Data sources and clarifications

#### Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

# Introduction

## Purpose of this document and clarifications

### Data sources and clarifications

#### Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

#### Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

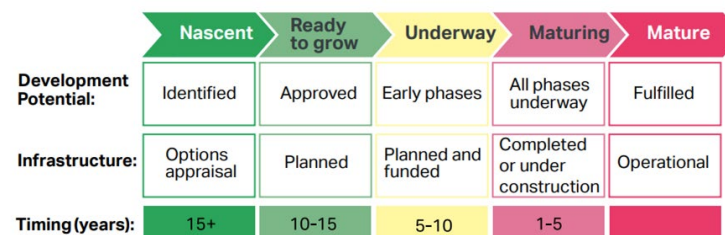
#### OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

### OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

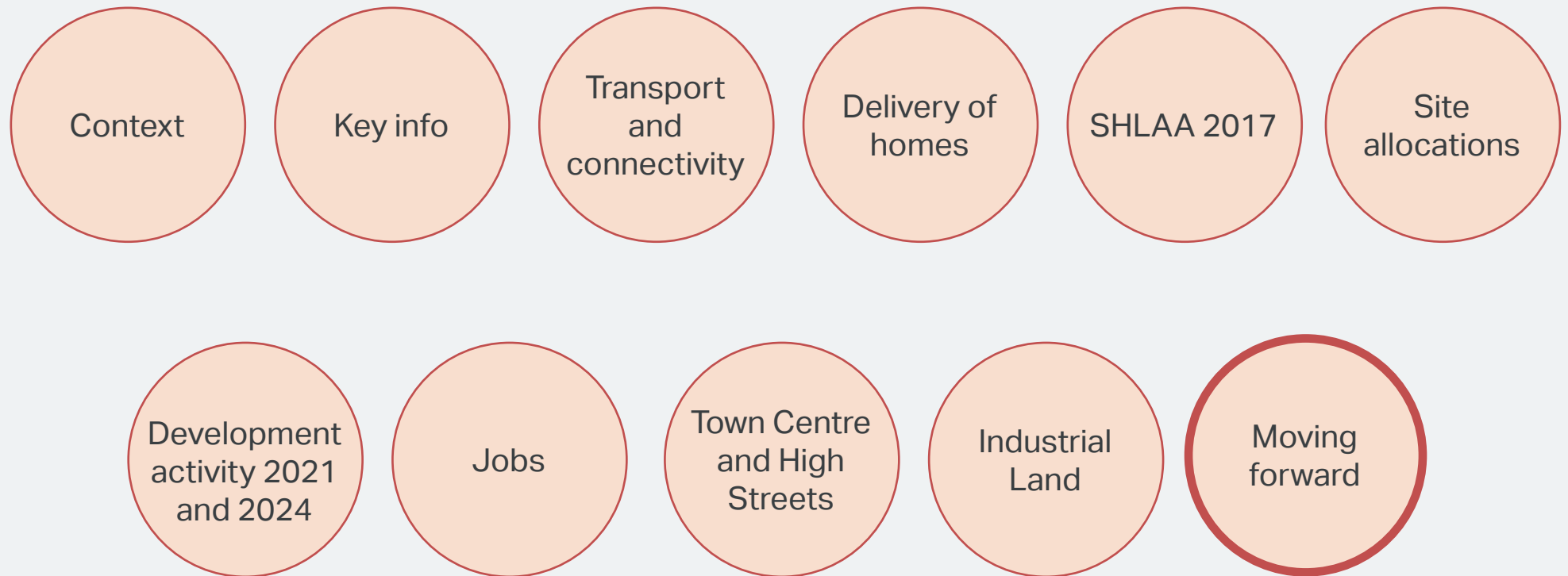


### Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

# Introduction

## Contents



\* This section refers to existing/ emerging strategies for the OA.

# Thamesmead and Abbey Wood

## Context

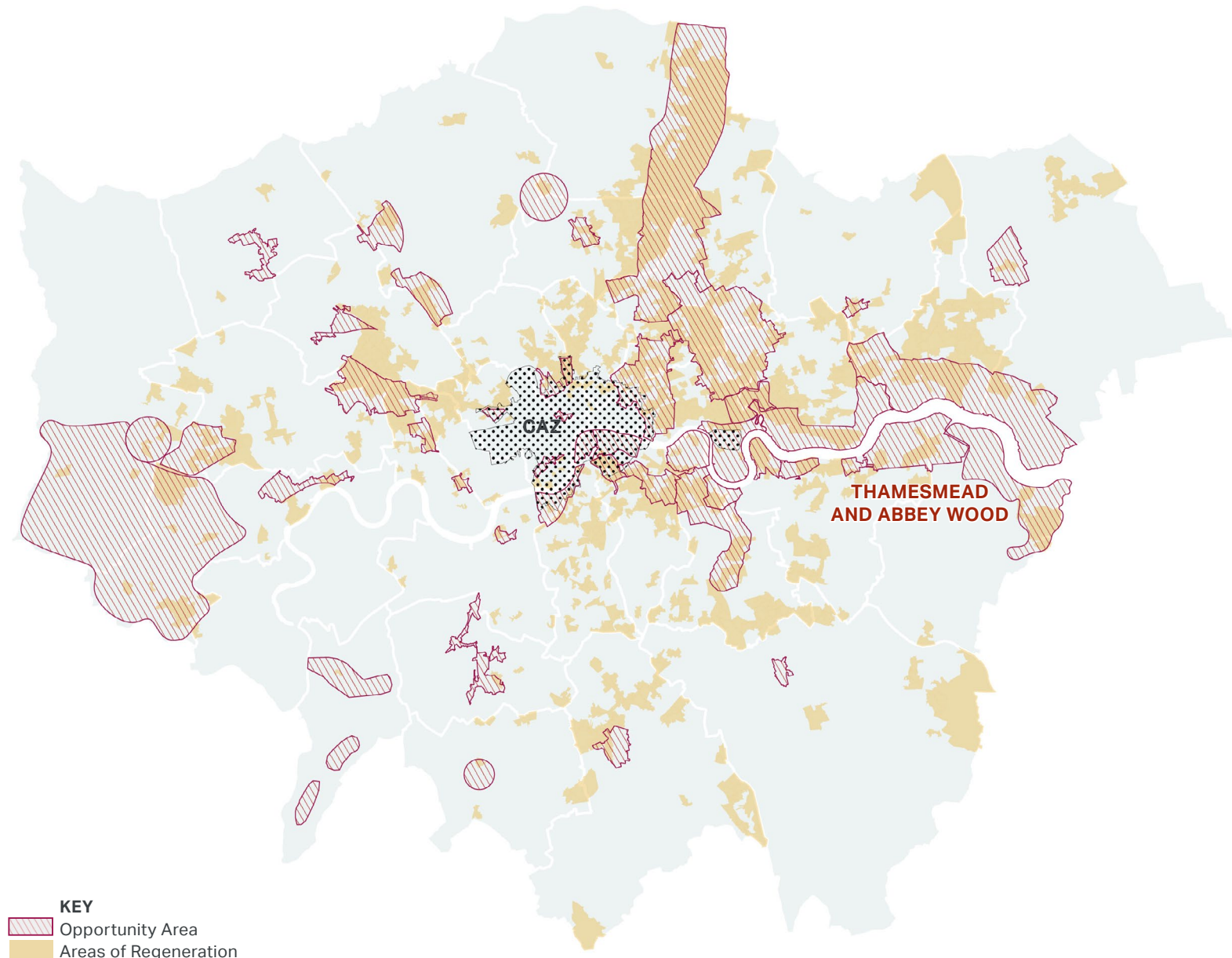
### OAs in the Central Activities Zone (CAZ)

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Paddington (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)

Not relevant for this OA, as it sits outside of the CAZ, but with excellent transport links to the area (i.e. Elizabeth line, Thameslink)

### Areas of Regeneration

The OA is one of the largest regeneration areas in London.



