

Opportunity Area Portrait

London Riverside



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.

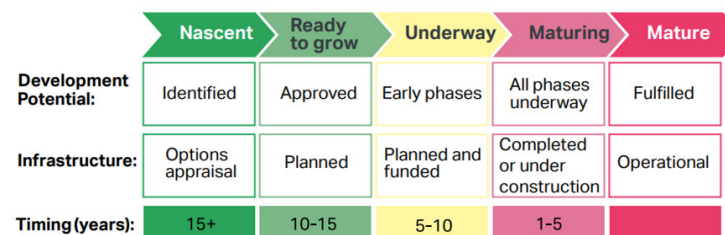
OA boundaries

- 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

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Transport
and
connectivity

Delivery of
homes

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Development
activity 2021
and 2024

Jobs

Town Centre
and High
Streets

Industrial
Land

Place
strategies*

Moving
forward

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

London Riverside Context

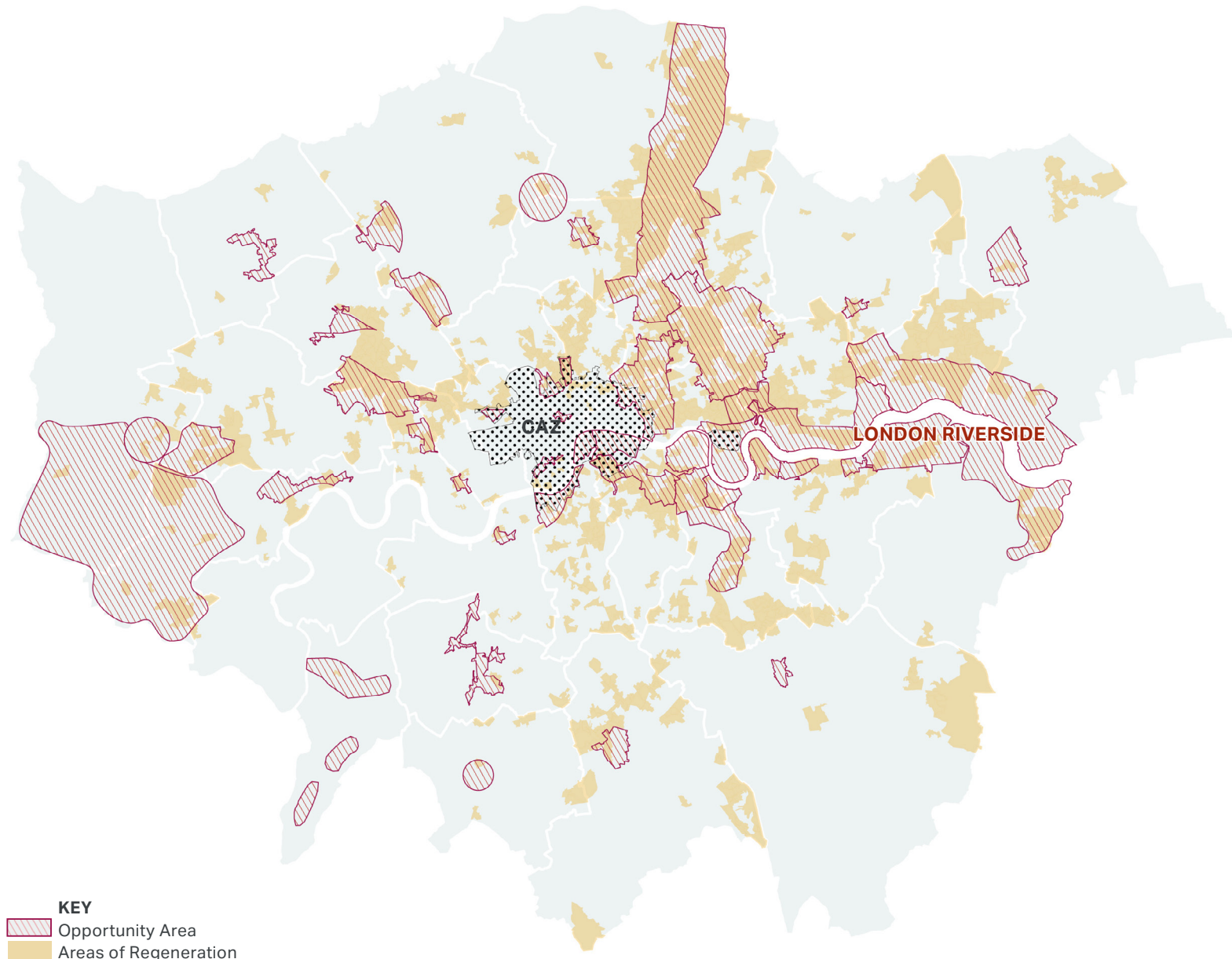
OAs in the CAZ

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

The OA is not within the CAZ. It is in outer London.

Areas of Regeneration

Extensive parts of the OA, in particular in Barking and Dagenham and around the A13, are identified as areas of regeneration.

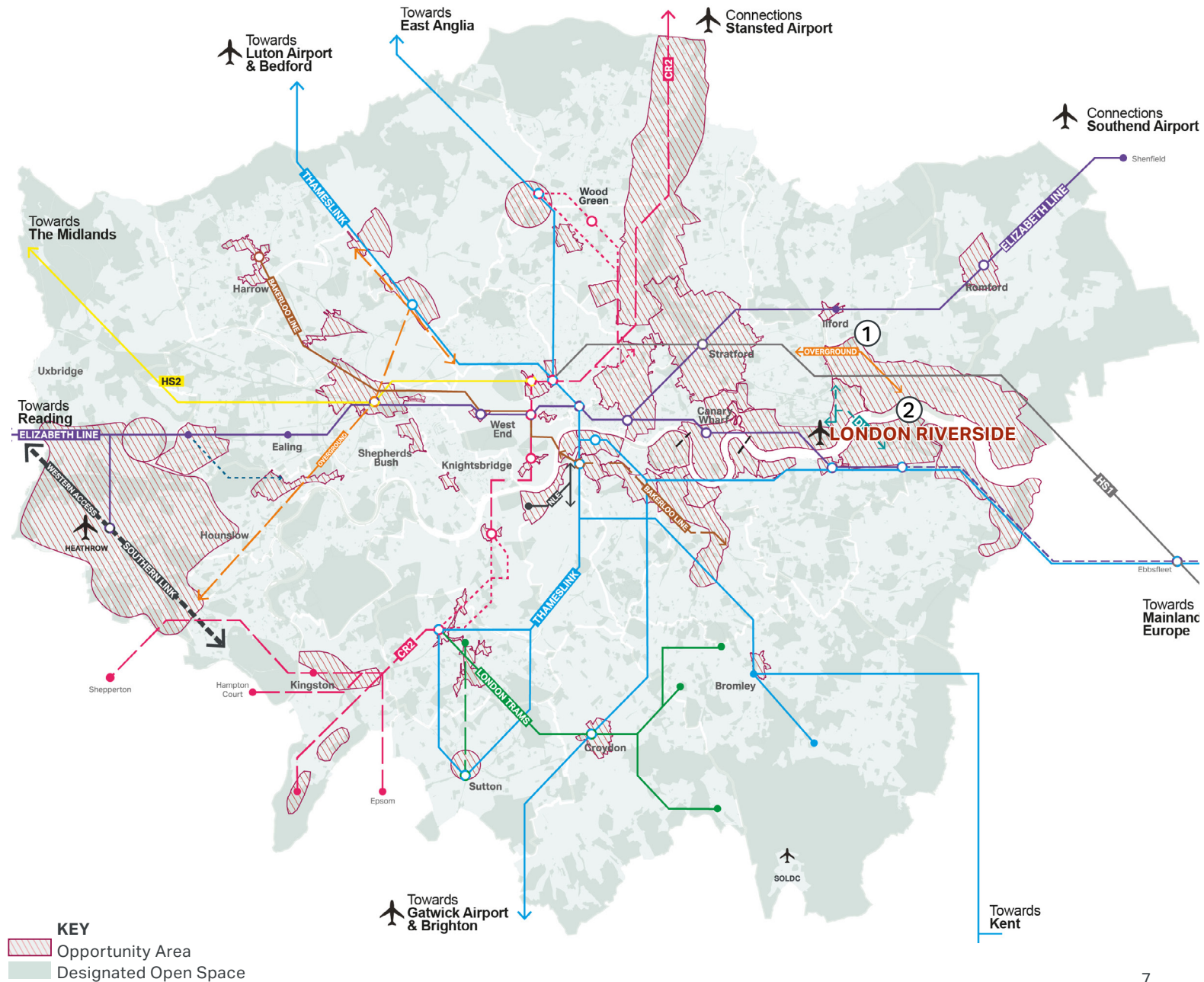
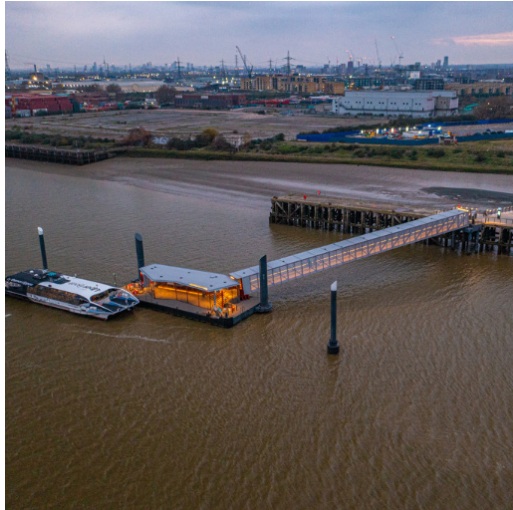


Source: Areas of Regeneration as per London Plan 2021

London Riverside Context

Transport and Growth Corridors

- ① London Overground (**Barking Riverside extension**) - station opened in 2022.
- London underground District line and National Rail (c2c train) services pass through the OA.
- Barking Riverside Pier ② opened in 2022.



