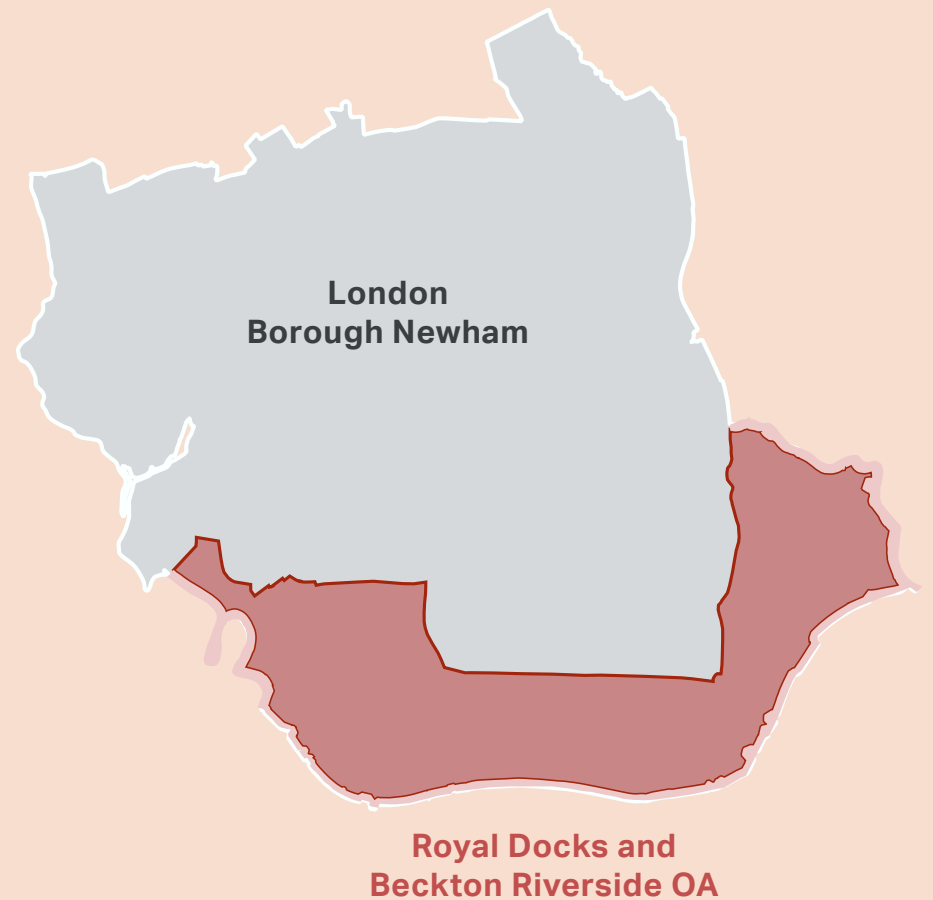


# Opportunity Area Portrait

## Royal Docks and Beckton 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.

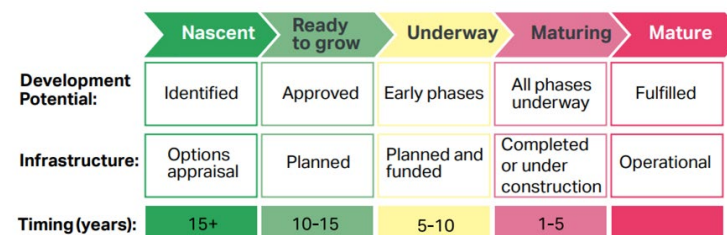
#### OA boundaries

- 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



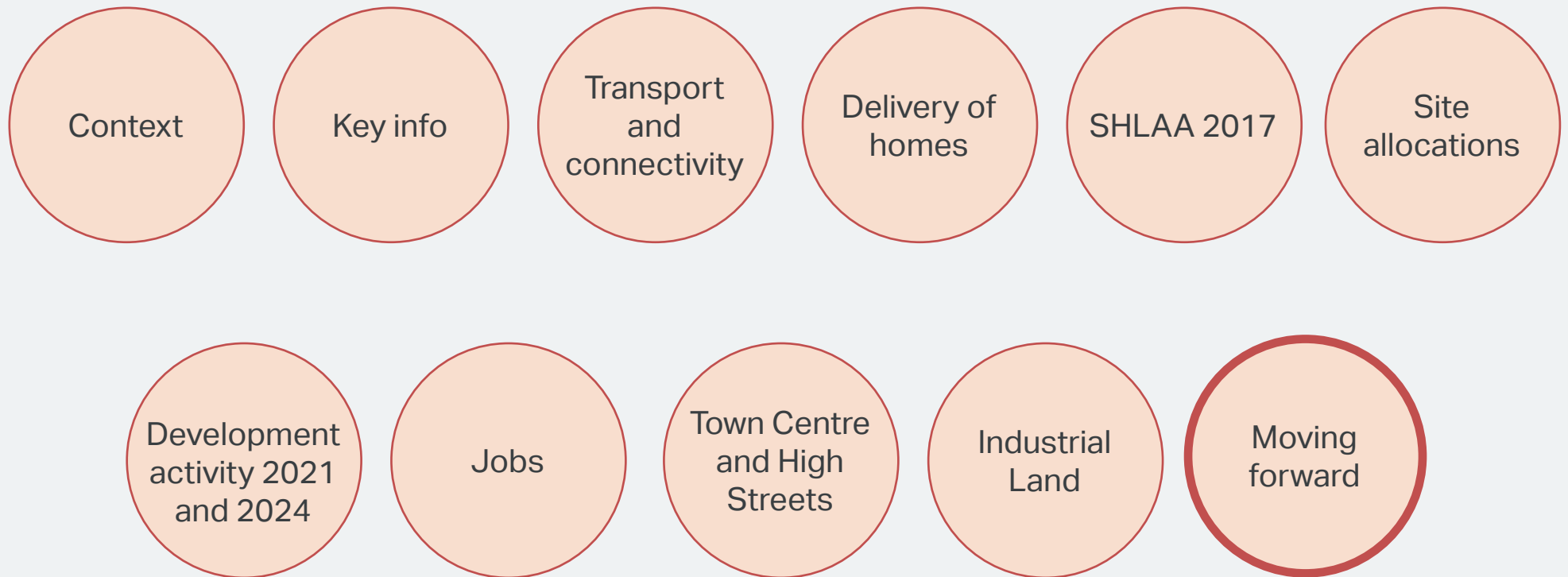
### Additional resources

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



# Introduction

## Contents



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

# Royal Docks and Beckton Riverside

## Context

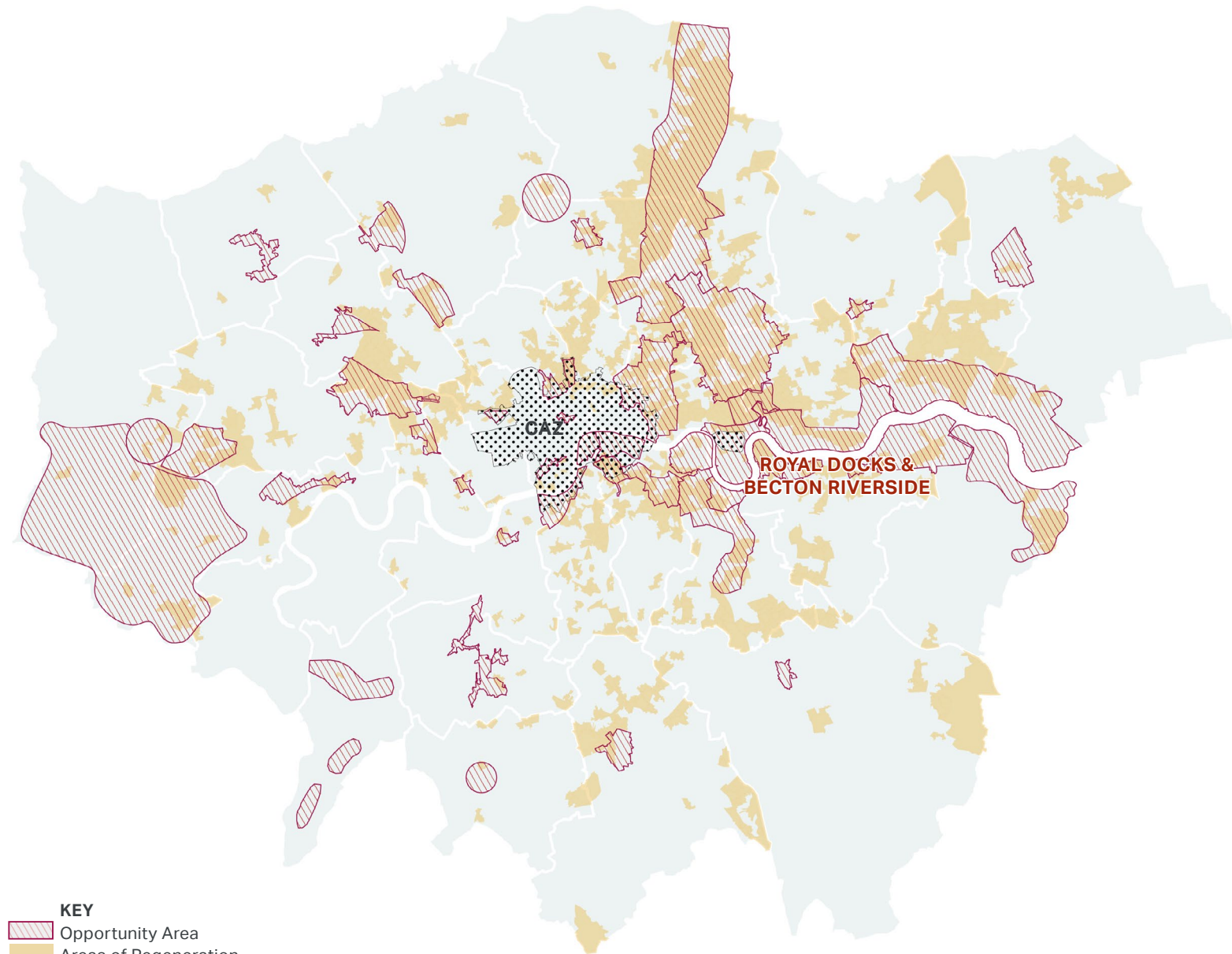
### OAs in the Central Activities Zone (CAZ)

- 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, Jubilee line).