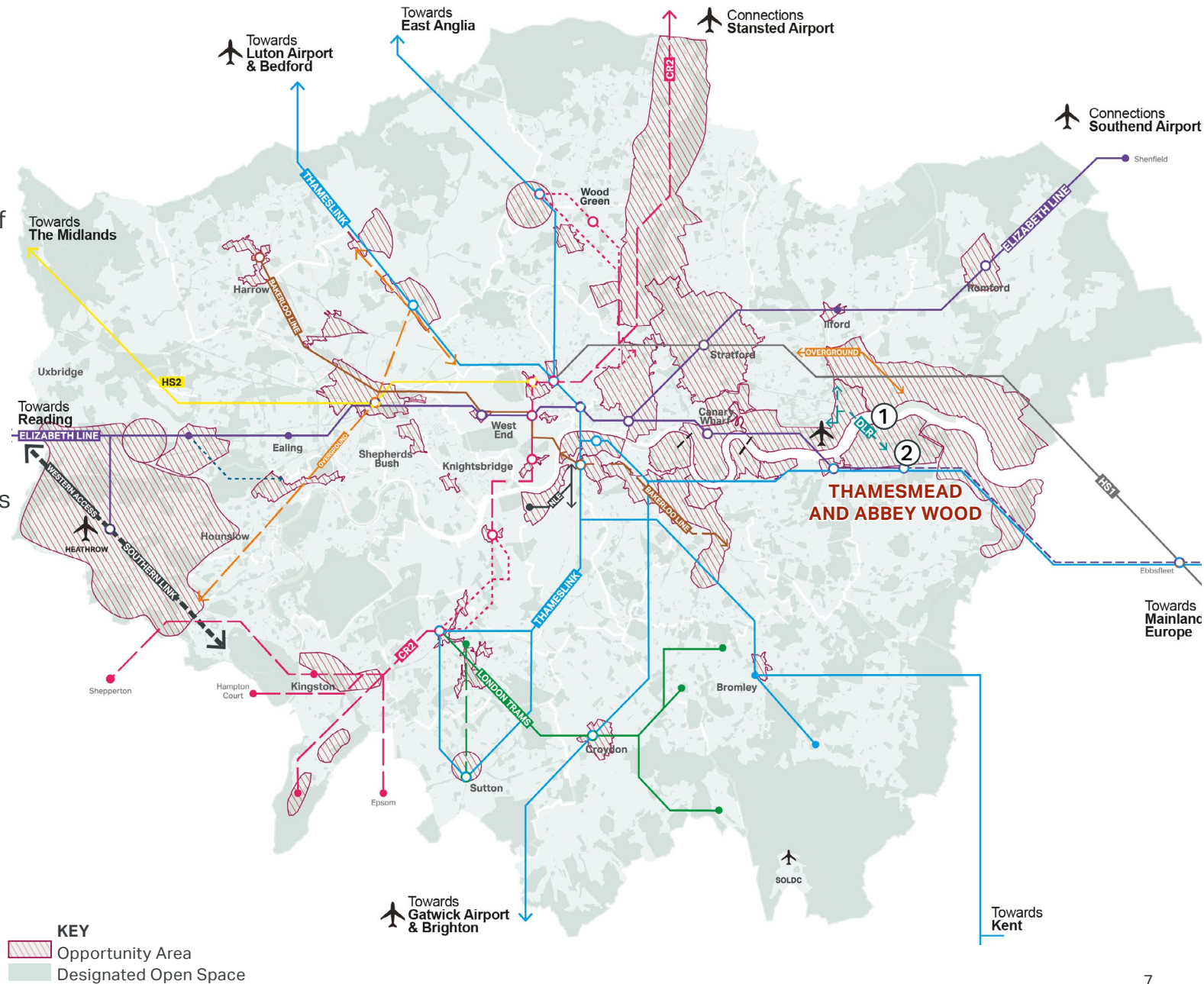
Source: Areas of Regeneration as per London Plan 2021



# Thamesmead and Abbey Wood Context

## Transport and Growth Corridors

- ① Future growth in the OA is closely linked to future strategic implementation of the **DLR extension to Beckton Riverside and Thamesmead**. The Mayor of London, Transport for London, LB Bexley and RB Greenwich are working collaboratively to deliver this strategic transport improvement.
- ② Elizabeth line opened at Abbey Wood in 2021.
  - The Thameslink service connects the OA to central London as well as the north, south London and beyond towards Luton Airport & Bedford, East Anglia, Kent, Gatwick Airport & Brighton.



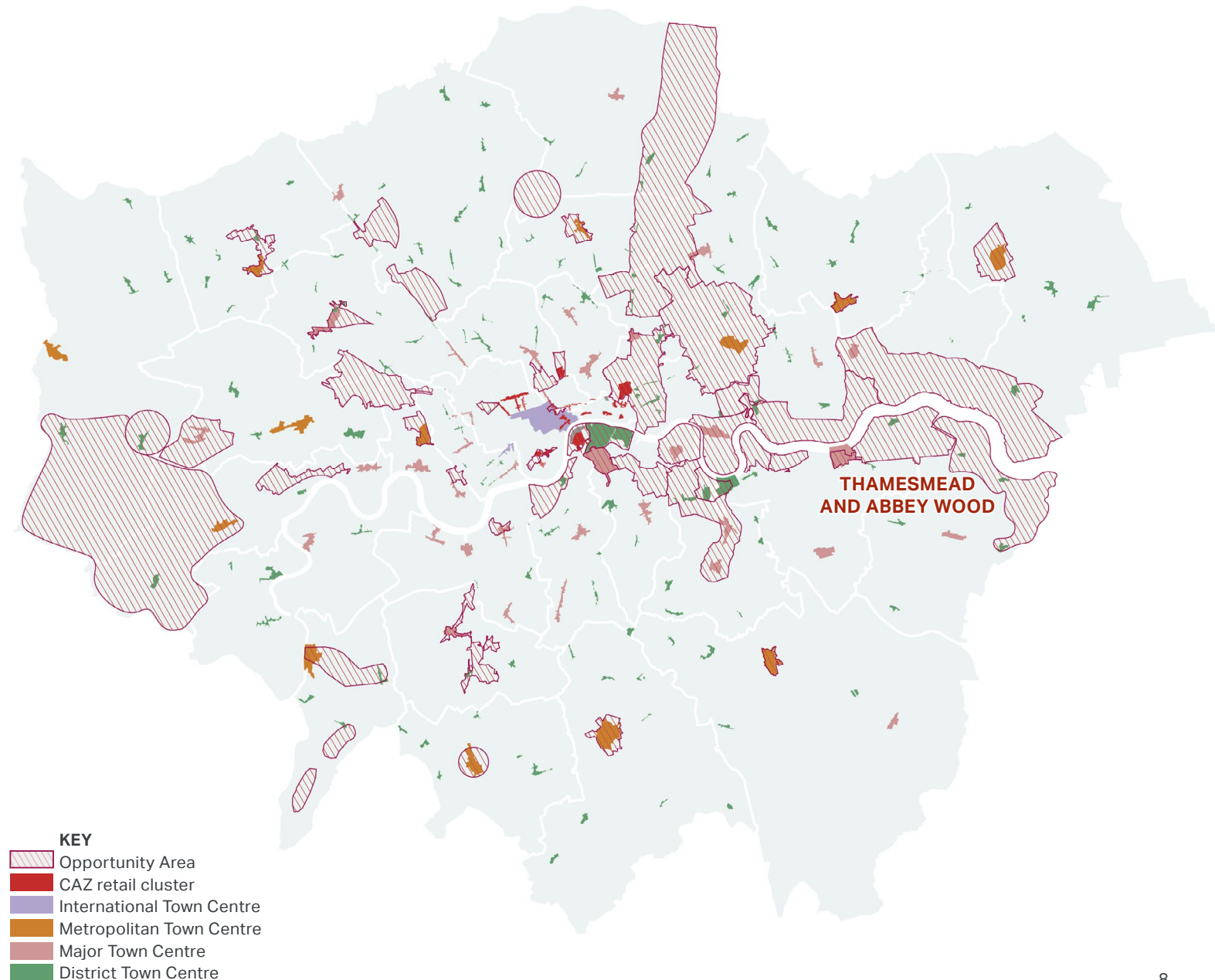
# Thamesmead and Abbey Wood

## Context

### OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

There is no Metropolitan Town Centre in the OA. **Thamesmead District Centre** is within the OA. Plumstead District Centre although not within the OA is to the southwest of the OA boundary and serves the local residential population.