London Riverside

Context

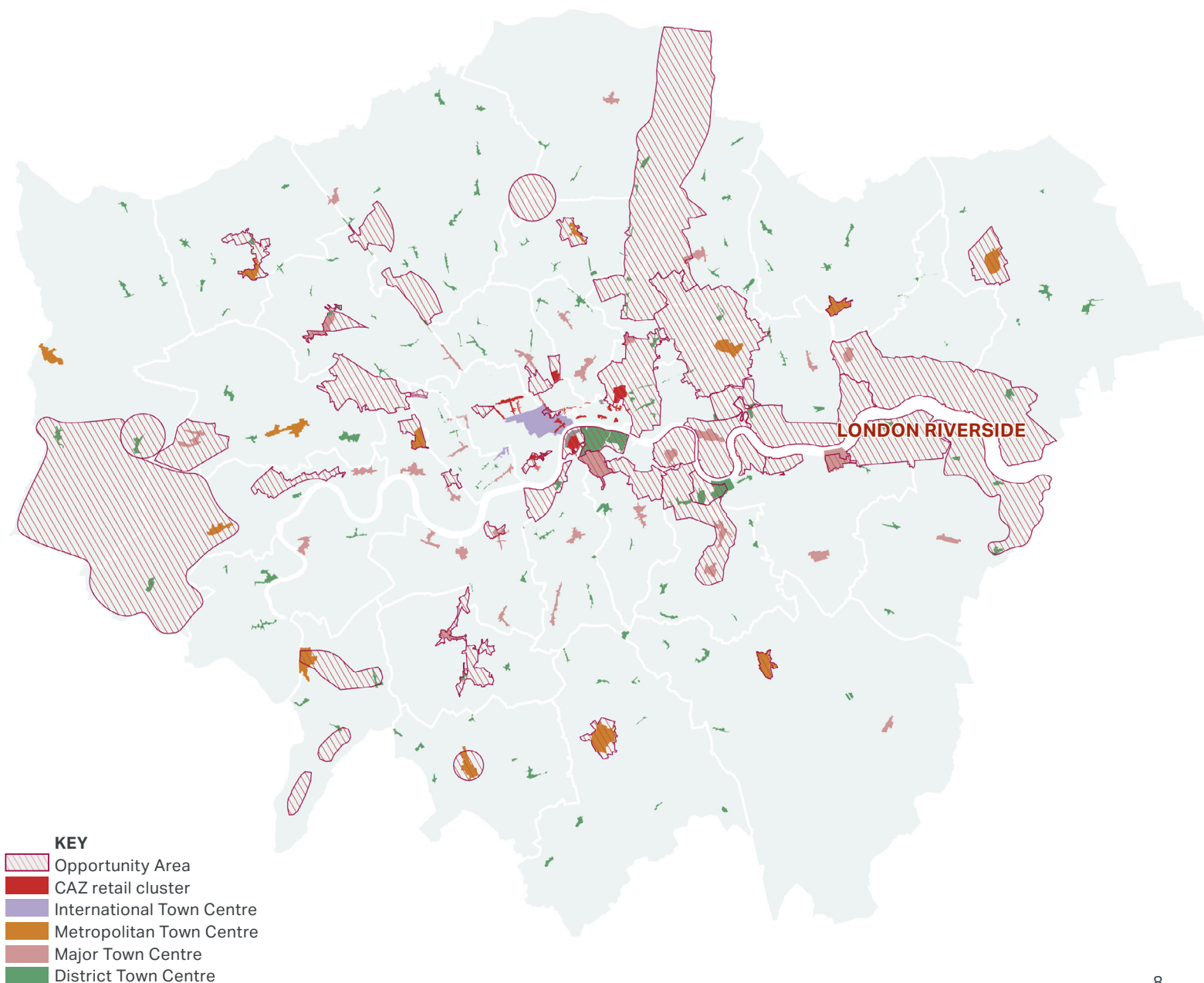
OAs and Metropolitan Town Centres

- 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 overlap between Metropolitan Town Centre designation and OA designation in the case of London Riverside OA.

Barking and Dagenham: The OA is home to **Barking Major Town Centre** and a proposed new district centres at **Barking Riverside**.

Havering: **Rainham District Centre** sits within the OA boundary.

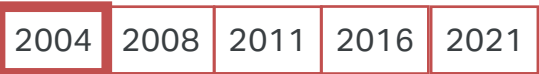


Source: [Planning Data Map](#)

London Riverside

Key info

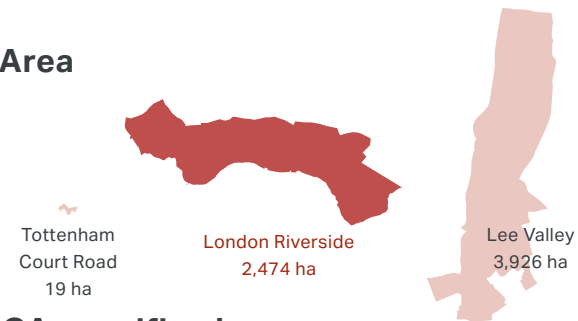
London Plan Designation Year



Borough

LB Barking and Dagenham, LB Havering

Area



OA specific plans

London Riverside OAPF (2015)

Local Plan status

Adopted in September 2024 (LBBD),
Adopted in 2021 (LB Havering)

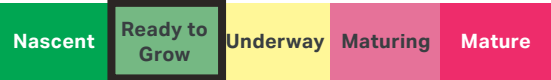
Growth Corridor

Thames Estuary - North

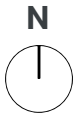
Housing Delivery Test 2023

Presumption

OA status (LP 2021)



London Plan 2021 capacities by 2041



Source: Google Earth



*Note that the LESD (2021) decreased the capacity to 5,200 new jobs by 2041.

London Riverside

Transport and connectivity

① London Overground (**Barking Riverside extension**) - station opened in 2022.

② **A13 Severance**

- Development is currently blighted by the existing A13 Lodge Avenue flyover (see below) which severs the borough, dividing communities.
- The Lodge Avenue Flyover is due to be replaced by 2027. Alongside this, TfL and LBBD are preparing a Development Infrastructure Funding Study to assess a series of projects to address the severance which include green bridges over the A13, an additional Overground Station at Renwick Road (**Castle Green**) between Barking and Barking Riverside (TfL and Be First developed a feasibility study for the station in 2024), and improvements to Mover's Lane, Lodge Avenue and Renwick Road A13 Junctions.
- LBBD are currently working to see if option 2 of the Homes England Study (Flyover + mixed use development) is feasible, and anticipate a new masterplan SPD to come forward over the next few years.



KEY

- Opportunity Area
- Green Belt
- Metropolitan Open Space
- Other Open Space

○ Station
 - - - National Rail
 - - - Superloop
 - - - Overground
 - - - Elizabeth Line

DLR
 Proposed DLR extension

London Riverside

Transport and connectivity

③ Beam Park station

- Beam Park station has been planned since 2002 and received planning permission in 2019.
- Havering launched a Beam Park station consultation in July 2024.
- Station ticket hall to be completed by 2027.

④ Overground extension from Barking to Thamesmead

- It was considered as an option by TfL, but it is believed that 'a DLR from Gallions Reach to Beckton Riverside and Thamesmead is the right long-term solution to better connect existing communities and enable the development of these areas'.