### Areas of Regeneration

The OA overlaps with some areas of regeneration, including parts of Canning Town and North Woolwich.



Source: Areas of Regeneration as per London Plan 2021

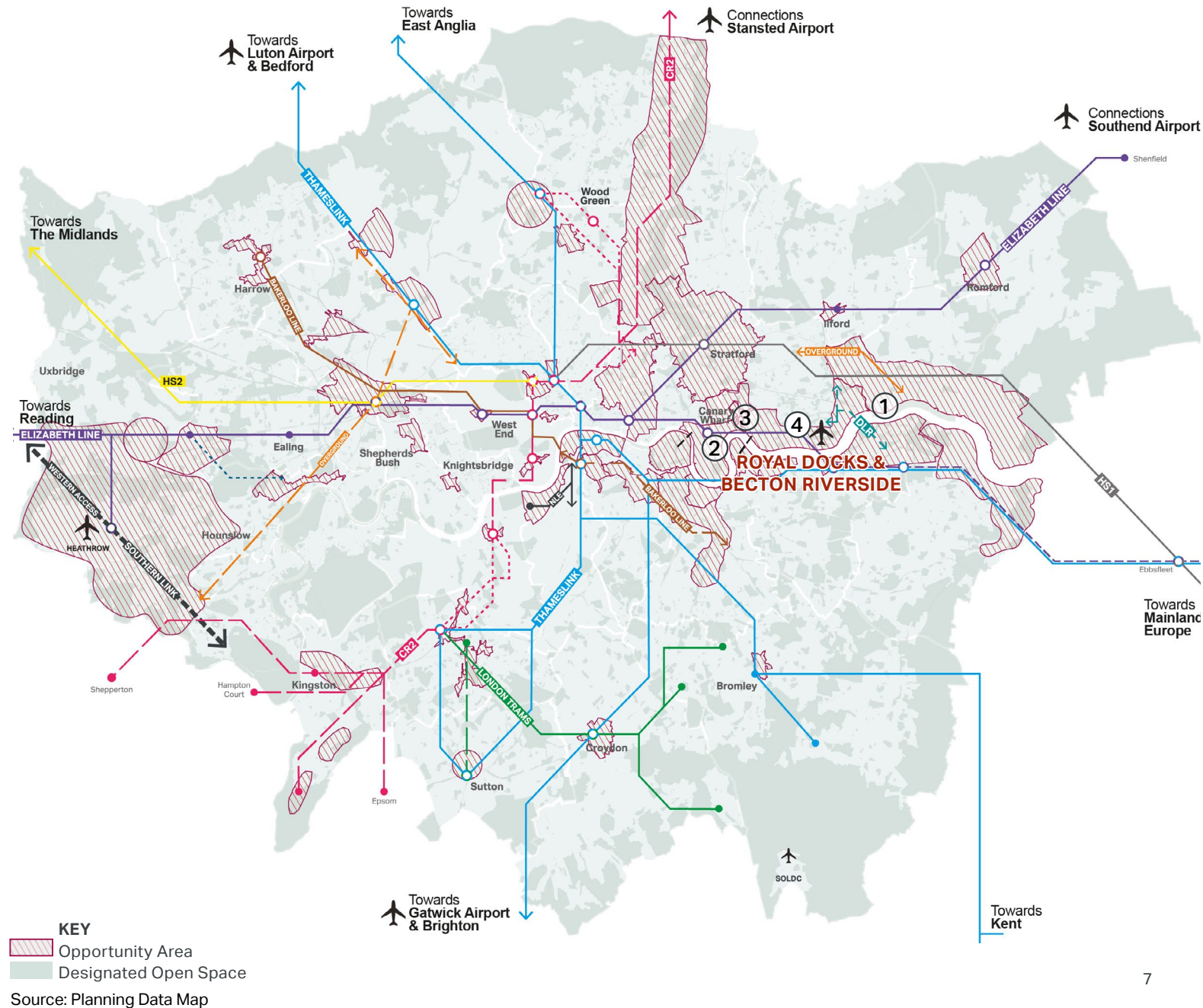
# Royal Docks and Beckton Riverside Context

## Transport and Growth Corridors

- ① Future growth in the OA is closely linked to future strategic Implementation of transport such as the **DLR extension to Beckton Riverside and Thamesmead**. The Mayor of London, Transport for London and Newham Council are working collaboratively to deliver these strategic transport improvements.
- ② Silvertown Tunnel connecting the OA to Greenwich opened in April 2025.
- ③ A set of bridge connections linking Newham to Tower Hamlets .
- ④ Elizabeth line opened in 2021.