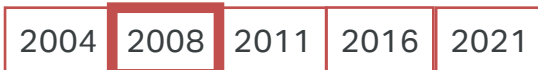
Source: [Planning Data Map](#)



# Thamesmead and Abbey Wood

## Key info

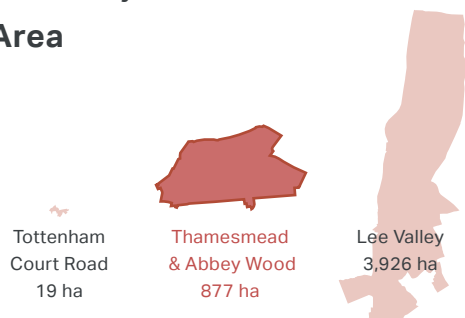
### London Plan Designation Year



### Borough

LB Bexley, RB Greenwich

### Area



### OA specific plans

Thamesmead and Abbey Wood OAPF (2020)

### Local Plan status

Greenwich - Regulation 18, Bexley - Adopted in 2023

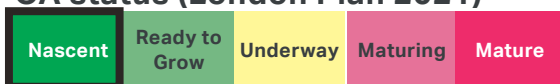
### Growth Corridor

Thames Estuary

### Housing Delivery Test 2023

Presumption (Greenwich), None (Bexley)

### OA status (London Plan 2021)



London Plan indicative capacity by 2041



Source: Google Earth

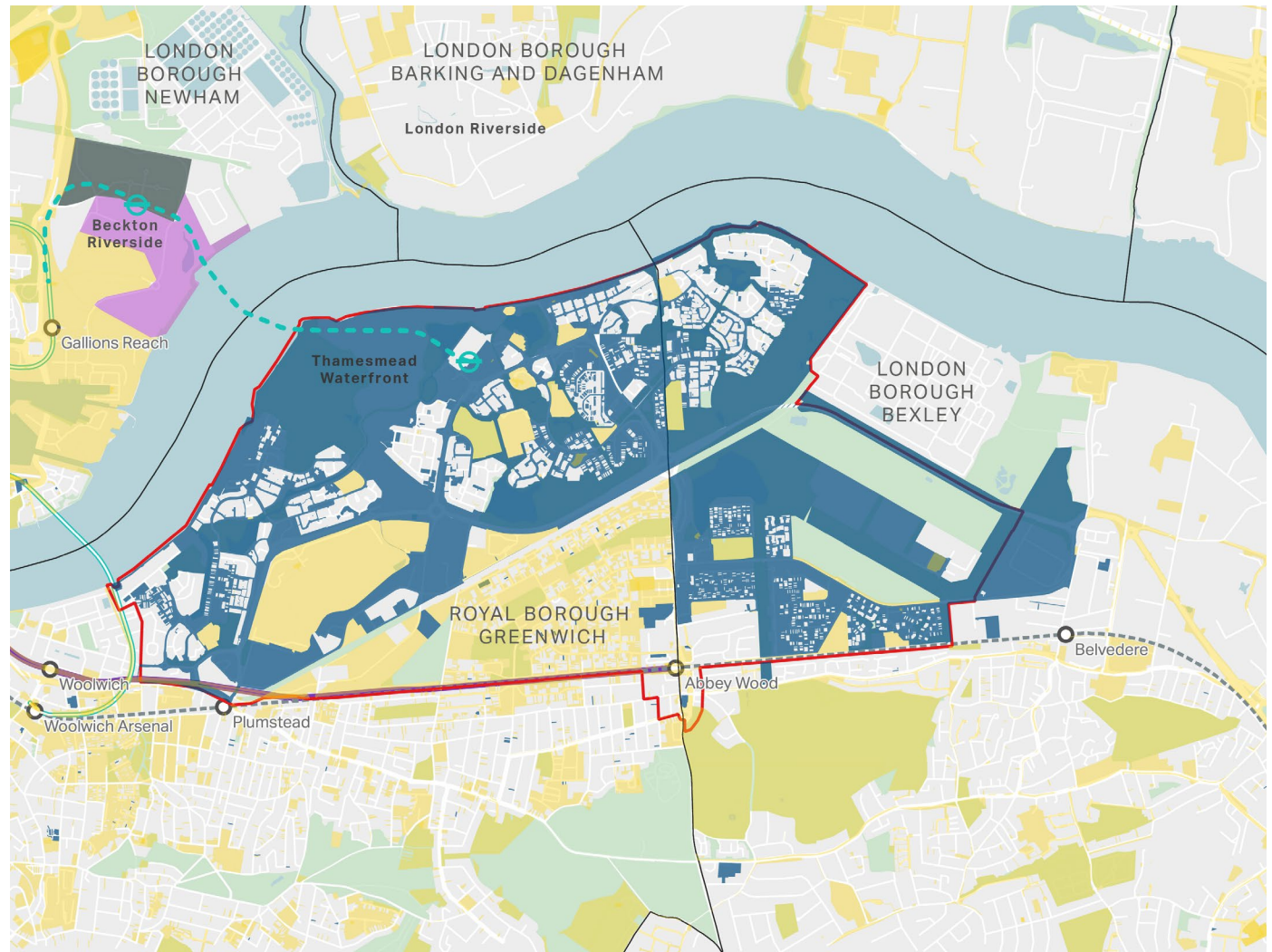
**KEY**  
Opportunity Area

Note: The OAPF indicates a higher capacity; 15,500 new homes and 8,000 new jobs dependent on new and improved public transport (DLR and bus transit)



# Thamesmead and Abbey Wood

## Key info: Ownership



- KEY**
- Opportunity Area
  - Peabody
  - St William
  - Public land

# Thamesmead and Abbey Wood

## Transport and connectivity

Transport schemes proposed in the London Plan to improve connectivity in relation to the OA include:

- 1 Elizabeth Line which opened in 2021 at Abbey Wood Station.
  - 2 London Overground extension from Barking Riverside to Thamesmead. This was considered as an option by TfL but it is believed that the DLR extension to Beckton Riverside is and Thamesmead is the right long-term solution to better connect existing communities and enable development of these areas.
- Barking Riverside Station and Pier both opened in 2022.

The OAPF supported the Mayor's London Plan transport priorities to unlock growth in the Thames Estuary and identified a suite of 'achievable' connectivity improvements required to accommodate Higher Growth scenario in the OA:

- 3 DLR Extension from Gallions Reach to Thamesmead via Beckton Riverside - currently unfunded.
- 4 An intermediate bus transit linking Thamesmead to Woolwich and Abbey Wood - to be delivered by 2026.