KEY

- Opportunity Area
- Green Belt
- Metropolitan Open Space
- Other Open Space

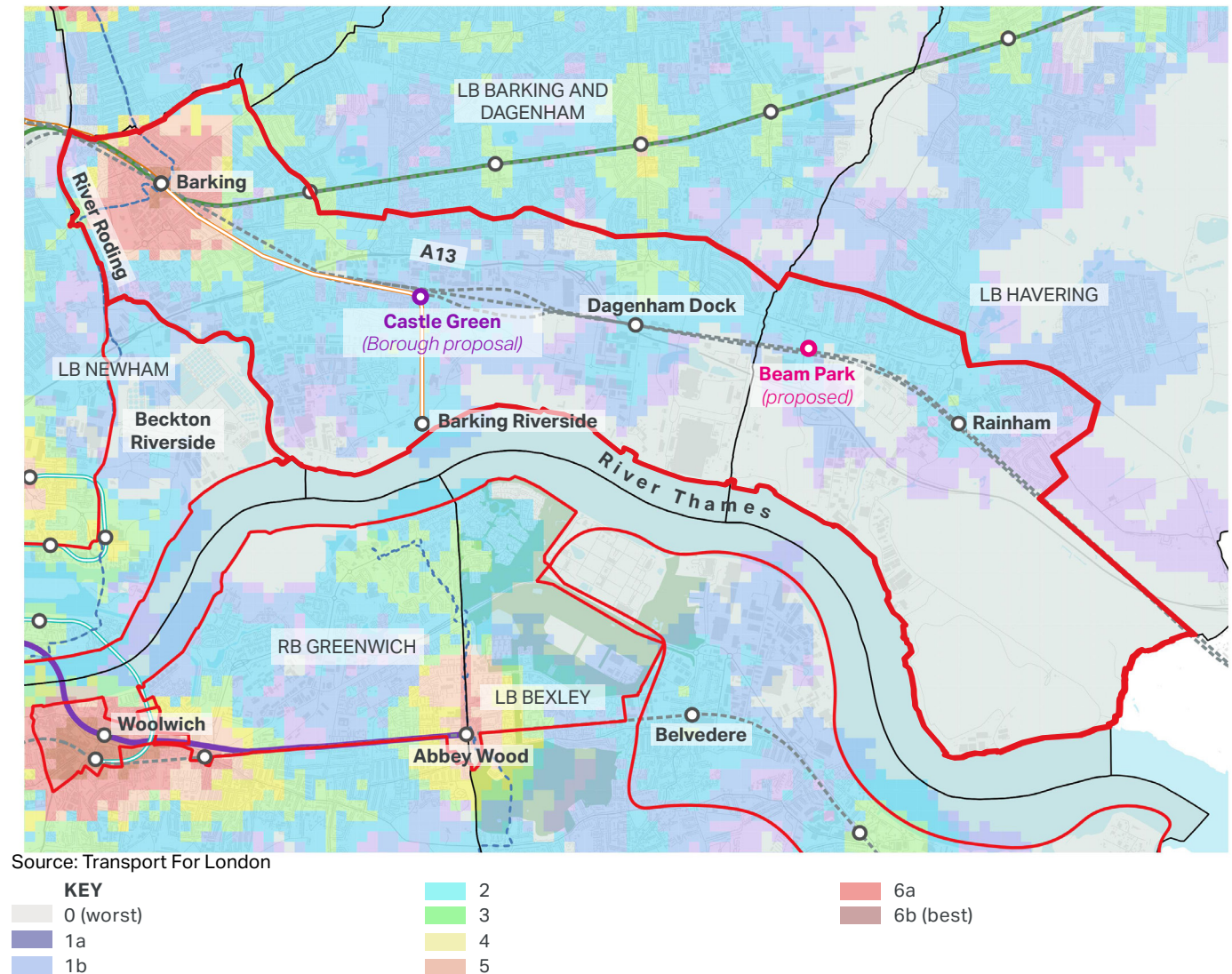
- Station
- National Rail
- Superloop
- Overground
- Elizabeth Line

- DLR
- Proposed DLR extension

London Riverside

Transport and connectivity: PTAL 2031

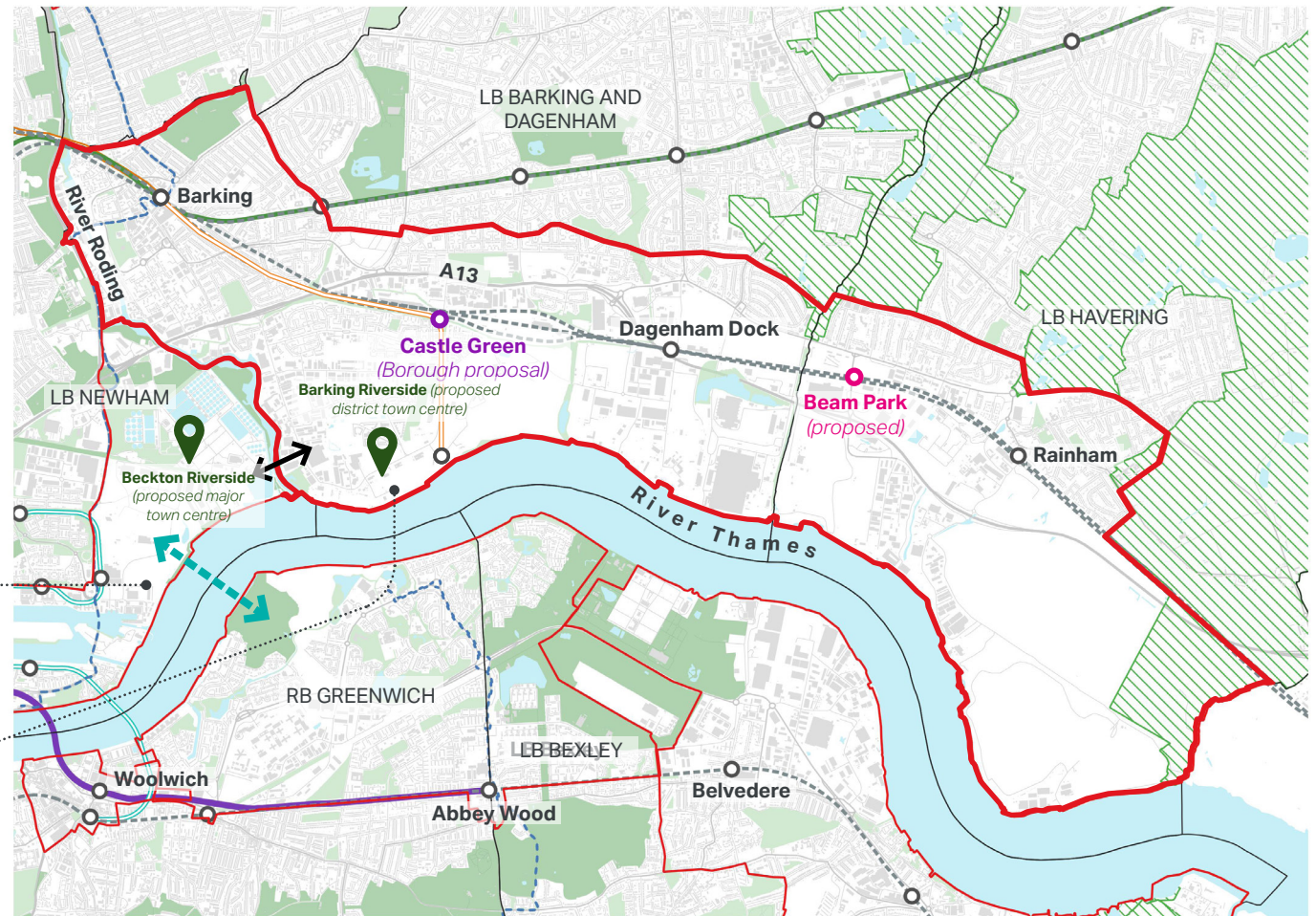
- Impact of the Elizabeth Line in Abbey Wood.
- Uber Boats started running to Barking Riverside in 2022. From May 2025, there will be an increase in weekday services.
- TfL is working on 'sustainable connectivity metric', so would be interesting to see how that may differ from PTAL.
- Challenges: no Thames crossings
- DLR extension to Thamesmead is a priority.
- Plans for River Thames passenger services



London Riverside

Transport and connectivity: Bridges

- Connecting Royal Docks and Beckton Riverside Opportunity Area (RD+BR) to London Riverside Opportunity Area over the river Roding.
- Bridge connection included in the RD+BR Opportunity Area Planning Framework (OAPF).
- LBBD have prepared an outline business case for options for a new bus/cycle bridge at the Lower Roding, as included in the LBBD Local Plan.

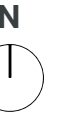


KEY

- Opportunity Area
- Green Belt
- Metropolitan Open Space
- Other Open Space

- Station
- National Rail
- Superloop
- Overground
- Elizabeth Line

- DLR
- Proposed DLR extension



London Riverside

Delivery of homes

Delivery pre-2019

Completions since designation against capacity

LP 2004 **10,000**

LP 2008 **20,000**

LP 2016 **26,500**

Completed **1,782**

Note: In 2004 the OA boundary was drawn around Barking Reach (only 210 ha).