Silvertown Tunnel





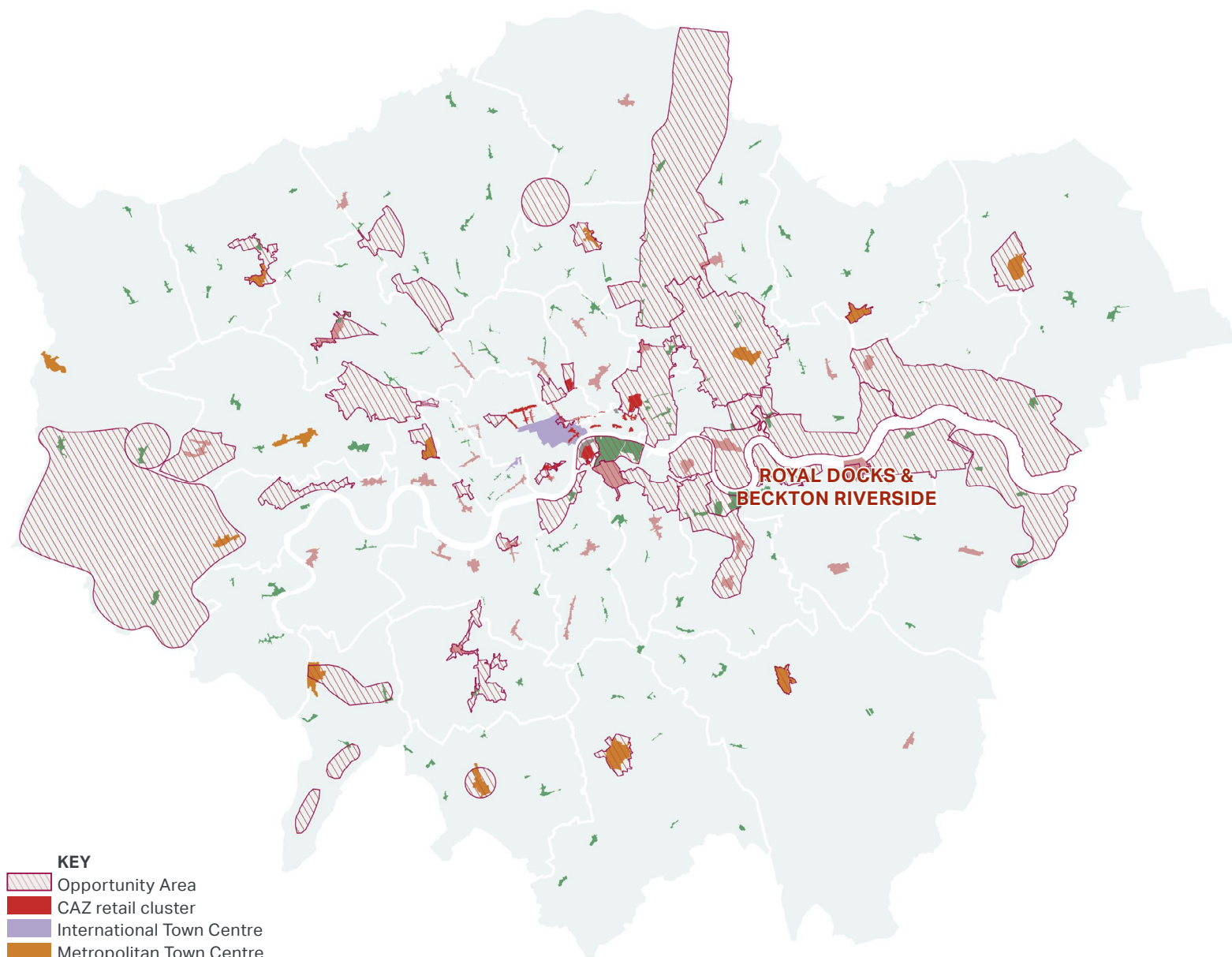
# Royal Docks and Beckton Riverside

## 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 Metropolitan Town Centre in the OA. **Canning Town District Centre** is within the OA, and there is potential for a **future town centre in Beckton Riverside**, as identified in the Newham Draft Local Plan (Regulation 19), and the adopted Royal Docks and Beckton Riverside Opportunity Area Planning Framework (OAPF).



**KEY**

- Opportunity Area
- CAZ retail cluster
- International Town Centre
- Metropolitan Town Centre
- Major Town Centre
- District Town Centre

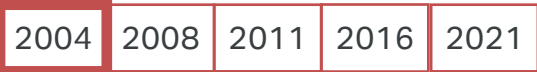
Source: Planning Data Map



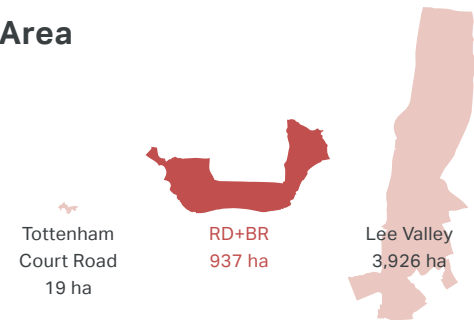
# Royal Docks and Beckton Riverside

## Key info

### London Plan Designation Year



**Borough**  
LB Newham  
**Area**



### OA specific plans

Royal Docks and Beckton  
Riverside OAPF (2024)

### Local Plan status

Regulation 19

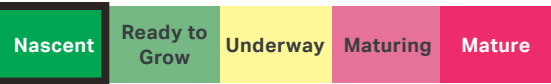
### Growth Corridor

Thames Estuary

### Housing Delivery Test 2023

Newham (Presumption)

### OA status (London Plan 2021, Fig. 2.2)



OAPF indicative capacity by 2041 (higher growth scenario)