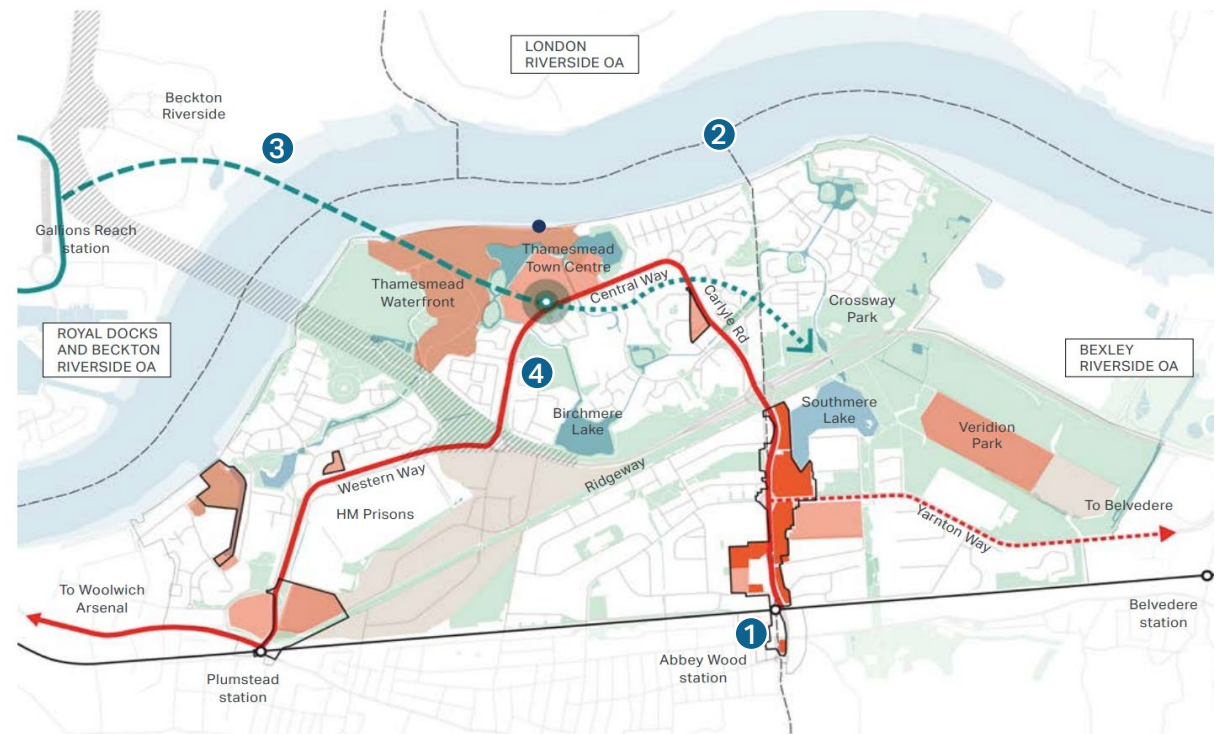


FIG 2.3 Proposed DLR and bus transit in the OA

- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Approved/outline permission sites  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid red;"></span> Proposed bus transit pilot                                     |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightorange; border: 1px solid black;"></span> Potential areas of change     | <span style="display: inline-block; width: 20px; border-bottom: 2px dashed red;"></span> Potential bus transit extension to Belvedere                  |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> GLA Housing Zone   | <span style="display: inline-block; width: 20px; border-bottom: 2px dashed green;"></span> Proposed DLR to Thamesmead                                  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightbrown; border: 1px solid black;"></span> Strategic Industrial Locations | <span style="display: inline-block; width: 20px; border-bottom: 2px dotted green;"></span> Potential DLR extension to Belvedere                        |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black;"></span> Safeguarded river crossing                                  | <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid green; border-radius: 50%;"></span> Illustrative DLR station location |
| <span style="display: inline-block; width: 20px; border: 1px dotted black;"></span> OA boundary   | <span style="display: inline-block; width: 5px; height: 5px; background-color: blue; border-radius: 50%;"></span> Potential new pier                   |

Source: [Thamesmead and Abbey Wood OAPF](#)

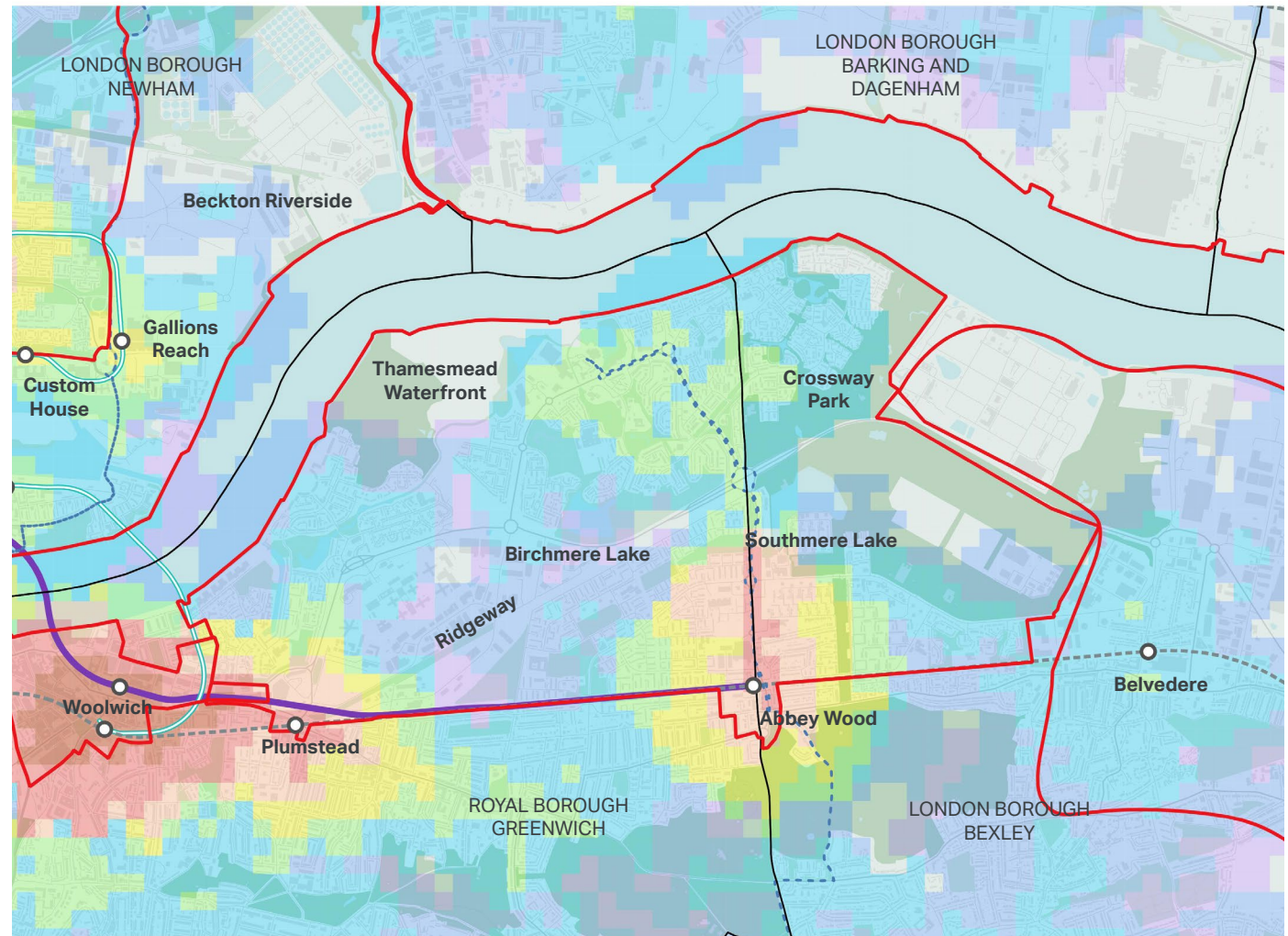


# Thamesmead and Abbey Wood

## Transport and connectivity: PTAL 2031

In 2031, the OA is forecast to have varying PTAL rating across the OA of 1b-6a.

- Highest PTAL levels of 6a are forecast to be experienced around Abbey Wood station and Plumstead station.
- Lowest ratings are expected in the centre of the OA.
- Only TfL's committed and funded public transport network schemes are considered in this scenario.



Source: Transport For London

### KEY

0 (worst)

1a

1b

2

3

4

5

6a

6b (best)