Delivery post - 2019 (London Plan 2021)

Progress against 22yr, 10 yr capacity

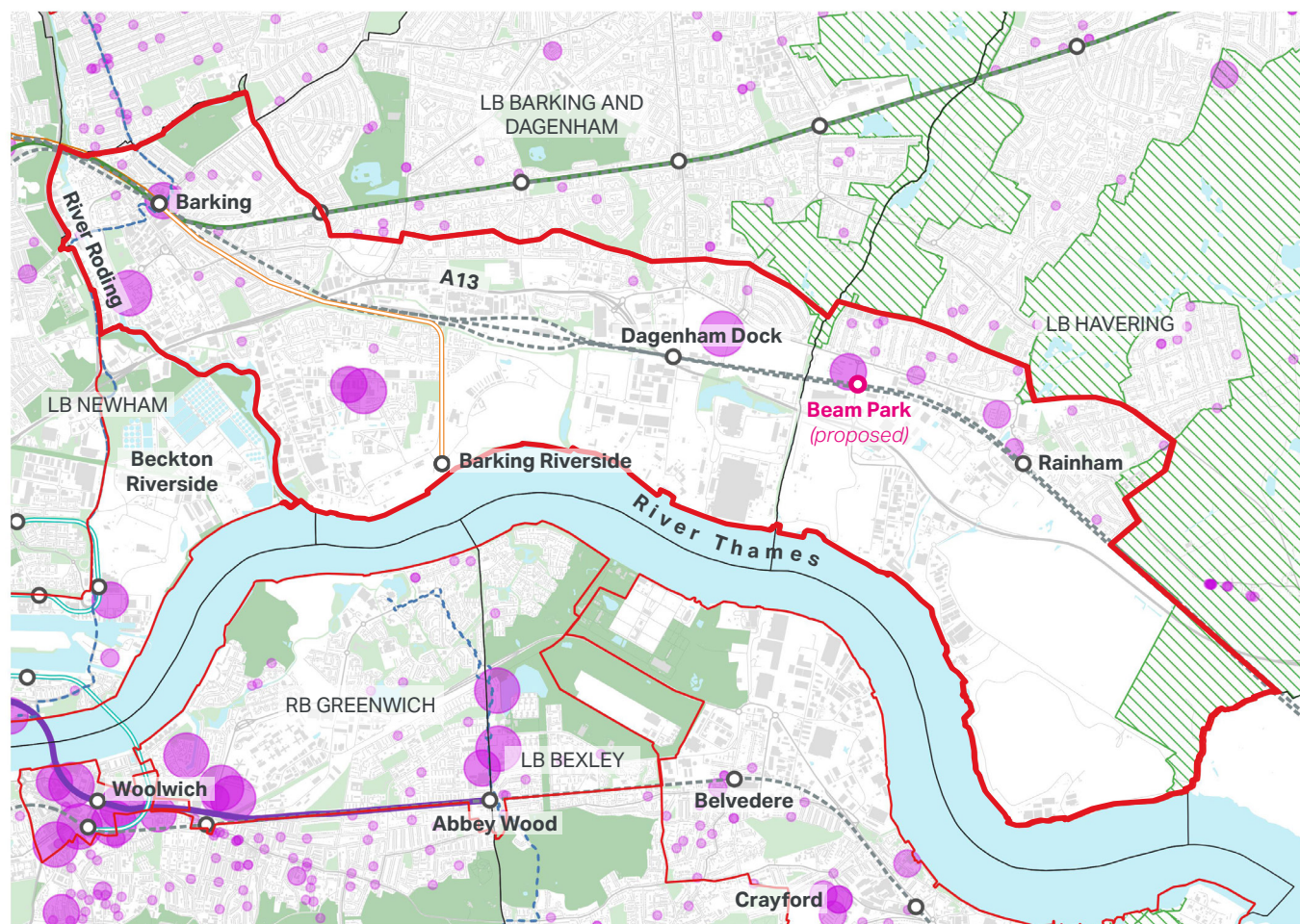
22 yr **44,000**

10 yr **18,884**

Completed **6,305**

Pipeline **15,861**

The OA has delivered 1/3 of its 10 yr capacity. The OA delivered approximately 1,500 homes per year, against an indicative LP capacity of 2,000 homes per year. The pipeline and the existing completions might mean that it meets the 10 yr figure.



KEY
 [Red outline] Opportunity Area
 [Purple circle] 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](#)

London Riverside

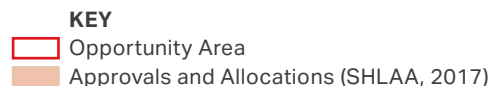
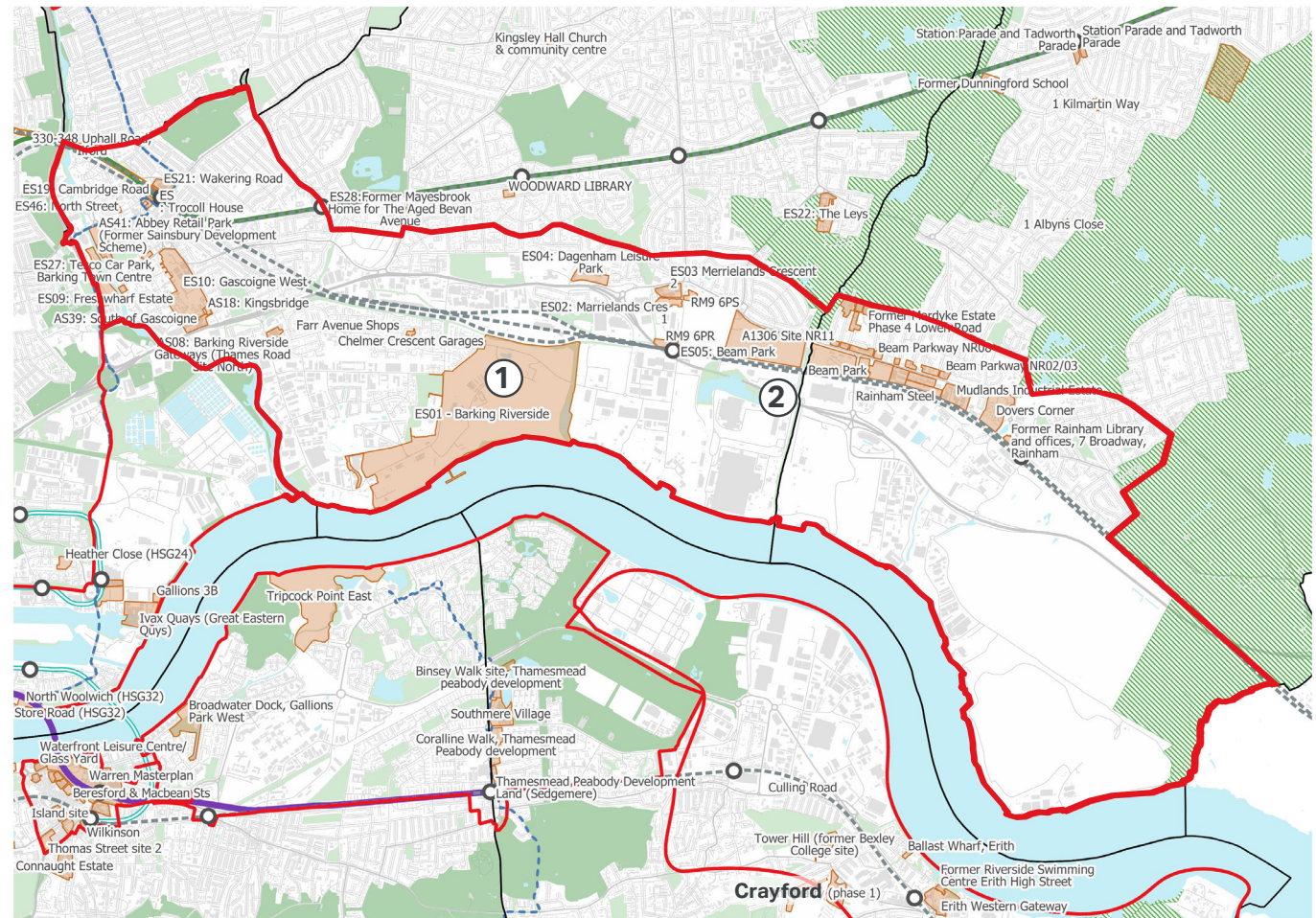
SHLAA 2017: Approvals and allocations

① Barking Riverside

- Application (24/01141/OUTALL) submitted to increase the density on the scheme which would increase the number of homes from 10,800 to 20,000 (35% minimum affordable housing has been proposed - a 50% affordable target is encouraged by LBBD).

② Beam Park

- Countryside and L&Q commenced construction during Q1 2024:
- The overall scheme is 3,119 units, including 51% affordable housing.
- Only Phase C has detailed permission and has started in the first instance.
- Phase C is 520 units - 265 private, 134 shared ownership, 59 LLR and 62 affordable rent.
- The homes will complete in tranches from early 2026 to late 2027.
- A launch date has yet to be set but is not expected to happen until 2025.