Source: Google Earth

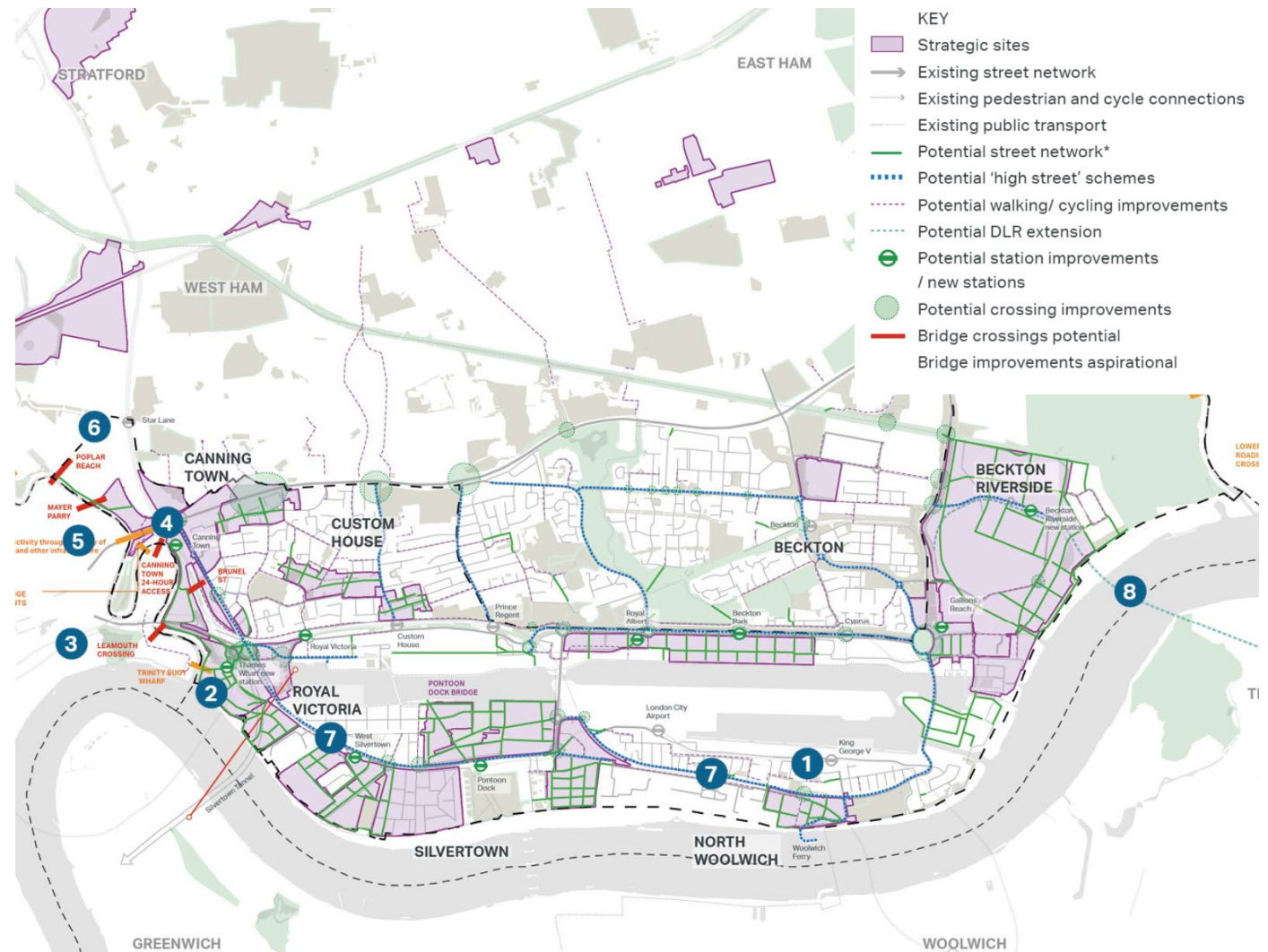
**KEY**  
Opportunity Area



# Royal Docks and Beckton Riverside

## Transport and connectivity

- The OAPF identifies a suite of 'achievable' connectivity improvements required to accommodate Higher Growth scenario in the OA:
- 1 DLR station improvements; Pontoon Dock station upgrades (has funding from other third parties to support delivery post 2026), Silvertown station upgrades, Gallions Reach station upgrades.
  - 2 Thames Wharf DLR station and Thames Wharf bridge as part of Thameside West development (not funding locked yet)
  - 3 Leamouth Crossing
  - 4 Canning Town 24-hour access
  - 5 Mayer Parry Bridge
  - 6 Poplar Reach Bridge
  - 7 North Woolwich Rd improvements extended to Albert Road
  - 8 DLR Extension to Thamesmead via Beckton Riverside



Source: [Royal Docks and Beckton Riverside OAPF](#)

# Royal Docks and Beckton Riverside

## Delivery of homes

### Delivery pre-2019

Completions since designation against capacity

LP 2004 **5,500**

LP 2008 **14,000**

LP 2016 **11,000**

Completed **7,814**

The OA has delivered almost more than 50 per cent of its capacity in the London Plan 2008.

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

Progress against 22yr, 10 yr capacity

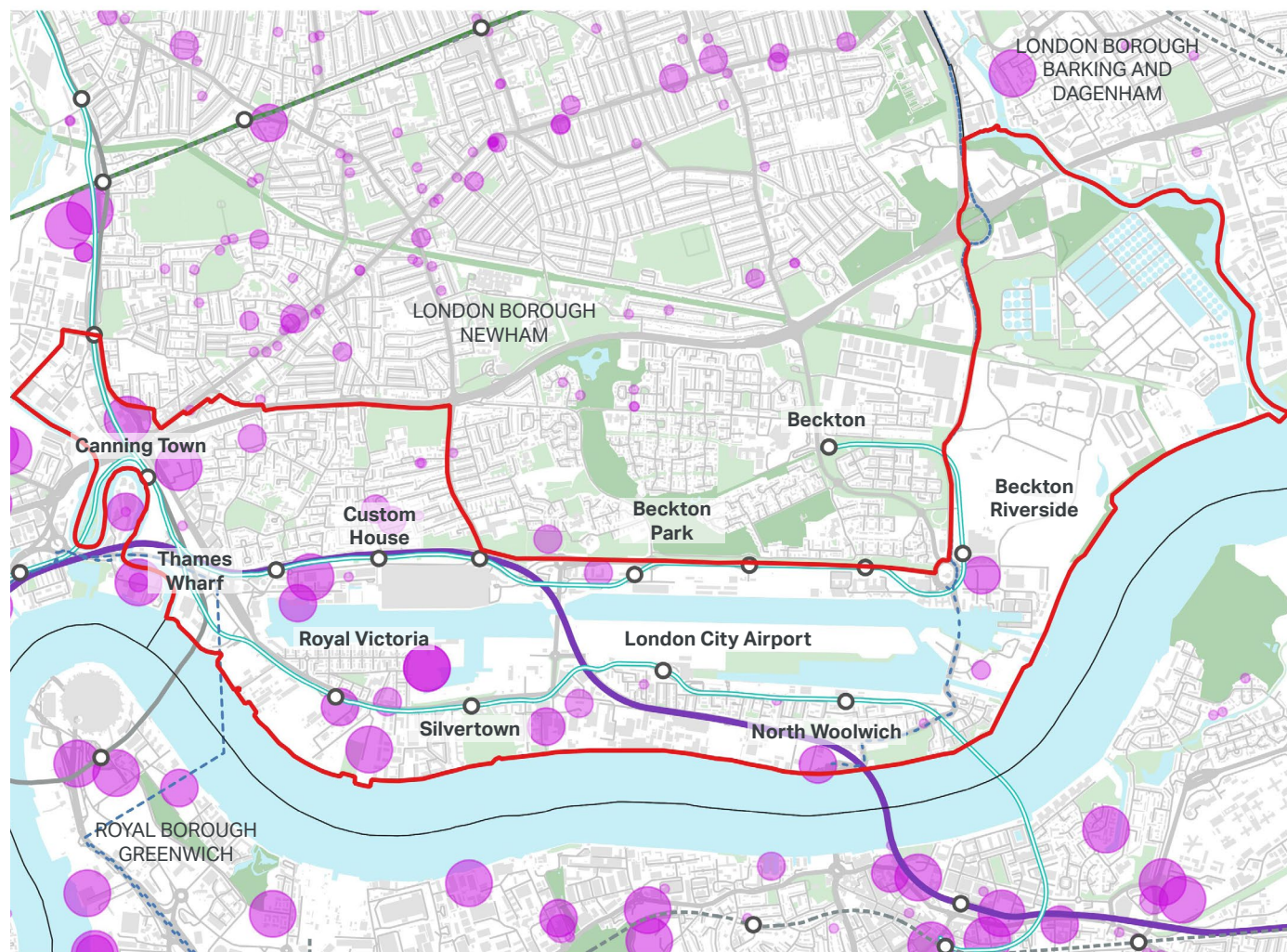
22 yr **36,000 (OAPF)**

10 yr **17,177**

Completed **6,135**

Pipeline **5,647**

The completions rate by year between 2019 and 2023/24 is 765 homes/year, which is higher than the indicative LP rate by year (659 homes). The delivery of strategic sites in the OA is dependent on the DLR extension.