# Thamesmead and Abbey Wood

## Delivery of homes

### Delivery pre-2019

Completions since designation against capacity

LP 2008 **3,000**

LP 2016 **3,000**

Completed **385**

The OA delivered 13 per cent of its London Plan 2016 capacity, pre-2019

### Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

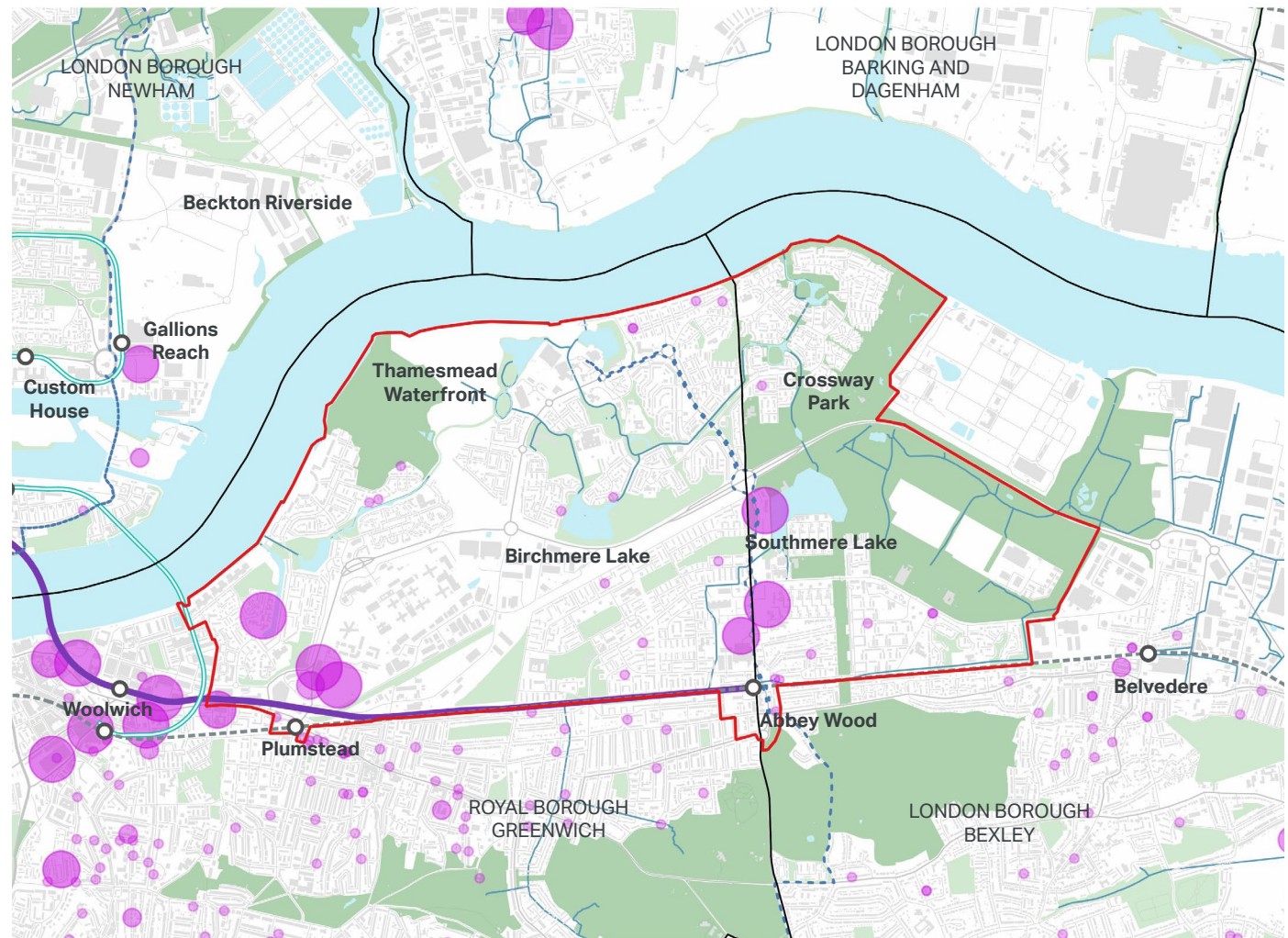
22 yr **8,000**

10 yr **4,621**

Completed **793**

Pipeline **3,602**

The completions rate by year between 2019 and 2023/24 is 159 homes per year. The OA has met 5 per cent of its 22-year indicative capacity and 17 per cent of its 10-year indicative capacity from the London Plan 2021.



**KEY**  
 Opportunity Area  
● Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

\*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

\*\* [Residential Pipeline in 2023/2024](#)

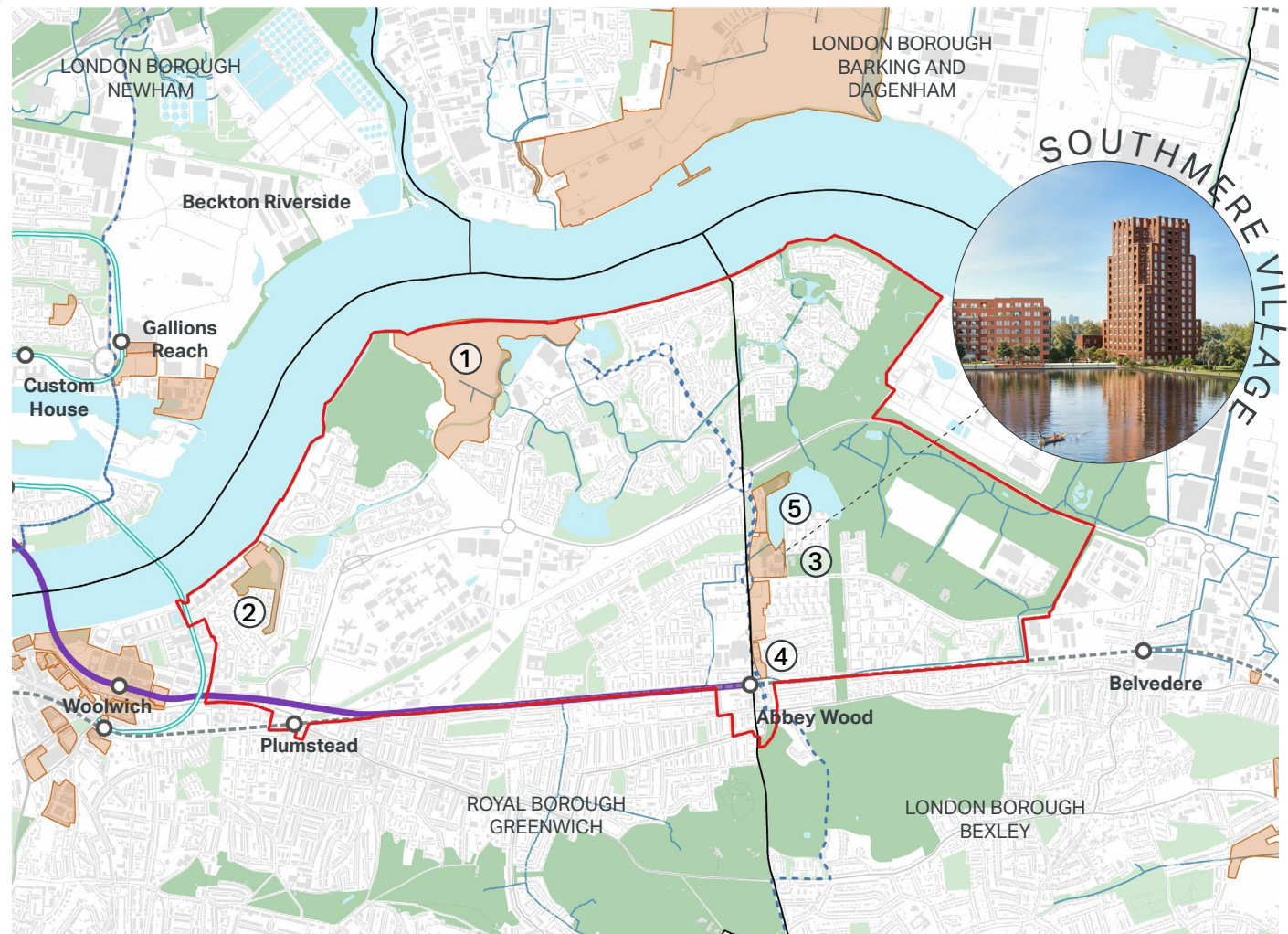


# Thamesmead and Abbey Wood

## SHLAA 2017: Approvals and Allocations

Development progress of allocated SHLAA 2017 sites include:

- ① **Thamesmead Waterside (Tamesis/ Tripcock Point):** Site scheme renamed to *Thamesmead Waterfront* in Spring 2017. Site is in pre-planning, 11,500 homes.
- ② **Broadwater Dock/Gallions Park West:** Permission lapsed in 2015, for 70 homes.
- ③ **South Thamesmead Southmere Village:** 525 completed in 2022.
- ④ **Thamesmead - Segmere Road:** Permission granted in 2016 for 219 homes.
- ⑤ **South Thamesmead B Binsey:** Permission granted in 2023 for 329 homes. Under construction.