London Riverside

SHLAA 2017: Strategic sites

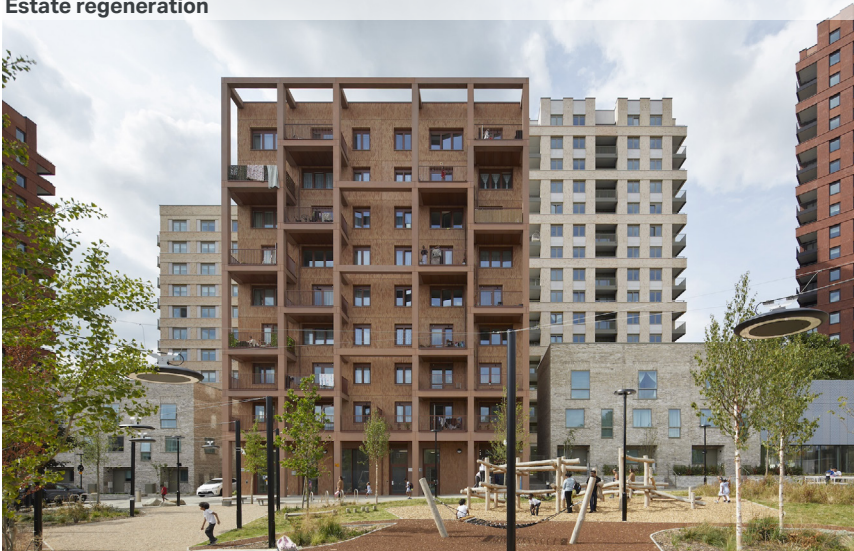
Beam Park



Barking Riverside



White Arkitekter with Be First has added 386 new homes as part of the Gascoigne Estate regeneration



Thames Road, The Factory District - 3,500 homes



London Riverside

Site allocations: Barking and Dagenham Local Plan (Adopted 2024)

Retained strategic site allocations since 2017 *(increased number of homes)*

- ① Gascoigne Estate
- ② Barking Riverside
- ③ Beam Park

Additional strategic site allocations since 2017

Existing Residential

- ④ Gascoigne Estate West

Existing Mixed use

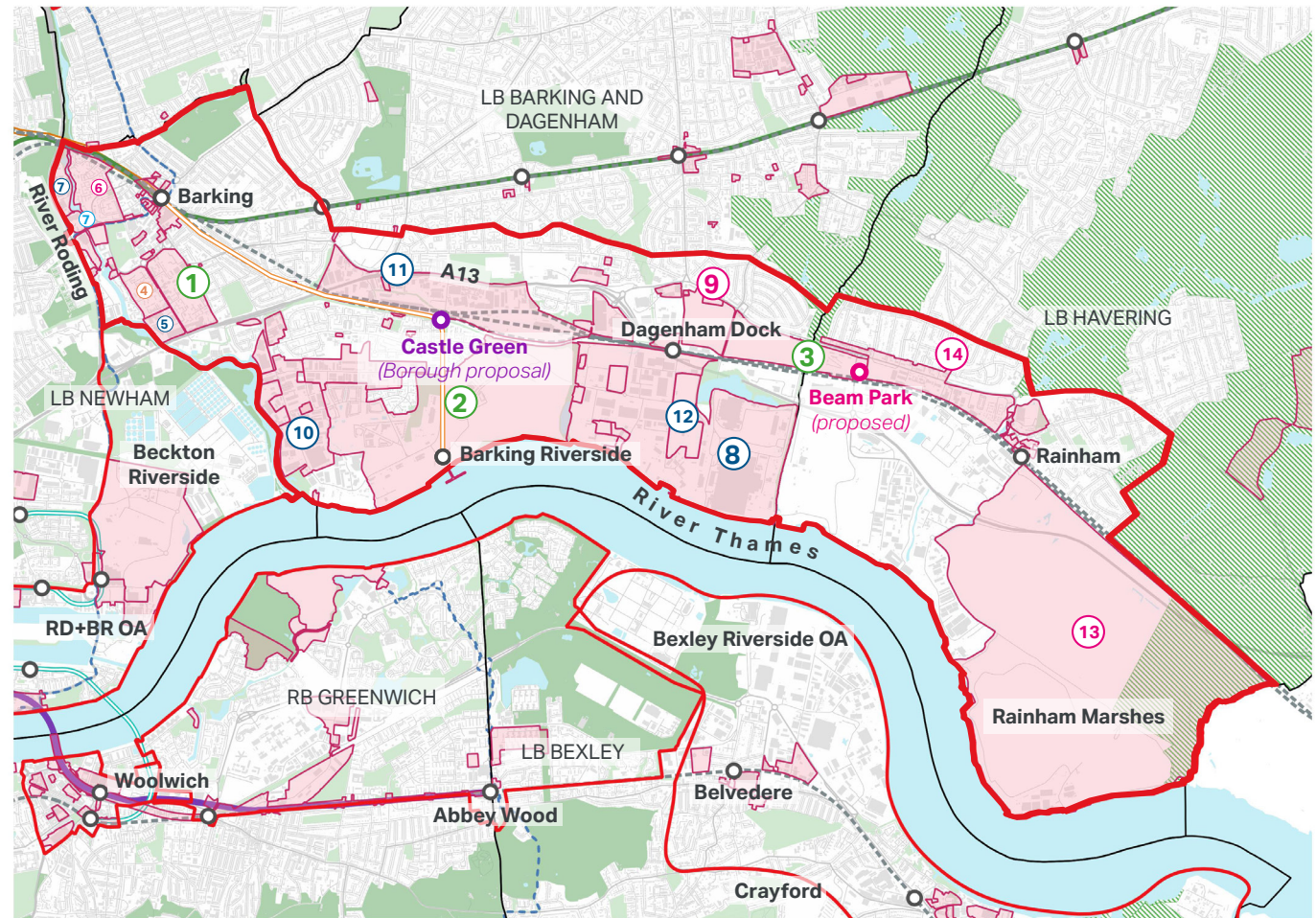
- ⑥ Harts Lane Estate (including industrial warehouse, retail, education)

Existing Commercial/Retail use

- ⑦ Wickes Hertford Road

Existing Industrial Use

- ⑤ Gascoigne Industrial Area
- ⑦ Hertford Road Industrial Estate
- ⑧ Dagenham Dock
- ⑨ Former Ford Stamping Plant
- ⑩ Thames Road (Warehouse, light industrial)
- ⑪ Castle Green (SIL)
- ⑫ Barking Power Station



KEY
 Site allocation

London Riverside

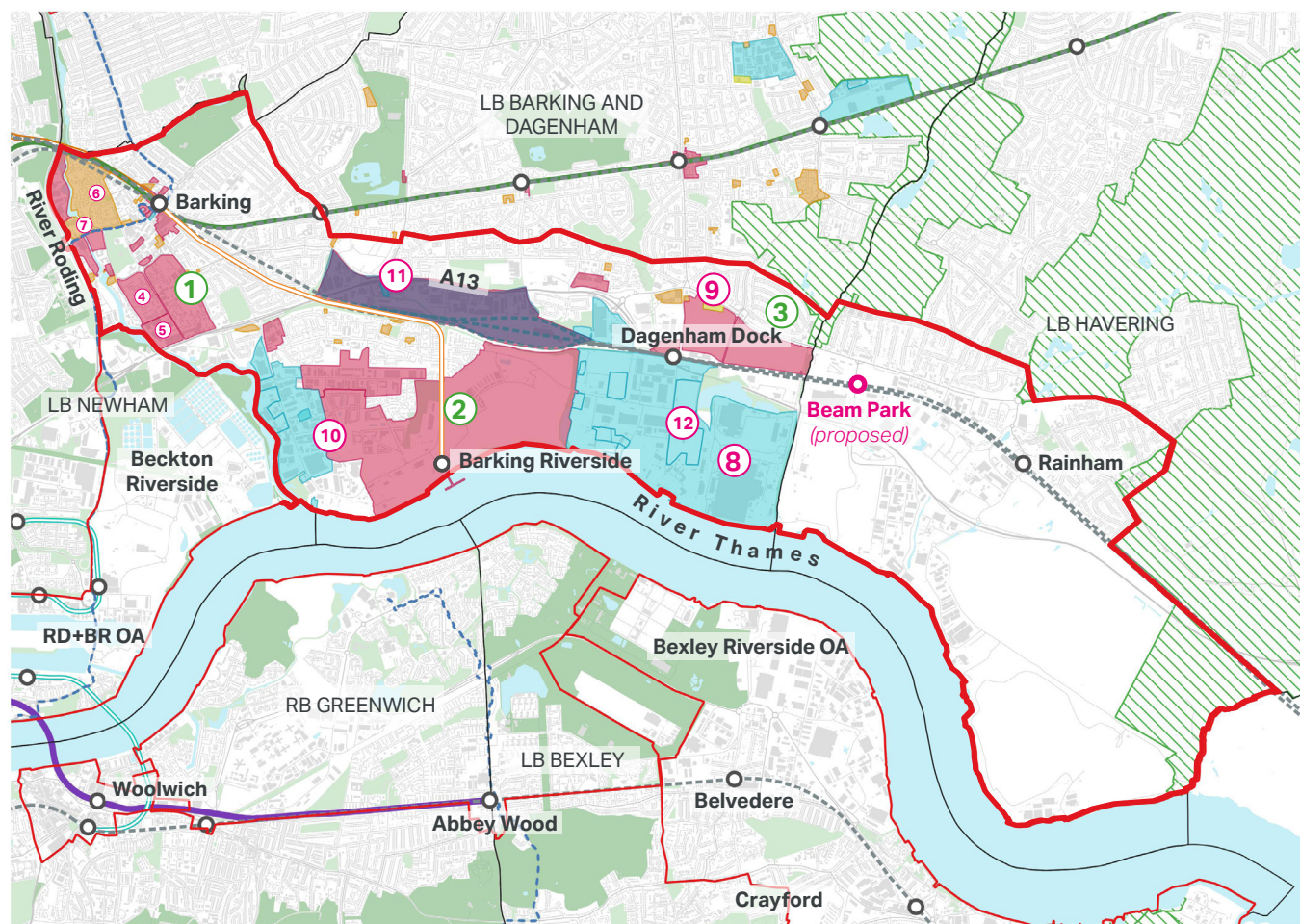
Site allocations: Barking and Dagenham Local Plan (Adopted 2024)

Retained strategic site allocations since 2017 (increased number of homes)

- ① Gascoigne Estate
- ② Barking Riverside
- ③ Beam Park

Additional strategic site allocations since 2017:

- ④ Gascoigne Estate West
- ⑤ Gascoigne Industrial Area
- ⑥ Harts Lane Estate
- ⑦ Sites to the east of River Roding (i.e. Hertford Road)
- ⑧ Dagenham Dock
- ⑨ Former Ford Stamping Plant
- ⑩ Thames Road
- ⑪ Castle Green (SIL) - to be maintained as SIL
- ⑫ Barking Power Station



KEY

Types of sites (as per Local Plan)

- Economic use
- Mixed use
- Housing
- Education
- Industrial land



London Riverside

Site allocations: Havering Local Plan 2016-2031 (Adopted 2021)



Retained strategic site allocations since 2017 (increased number of homes)

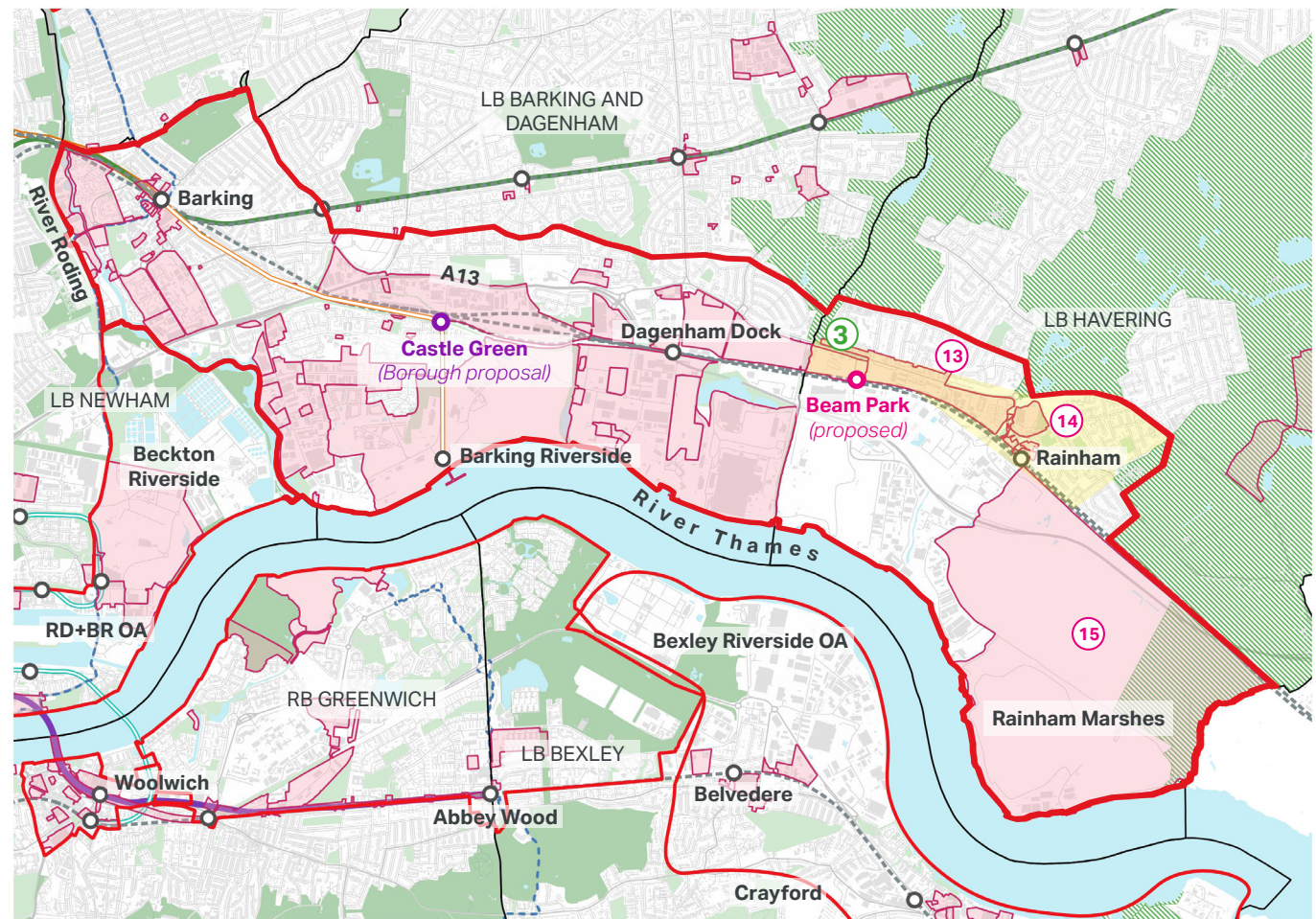
③ Beam Park

Additional strategic site allocations since 2017

⑬ Rainham West. The diagram shows the Rainham and Beam Park Housing Zone and Development Area.

⑭ Rainham Central - Tesco site (500 homes capacity in pre-planning)

⑮ London Riverside Conservation Park - none housing allocation



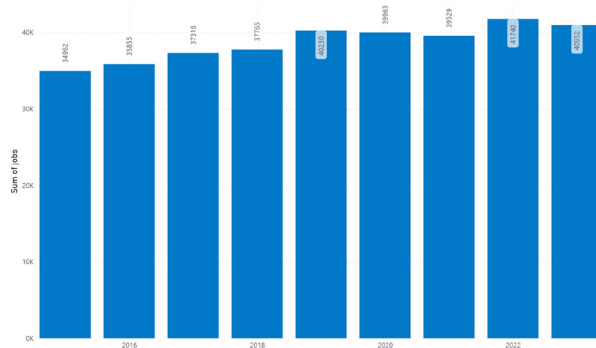
KEY

- Site allocation
- Rainham and Beam Park Housing Zone and Strategic Development Area

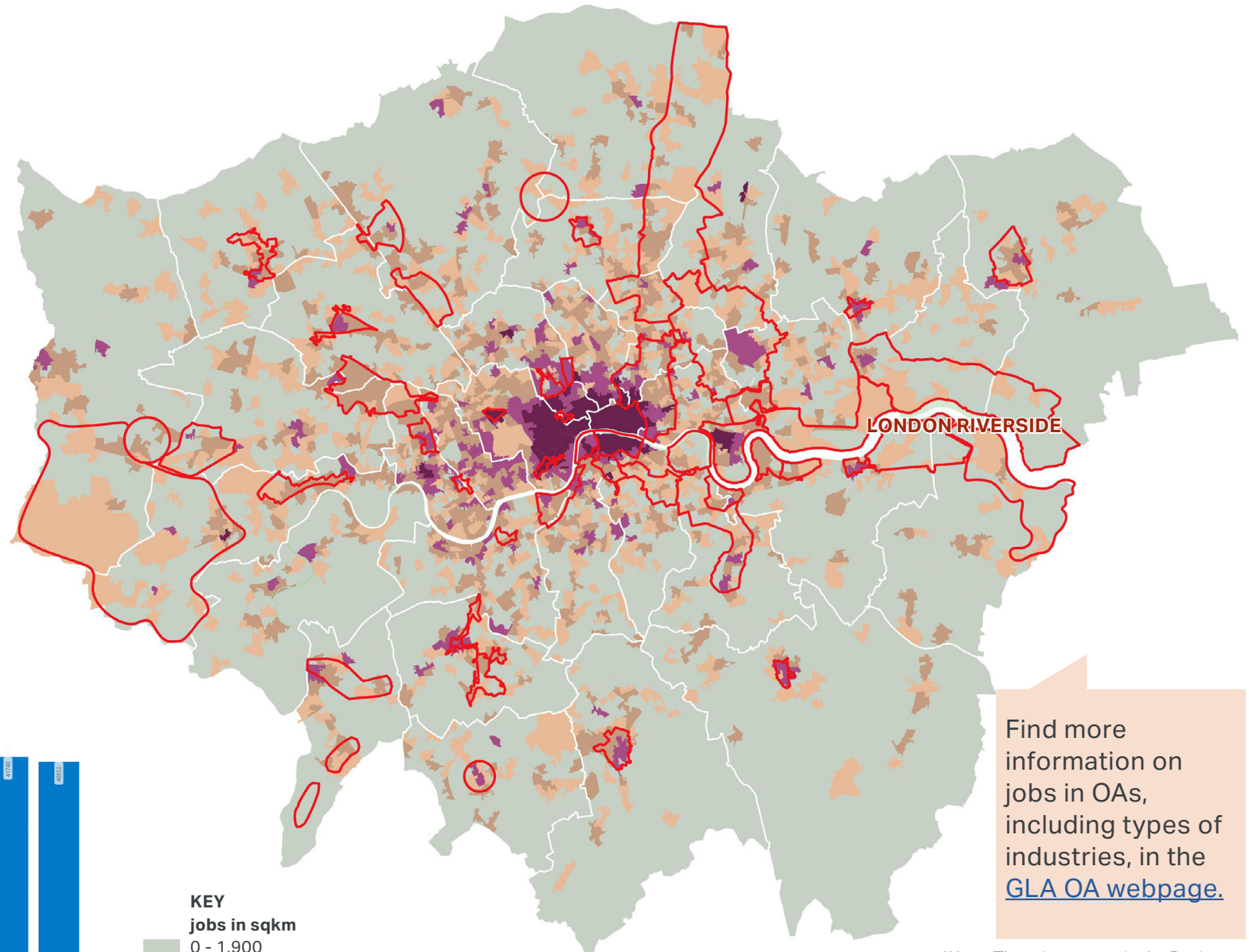
London Riverside Jobs

- Relatively low jobs density across the OA (wide boundary that includes industrial land). There were 40,952 jobs in the OA in 2023.
- As expected the highest jobs densities are observed in the Barking and Dagenham side, and around Barking Town Centre.
- Barking and Dagenham Local Plan places emphasis on the intensification and densification of industrial land. [Industria Barking](#) workspace is a good case study of this in the OA.