#### 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](#)



# Royal Docks and Beckton Riverside

## SHLAA 2017: Approvals and Allocations

Indicative snapshot of development:

- ① **Royal Wharf:** 3,388 homes, completed in 2020, primary school, nursery, retail and community uses.
- ② **Thameside West:** 5,000 new mixed-tenure and affordable homes, primary school and nursery, shops and spaces for creative industries, and two new riverside parks. Outline permission granted in 2021.
- ③ **Hallsville Quarter:** 1,130 apartments, 100,000 sq. ft of retail, restaurant and commercial space. Construction of last phase completed in 2025.
- ④ **Crown + Mayer Parry Wharf:** 900 new homes, permission granted in 2024.
- ⑤ **Custom House - Masterplan:** successful at committee on 2023; 562 residential units. The first 150 affordable homes are being built by Hill (22 Freemasons Road and William Paton) and Bugler (Vandome Close and Freemasons Road)
- ⑥ **Limmo Peninsula:** Places for London looking to deliver 1,500 homes on site.
- ⑦ **Royal Albert Wharf:** 1,800 new homes. The last phase is under construction and is scheduled to achieve practical completion early 2025.

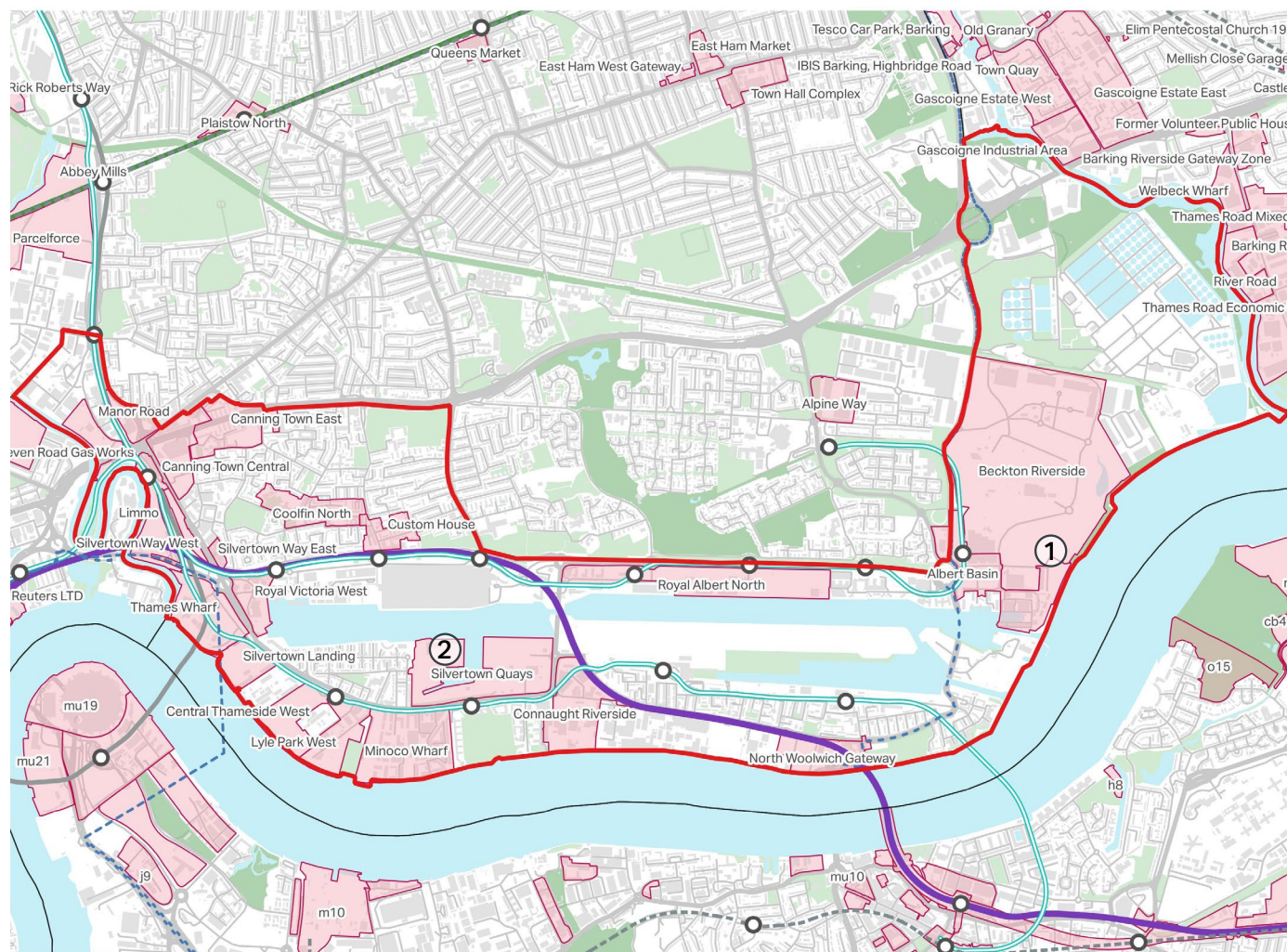




# Royal Docks and Beckton Riverside

## Emerging Site Allocations

- Since SHLAA 2017, progress has been made in terms of plan making in the OA.
- Newham consulted on the Draft Submission Local Plan (Regulation 19) in 2024.
- Some emerging site allocations are mentioned below:
  - ① **Beckton Riverside:** St Williams submitted in late 2024 an [outline application for Phase 1](#); 2,900 new homes and 5,000 sqm of new retail and commercial floor space, accompanied by new community amenities, public realm, and a riverside park.
  - ② **Silvertown Quays** (was also in the SHLAA 2017): 120,000sqm, 6,288 new homes. Estimated completion 2039.



**KEY**

- Opportunity Area
- Emerging site allocations (LB Newham)