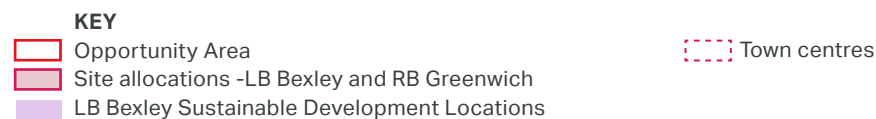
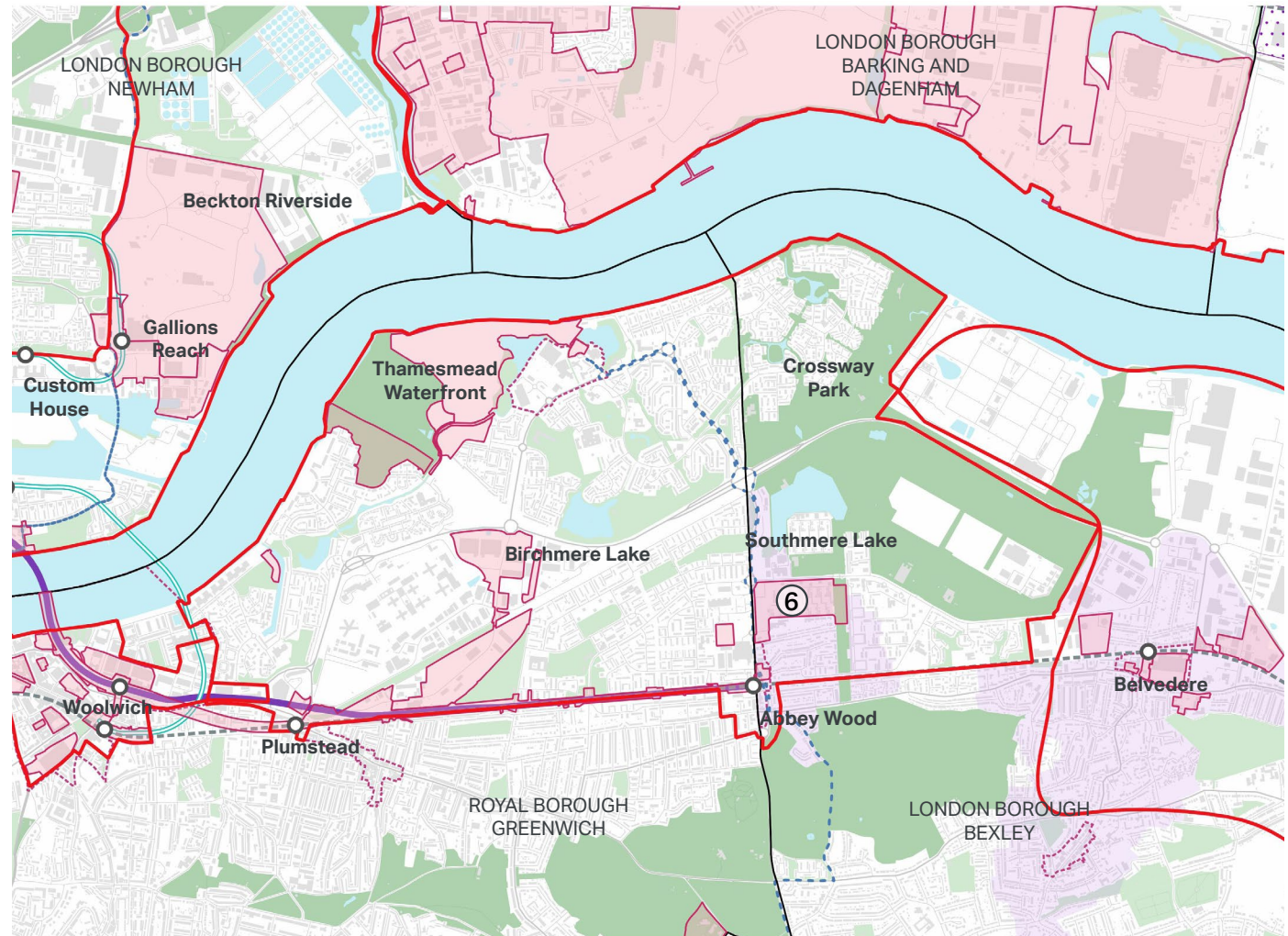


**KEY**  
Opportunity Area  
Approvals and Allocations (SHLAA, 2017)

# Thamesmead and Abbey Wood

## Site Allocations: Local Plans

- Some site allocations are mentioned below:
- ⑥ **South Thamesmead - Lesnes Estate** (also includes Caroline Walk which was allocated in the SHLAA 2017): Planning permission resolution to grant in 2022 for 647 homes.





# Thamesmead and Abbey Wood

## Development activity 2021



Source: vu.city

### KEY

- Consented
- Under construction
- Completed



# Thamesmead and Abbey Wood

## Development activity 2024



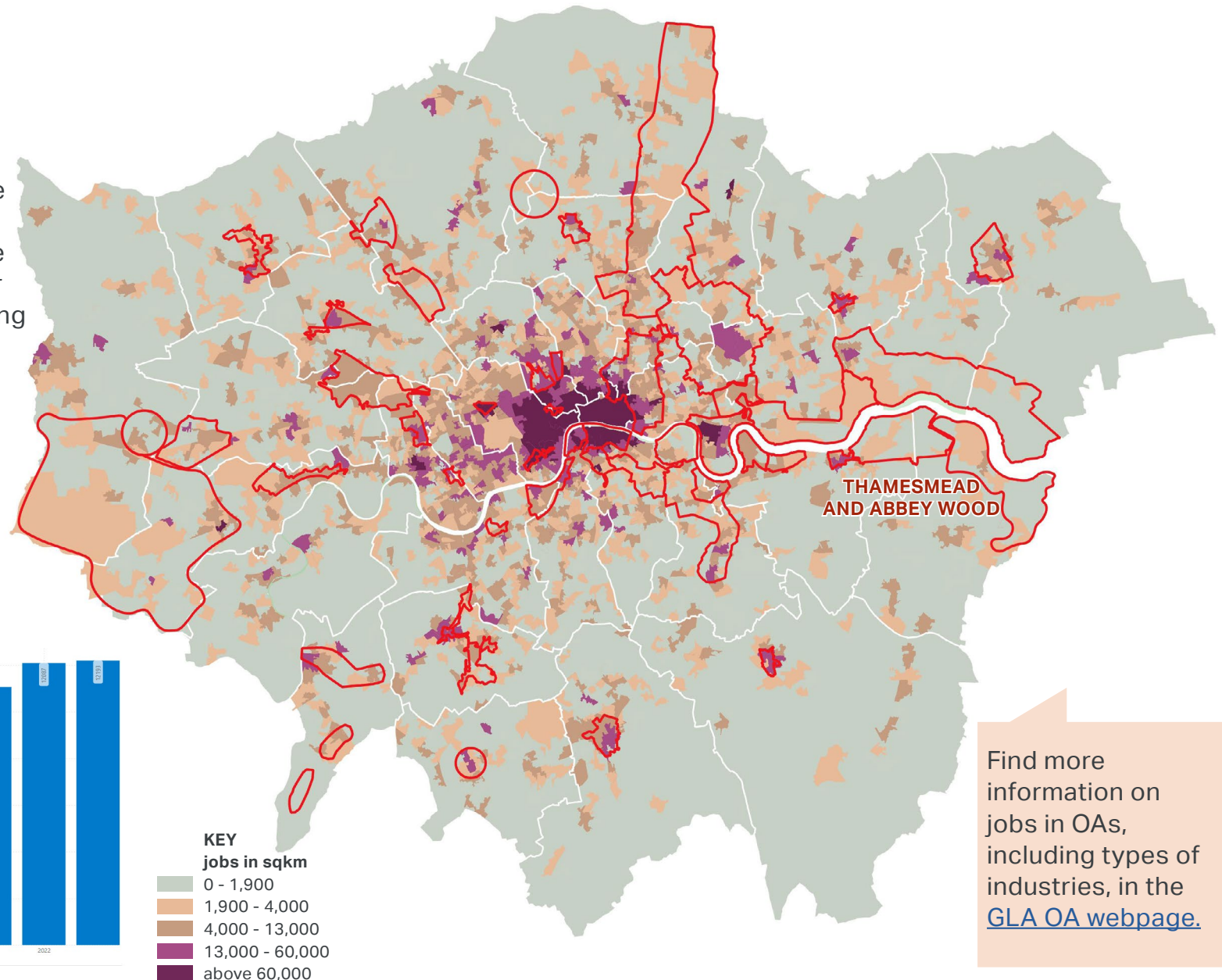
Source: vu.city

### KEY

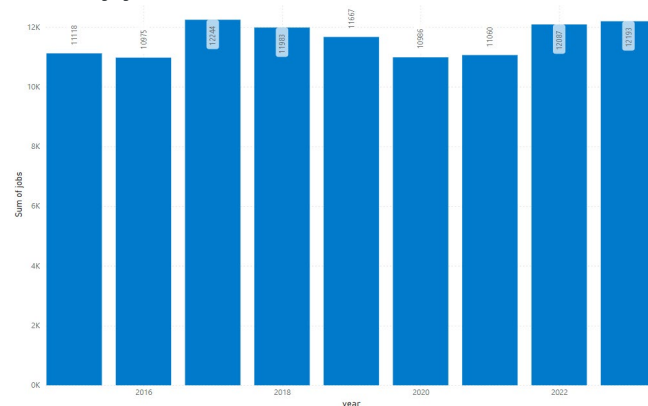
- Consented
- Under construction
- Completed

# Thamesmead and Abbey Wood Jobs

- Positive trend in number of jobs. In 2023, there were 12,193 jobs in the OA.
- There is a substantial reserve of industrial land in the OA which plays an important role in providing opportunities for local employment, contributing to economic vitality and sustaining London's economic growth.