Jobs by year in the OA



Source: Census, Business Register



KEY
jobs in sqkm

- 0 - 1,900
- 1,900 - 4,000
- 4,000 - 13,000
- 13,000 - 60,000
- above 60,000

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

*Note: There is an error in the Business Register data in Sutton Town Centre LSOA. Please disregard this LSOA.

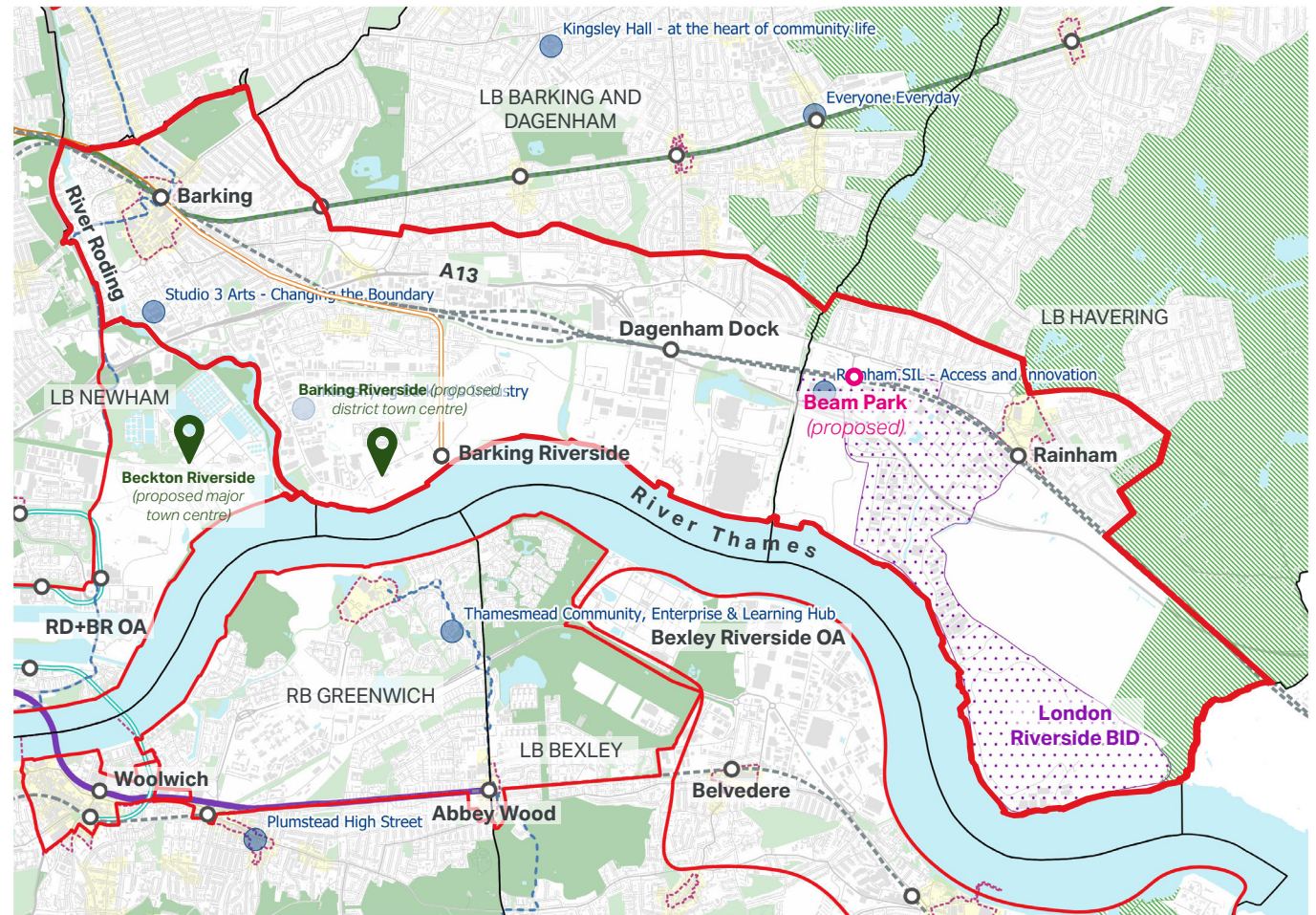
London Riverside

Town Centres and High Streets

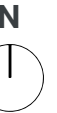
- Town centres in the OA include Barking major town centre and Rainham district town centre.
- Two new town centres proposed (one in the OA).
- London's largest industrial BID and third largest in the country in the OA.
- 5,000 employees and 450 businesses in the [London Riverside BID](#).
- There are three Mayor of London Good Growth Fund (GGF) projects in the OA.



Barking Central



- KEY**
- Town Centre
 - High street
 - Business Improvement District (BID)
 - Good Growth Funded project (Round 1 to 3)



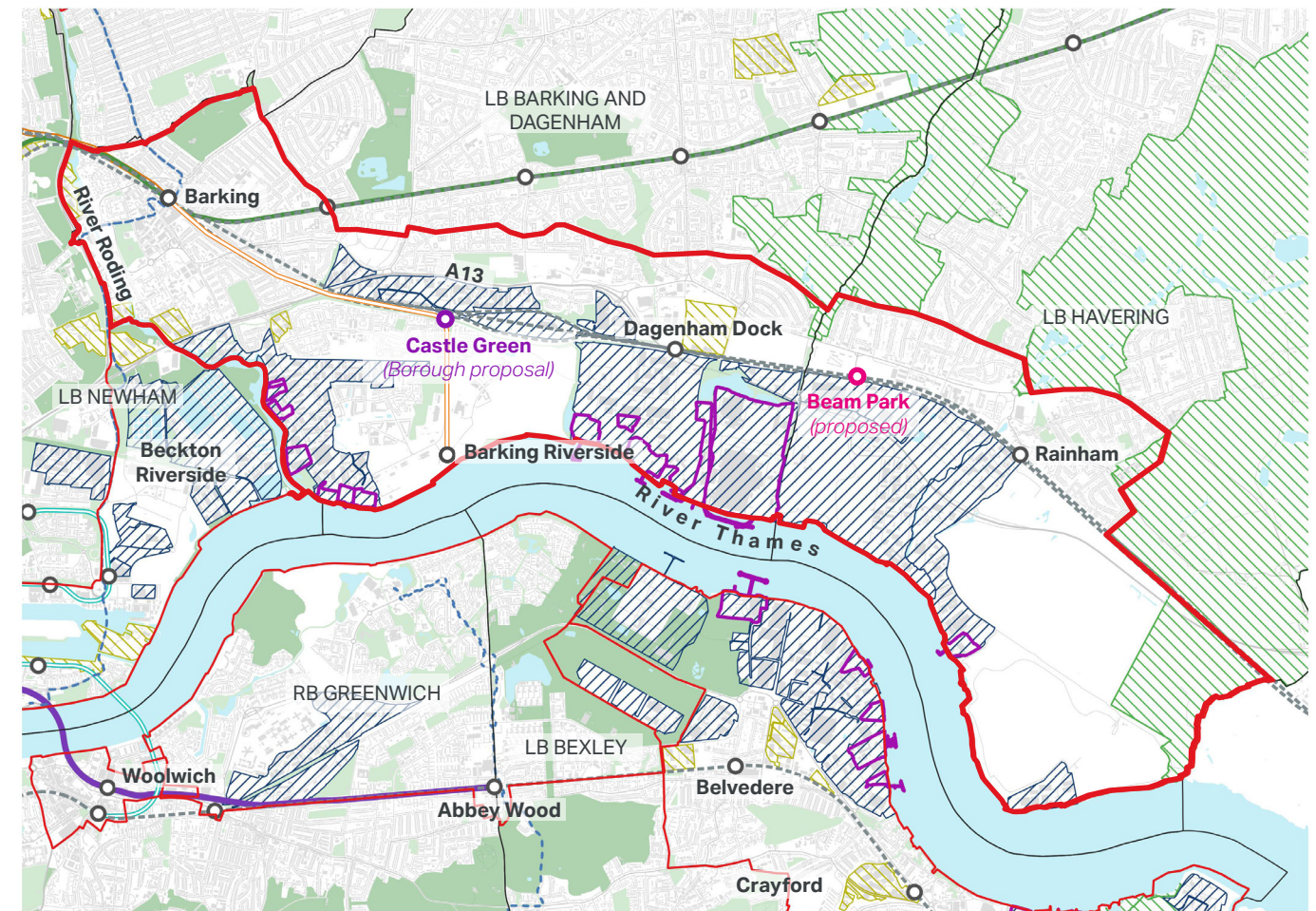
London Riverside

Protected Industrial land

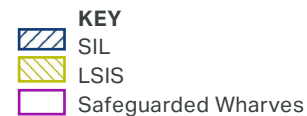
- **30 per cent of the OA is identified as designated industrial land** (Strategic Industrial Land and Locally Significant Industrial Sites).
- More than 12 per cent of the industrial land in London is in the OA.