# Royal Docks and Beckton Riverside

## Development activity 2021



Source: vu.city

### KEY

- Consented
- Under construction
- Completed



# Royal Docks and Beckton Riverside

## Development activity 2024



Source: vu.city

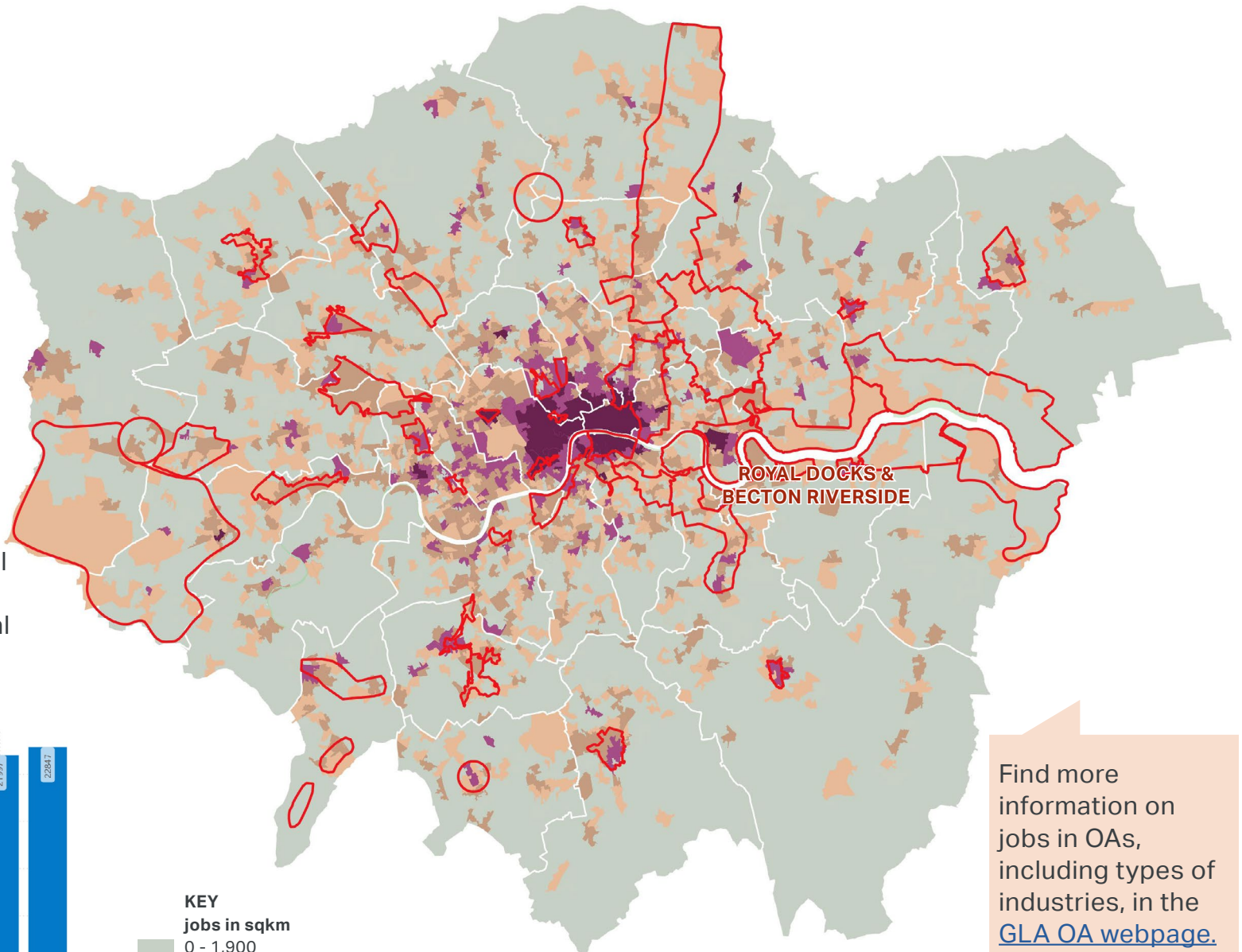
### KEY

- Consented
- Under construction
- Completed

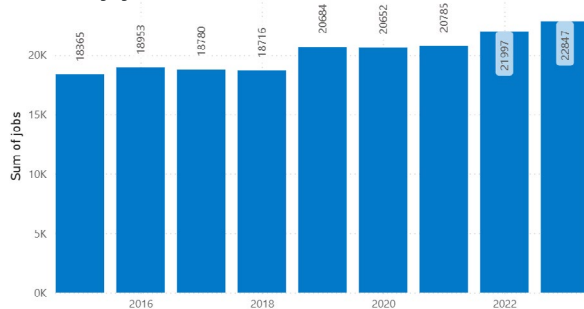


# Royal Docks and Beckton Riverside Jobs

- In 2023, the OA had more than 23,000 jobs which accounts for 18 per cent of total jobs in the Borough.
- Major anchor organisations including Tate & Lyle Sugars, ExCeL London, London City Airport, and the University of East London (UEL) are all located in the Royal Docks - making it a strategically important economic centre for London.
- City Hall relocated to the area in 2022, signalling a substantial realignment of the city's cultural, economic, and political centre of gravity eastwards.



Jobs by year in the OA



**KEY**  
jobs in sqkm

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

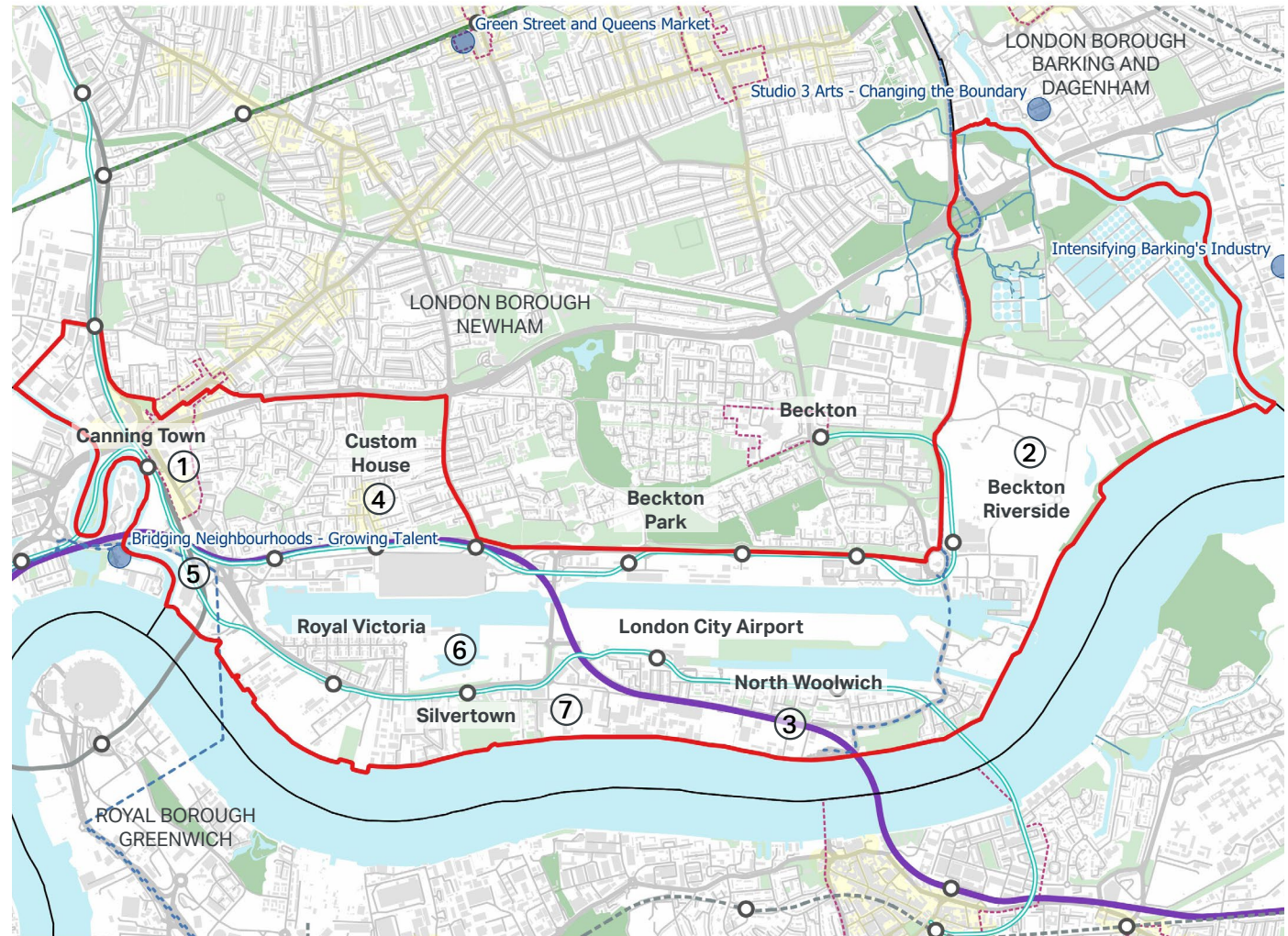
Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

# Royal Docks and Beckton Riverside

## Town Centres and High Streets



- Canning Town: District Town Centre which is meeting local catchment needs for retail, leisure, services and community use, and is a transport interchange. TfL is working to improve safety and accessibility of the station area.
- There is potential for a major/ district town centre in Beckton Riverside.
- A series of local centres in the OA;
  - North Woolwich
  - Custom House; could support visitor economy linked to ExCeL centre.
  - Thames Wharf
  - Silvertown
  - Connaught North; its role could be linked to London City Airport.