Jobs by year in the OA



Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).



# Thamesmead and Abbey Wood Town Centres and High Streets

Town centres in the OA include:

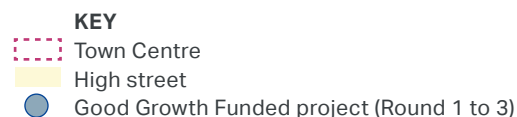
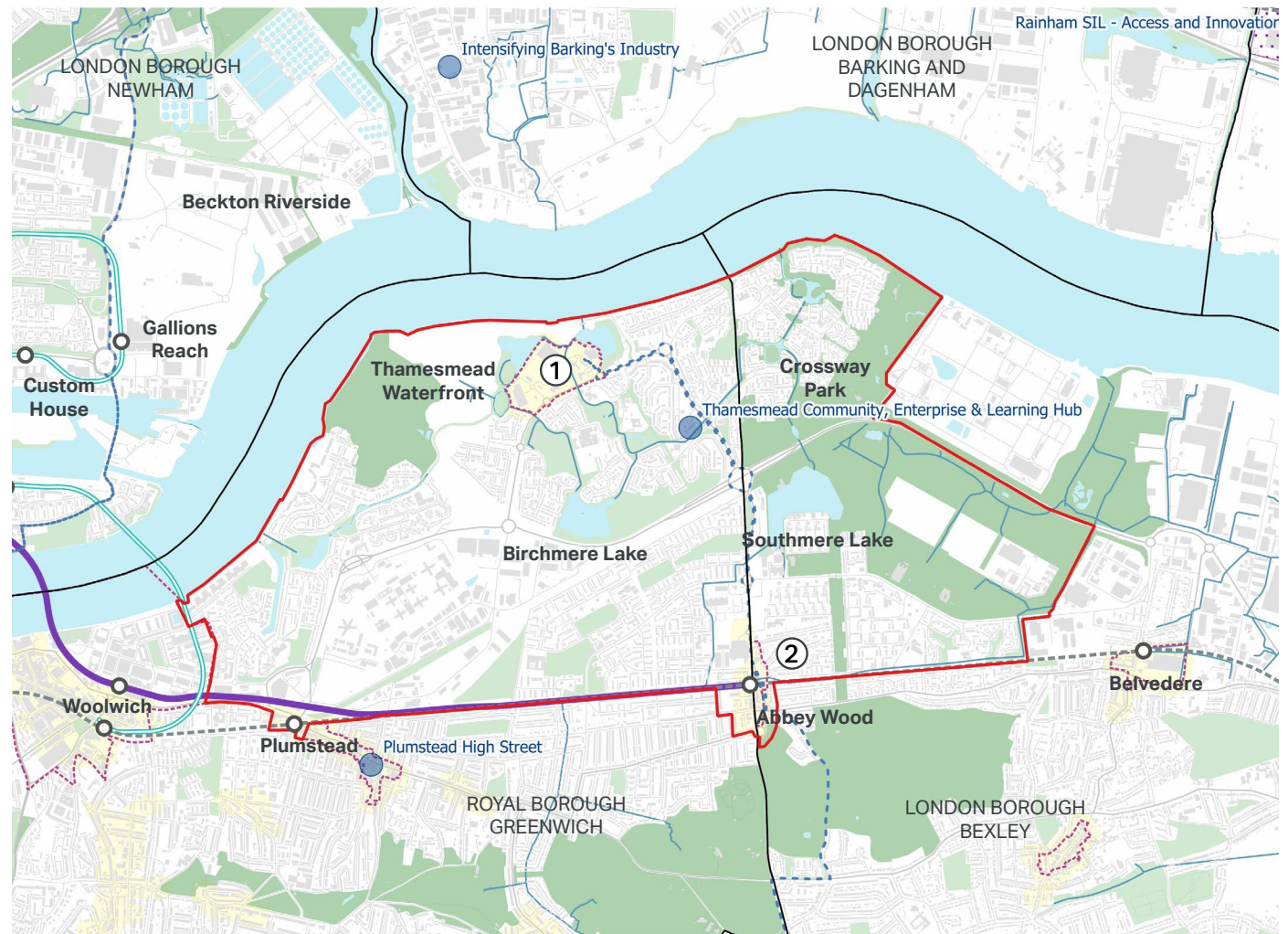
## ① Thamesmead District Centre

- Retail centre serving the wider OA
- OAPF highlights that the town centre has potential for 3,500 new homes with the proposed DLR extension and bus transit.
- Further homes through Thamesmead Waterfront

## ② Abbey Wood Local Centre

- Currently provides local level retail and amenity needs
- Potential to become a major transport interchange due to the Elizabeth Line and proposed bus transit.

The **Thamesmead Community, Enterprise & Learning Hub**, completed by 2022 is a [Good Growth Fund](#) Greening Project in the OA that took a community co-design approach to reactivate a derelict social club into providing civic spaces, affordable enterprise space and skills and training for locals.