Rainham SIL



Source: London Industrial Supply Study



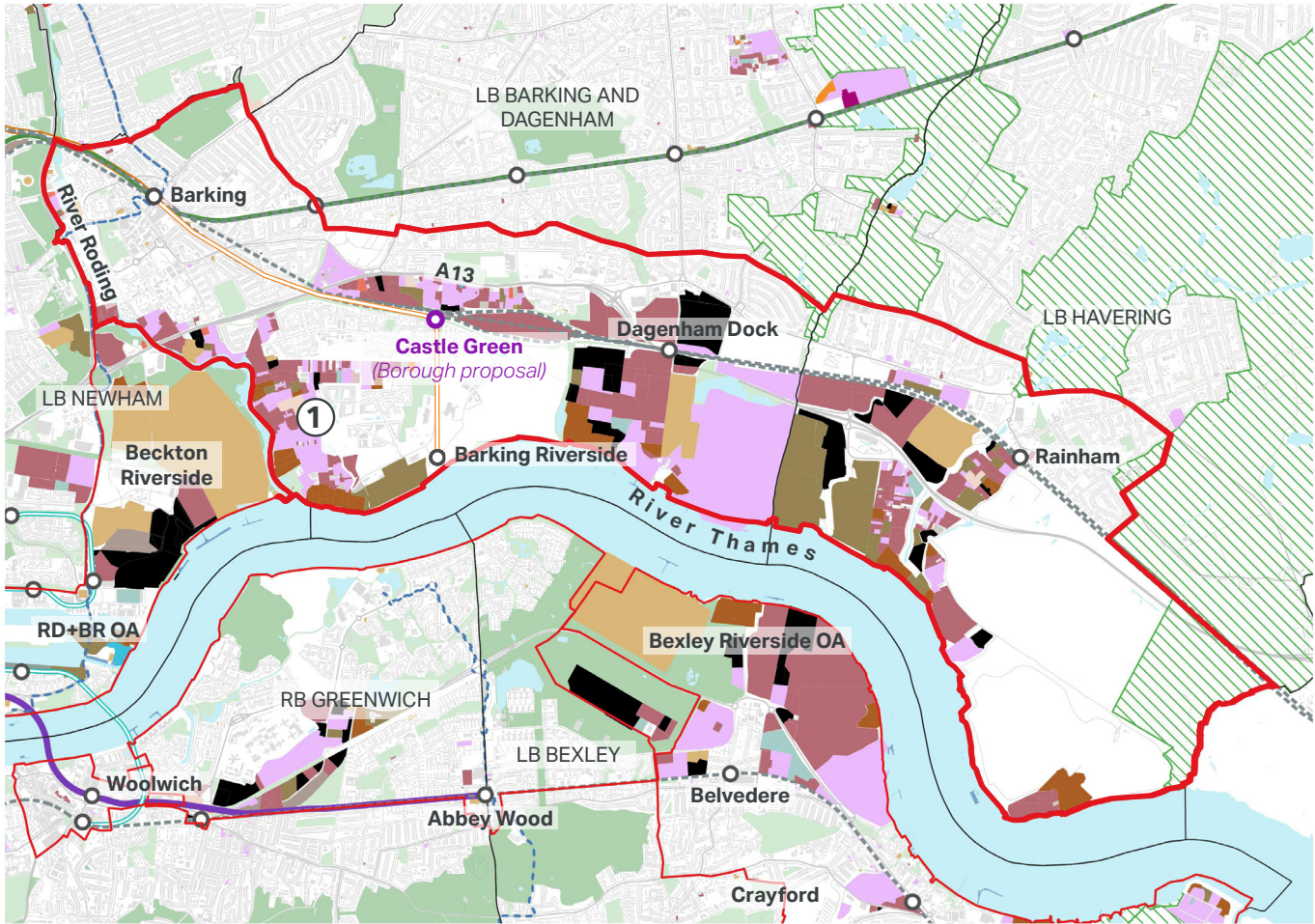
London Riverside

Industrial land: Types of industry

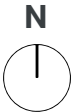


Industria, Barking

- KEY**
- Airport related and freight
 - General Industry
 - Community Services
 - Self storage
 - Utilities
 - Vacant industrial land
 - Warehouse
 - Waste management and recycling
 - Light industry
 - Docks
 - Films and TV Studios
 - Open Storage
 - Other industrial
 - Land for buses
 - Land for rail



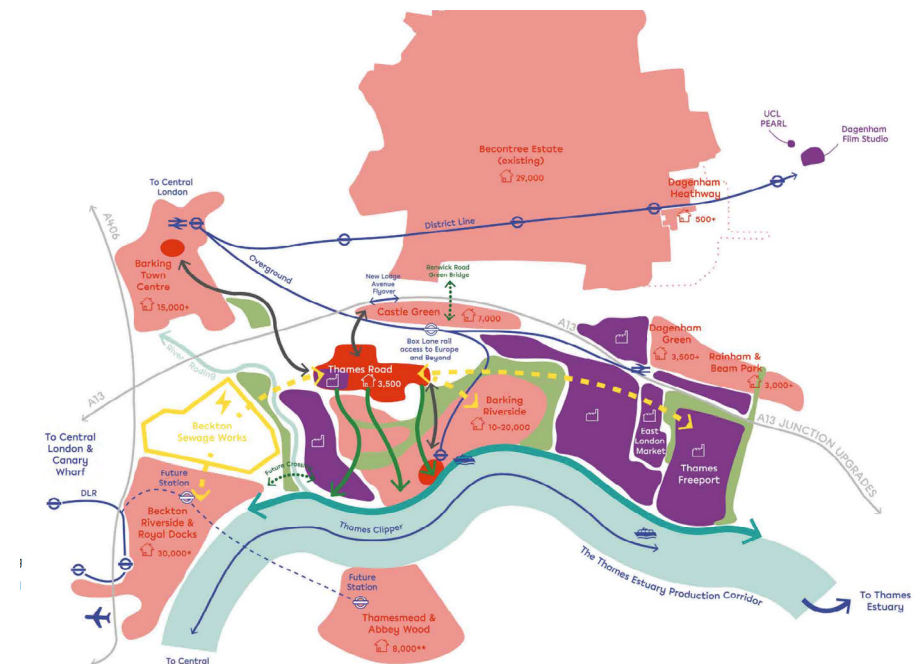
Source: London Industrial Supply Study



London Riverside

Place strategies: Thames Road - The Factory District

- The Factory District is a designated Transformation Area with policy support for 3,500 homes alongside modern industrial and commercial uses.
- Uses: film, food, construction, logistics and science and innovation.
- [Draft Thames Road Vision and Design Code](#) under consultation until end of September 2024. This document supersedes the previous [River Road Employment Area Supplementary Planning Document \(2020\)](#).



London Riverside

Place strategies: Barking Riverside Healthy New Town

- [The Healthy New Towns](#) programme by NHS works with 10 demonstrator sites across England to explore how the development of new places could create healthier and connected communities with integrated and high-quality services. A brownfield site in Barking is one of the demonstrator sites.
- Led by LB Barking & Dagenham, the vision for [Barking Riverside Healthy New Town](#) is to apply the latest health and social care research and practice in the planning and development of 10,800 houses, 2,500 new jobs and 65,500 sqm commercial from 2017 to 2031.
- Three major focus areas of the programme;
 - Developing innovative approaches to the use of green and blue space to encourage healthier behaviours;
 - Developing and implementing new and innovative models of health and care infrastructure;
 - Drawing on and embedding the learning and innovations emerging from the Care City Test Bed into the new development in order to deliver a step change in the use of digital care.



London Riverside

Moving forward

- **There is relatively high residential pipeline.** Some stalled schemes. Viability challenges in Barking Riverside with increased number of homes from 10,800 to 20,000.
- **Transport/ connectivity challenges:**
 - The Lodge Avenue Flyover is due to be replaced by 2027.
 - There is passive provision for an additional Overground Station at Renwick Road (Castle Green) between Barking and Barking Riverside. TfL and Be First developed a feasibility study for the station in 2024.
 - Bridge connection to Beckton is key to ensure access to jobs and homes.
- The OA is large and transformation will take time. **Prioritisation of delivering open space and safe connections** (examples: Brent Cross Town, St William aspirations to deliver Thames Park and access to the lagoon in Beckton Riverside).
- **Positive trends in jobs.** Strong sectors: food and tv production, logistics.
 - Opportunity to intensify industrial land.
 - Significant role of circular economy (construction and skills).
 - Recent strategies for Thames Road highlight the importance of providing community and social infrastructure.
- Potential OA boundary review.
- The OA has delivered some **good examples of meanwhile activation** which can be used as best practice for other OAs.

Proposition

- OA to be moved to 'underway' given the progress of development and infrastructure delivery.
- Boundary review
- Industrial land opportunities (Box Lane Eurohub, Castle Green).
- Opportunity to support health and social infrastructure in the OA.



Barking Riverside