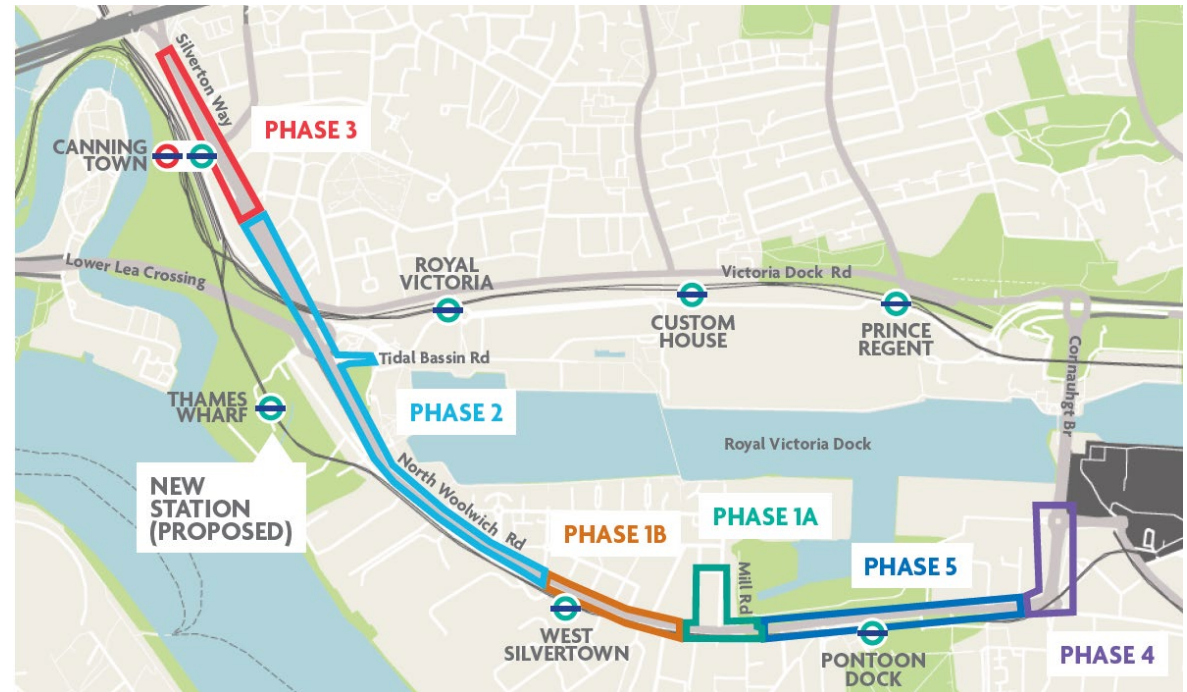
- KEY**
- Town Centre
  - High street
  - Good Growth Funded project (Round 1 to 3)



# Royal Docks and Beckton Riverside Town Centres and High Streets



- Newham Council, in partnership with the Royal Docks Team (a joint initiative from the Mayor of London and the Mayor of Newham) is **improving the road layout and street environment along the Royal Docks Corridor**, which includes Silvertown Way and the section of North Woolwich Road up to Connaught Bridge.
- The Royal Docks Corridor project will provide a **general uplift by creating new public spaces**, wider pavements, separated cycle lanes, better crossings and connections to local destinations, and more greenery and planting.
- These changes aim to create safe and attractive streets for everyone to enjoy, improving air quality, and encouraging people to be more active and healthy.
- **The first phase of works completed in 2023**, bringing improved cycling provisions, lighting and wider footways.



Source: [LB Newham](#)



Source: [5th studio](#)





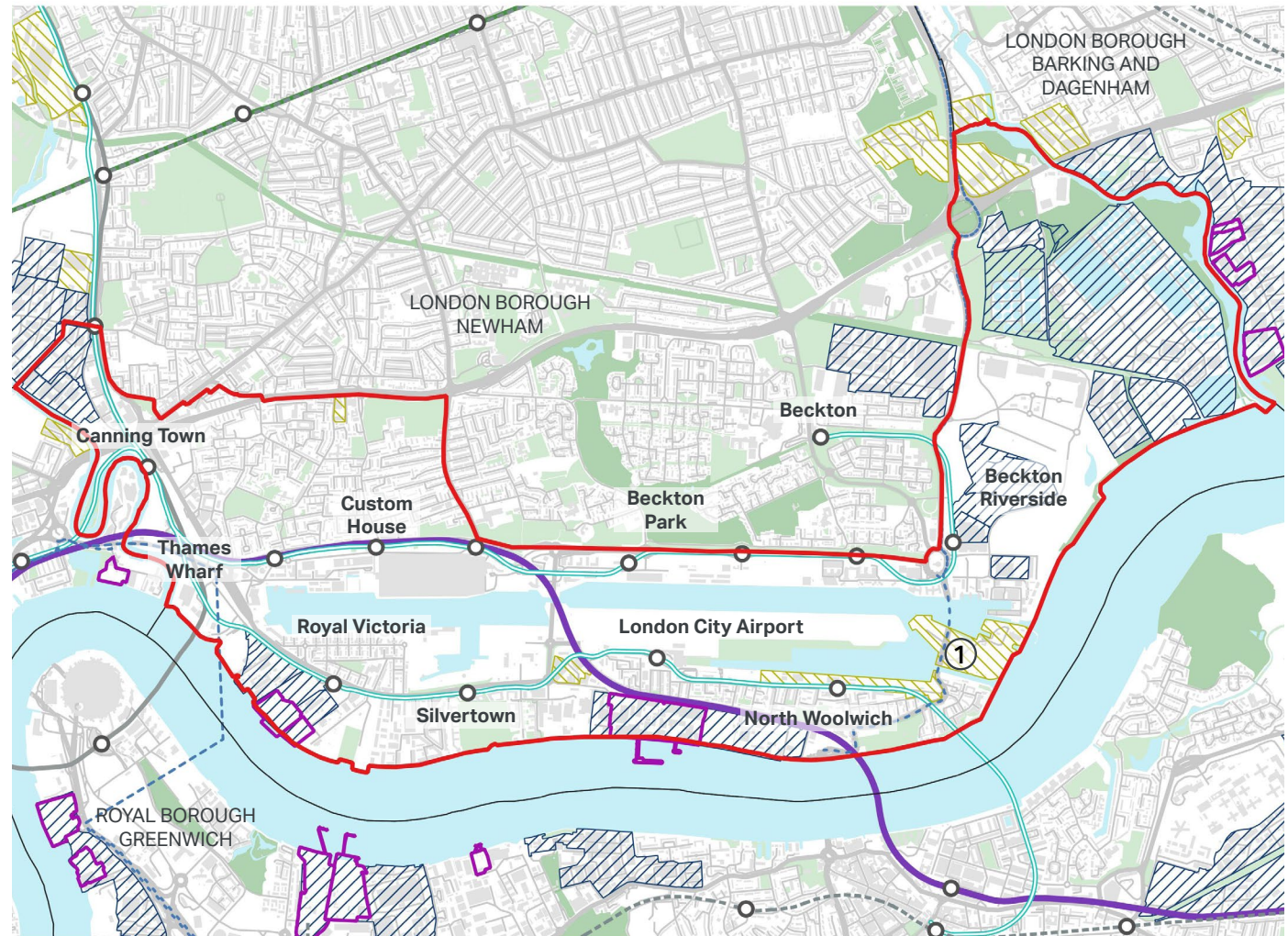
# Royal Docks and Beckton Riverside

## Industrial Land: Designations

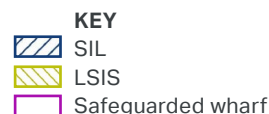
- Newham's Employment Land Review (2022) highlights that all past trend and forecast data shows a positive need for industrial land.
- **30 per cent of the OA is industrial land** (designated and non designated), which accounts for 5 per cent of the industrial land in London.
- ① There are a number of industrial schemes being developed in the OA, such as **Albert Island; a hub for engineering, logistics and infrastructure**. The proposals will provide 70,000sqm of new floorspace including multi-level last-mile logistics warehousing and light industrial buildings, a 6-storey Flatted Factory, a modern shipyard, regenerated leisure marina, and storage warehousing, as well as new housing and a new HQ for the Royal Docks Management Authority