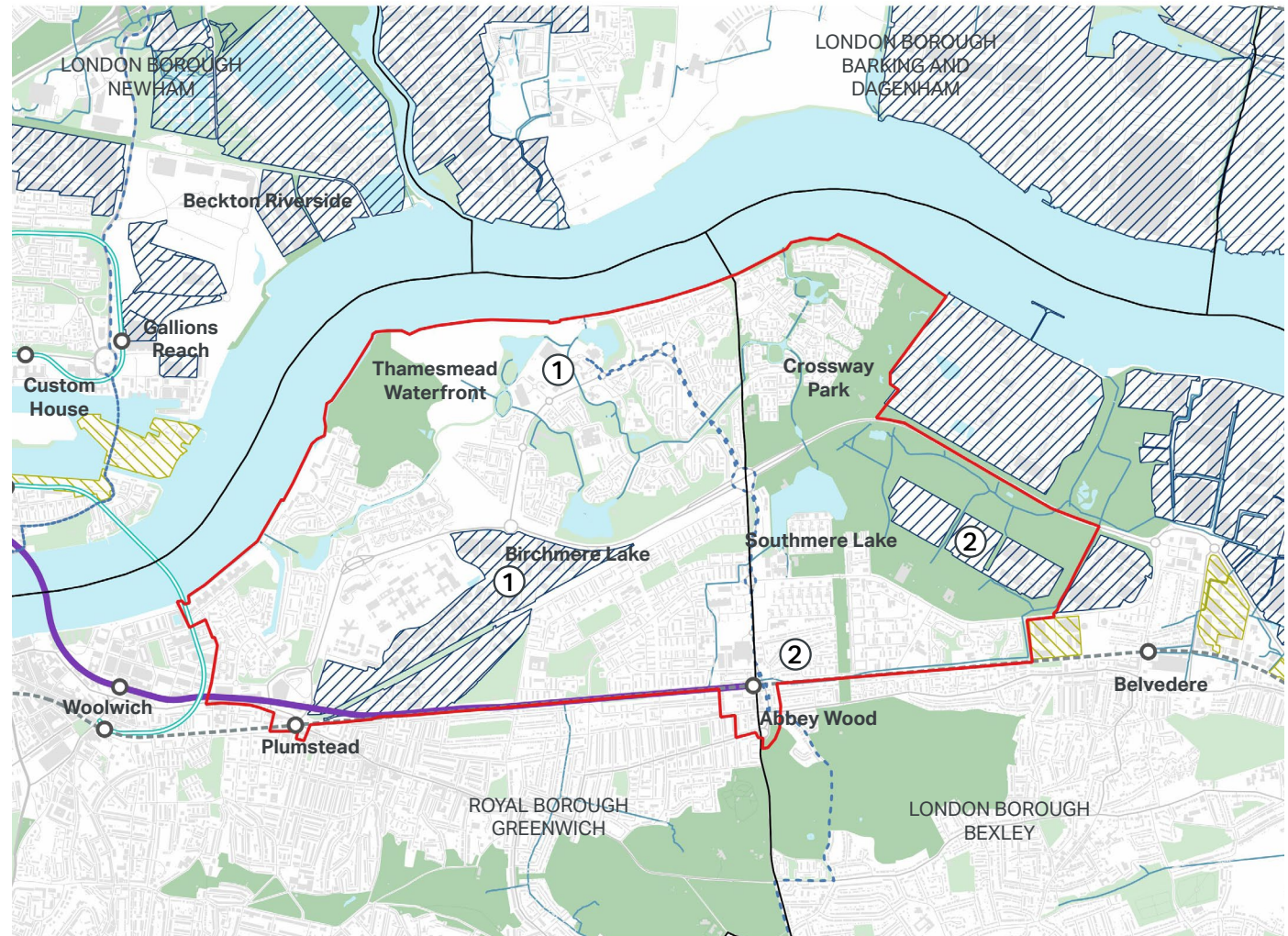




# Thamesmead and Abbey Wood

## Industrial Land: Designations

- The OA falls within the **Thames Gateway industrial Property Market Area (PMA)**, a significant location for large-scale warehouses and logistics facilities.
- The OA is also situated in the **Thames Estuary Production Corridor** - an ambitious industrial vision to develop a world-class hub for cultural and creative production along the Estuary.
- **10 per cent of the OA is strategic industrial land.** This includes SIL at:
  - ① **West Thamesmead**
  - ② **Veridion Park**
- The OAPF advocates for new development to sustain industrial capacity on SIL.
- There are opportunities to increase industrial floorspace across the OA by intensifying and making better use of underused or vacant sites.



Source: London Industrial Supply Study

**KEY**  
 SIL  
 LSIS





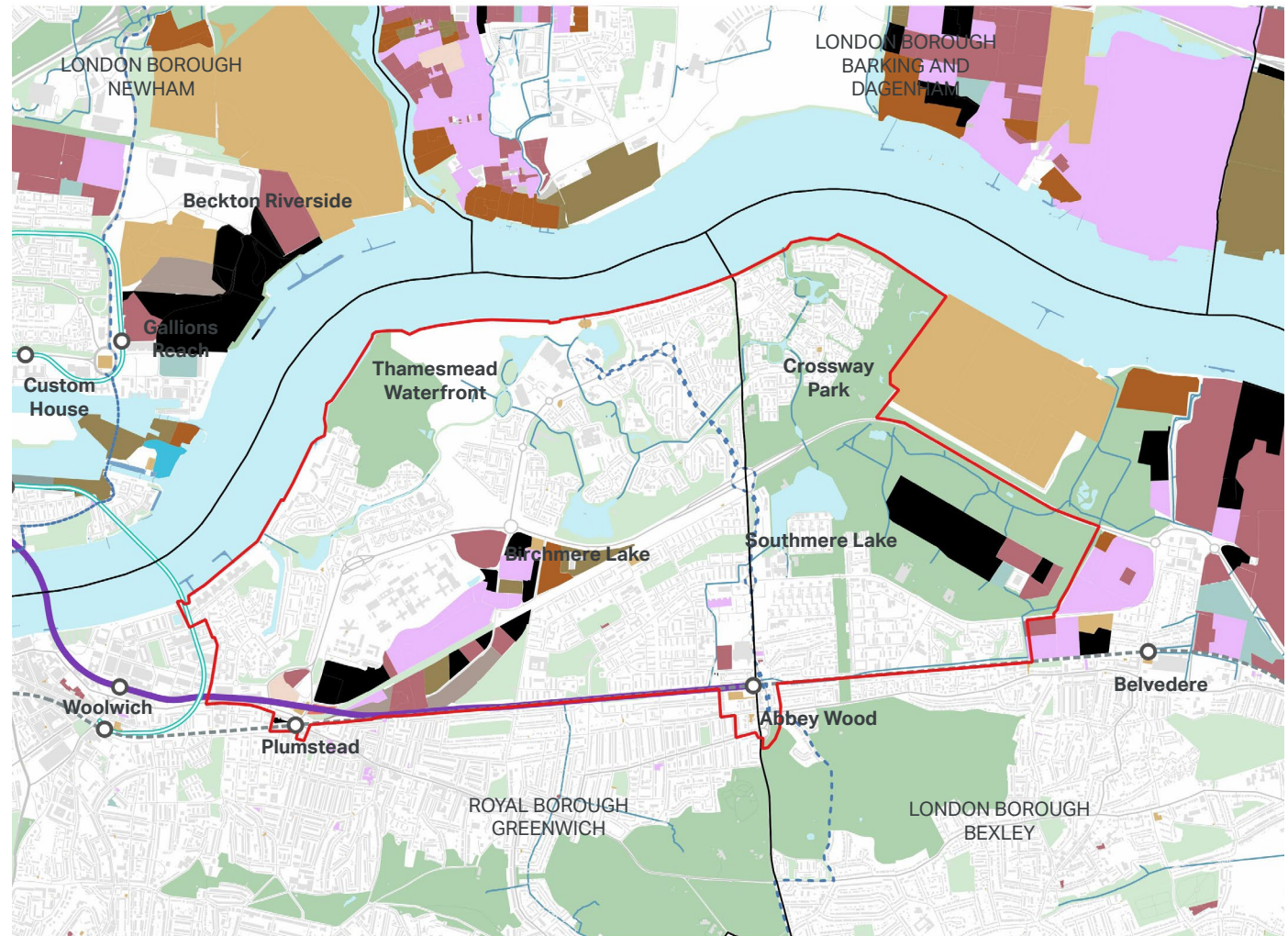
# Thamesmead and Abbey Wood

## Industrial Land: Types of Industry

- Majority of industrial land in the OA is vacant industrial land, general industry and warehouses.



Source: Mileway UK



### KEY

- General Industry
- Community Kitchen
- Dark Kitchen
- Docks
- Films and studios
- Land for buses
- Land for rail
- Land with vacant buildings
- Light Industry
- Mixed use (including industrial)
- Open storage
- Self storage
- Other industrial
- Utilities
- Vacant industrial land
- Warehouse
- Waste management and recycling
- Wholesale markets

# Thamesmead and Abbey Wood

## Moving forward

### Homes delivery

- Thamesmead and Abbey Wood Opportunity Area Planning Framework was adopted in 2020. The OAPF supports the DLR extension from Gallions Reach via Beckton Riverside to Thamesmead.
- The OA presents a relatively low delivery performance. The completions between 2019 and 2023 together with the current pipeline account for 29 per cent of the 22 year capacity identified in the London Plan.
- Annual delivery rate in the OA is 159 homes, against an indicative rate of 682 homes (London Plan indicative capacities/22 years).
- Karakusevic Carson Architects is working on a vision masterplan for South Thamesmead with GLA and TfL involvement.

### Transport

- DLR extension from Gallions Reach to Thamesmead is currently unfunded; ongoing GLA/TfL and local planning authority discussions regarding a funding model, and discussions with government on the business case.
- Thamesmead Bus Rapid Transit is due to be delivered by 2026.

### Challenges

- A place-focused, landscape - led approach to the delivery of the OA is needed to ensure liveable and attractive environments.
- Thamesmead Waterfront Town Centre case for demonstrating and delivering social benefits to wider communities.

### Proposition

- OA status to be retained as 'Nascent'
- Development and growth linked to strategic transport infrastructure; DLR extension from Beckton Riverside to Thamesmead.
- GLA/TfL to work closely with the borough and landowners to shape the Thamesmead masterplan in terms of placemaking, deliver approach and best practice.