Albert Island visualisation. Source: Royal Docks Team



Source: [Planning Data Map](#)

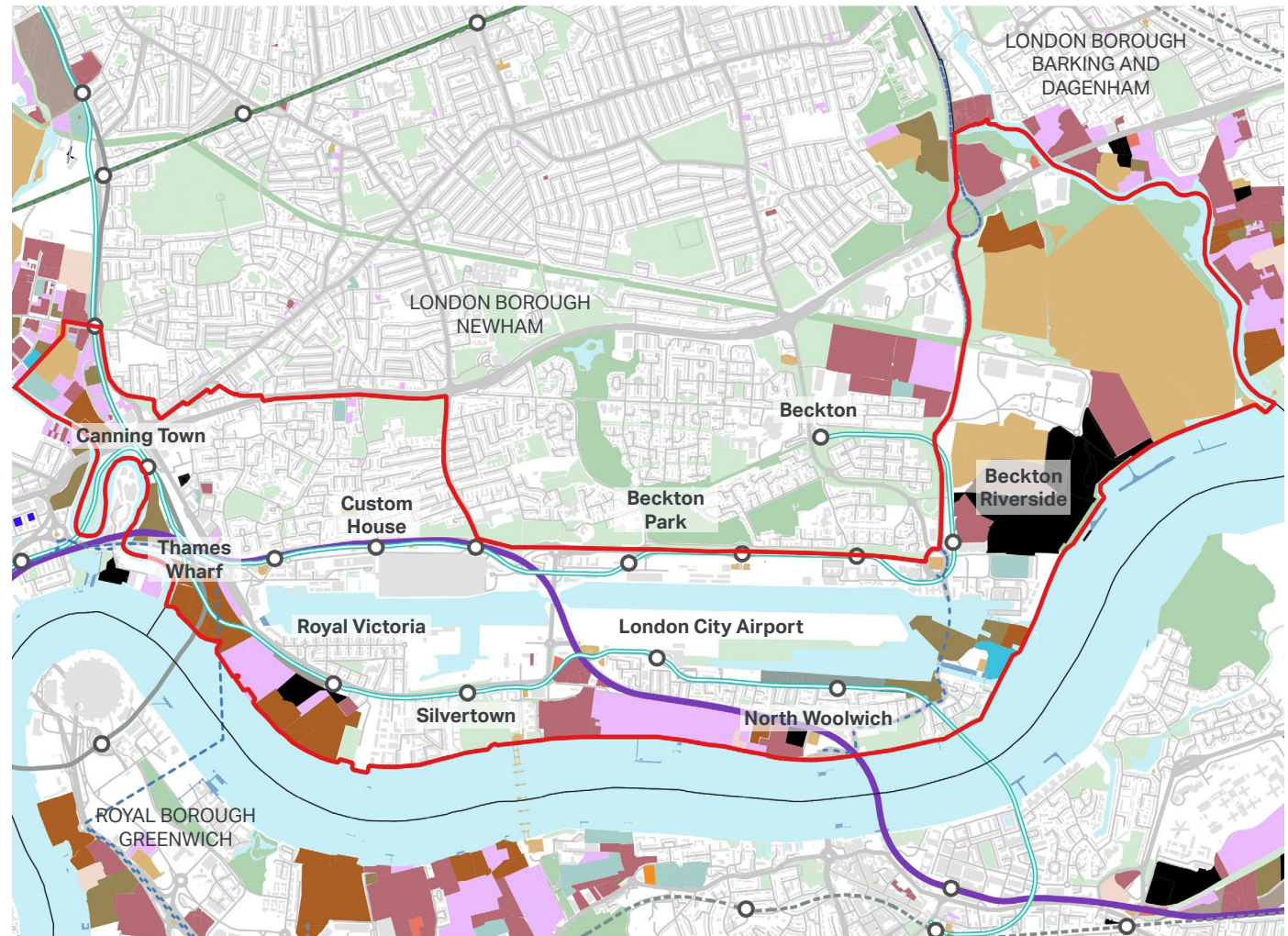




# Royal Docks and Beckton Riverside

## Industrial Land: Types of Industry

- Majority of industrial land is general industry, warehouses and storage.
- Emerging data centres in the west part of the OA.





# Royal Docks and Beckton Riverside

## Moving forward 1/2

### Homes delivery

- The OA is one of **Europe's largest regeneration area** with strategic infrastructure like DLR extension from Beckton Riverside to Thamesmead needed to unlock growth and delivery.
- The Royal Docks forms the backbone of two major growth priorities: the Royal Docks and Beckton Riverside Opportunity Area and **London's only Enterprise Zone**.
- **The OA is home to six distinct waterside neighbourhoods and communities:** Canning Town and Custom House, Royal Victoria and West Silvertown, Silvertown, Royal Albert Dock and Albert Island, North Woolwich and Beckton Riverside.
- **The delivery of homes in the OA varies across its geographic extent**, with parts of it around Canning Town, Pontoon Dock station being delivering at a relatively high rate, whilst in the east (i.e. Beckton Riverside) development) hasn't started.
- **Beckton Riverside** is one of the strategic sites for the OA, closely linked to the DLR extension from Beckton/ Gallions Reach to Thamesmead. St William has submitted a design code and an outline application for Beckton Riverside - Phase 1. The Outline Planning Application consists of approximately 2,900 homes and up to 5,000 sqm of commercial and community uses.
- **The respective planning and delivery direction for the OA is in place;** The [Royal Docks and Beckton Riverside OAPF was adopted in 2023](#), and the [LB Newham local plan is in progress](#), and the Royal Docks have released their [delivery plan](#).

### Proposition

- Change the OA status from 'Nascent' to 'Ready to Grow'.
- Development and growth linked to strategic transport infrastructure; DLR extension from Beckton Riverside to Thamesmead.



Royal Wharf scheme. Source: <https://www.rolfe-judd.co.uk/planning/projects/royal-wharf/>



# Royal Docks and Beckton Riverside

## Moving forward 2/2

### Economy

- Opportunity for **a new town centre in Beckton Riverside** (linked to DLR extension).
- Opportunities to **support circular and green economy** (Newham completed a strategic and economic case for investment in the green economy in North Woolwich and Beckton).

### Open Space and public realm

- Opportunities for improved use and access to the **Docks and water**.
- Ongoing work in improving **station environment, access and safety**, for example in Canning Town.
- Opportunities to **improve access and amenities of existing open spaces close to the OA**, i.e. Newham Council is also developing a [masterplan for Beckton Parks](#) (approved in 2024).
- Opportunity for **a new riverside park in Beckton Riverside**, and improved local connectivity including extending the Newham Greenway.

### Challenges

- Uncertainty of **transport infrastructure (DLR)**.
- Local connectivity - **overcoming road infrastructure severance**, delivery of bridges to TH and LB&D.
- **Odour issues** in Beckton - challenges to placemaking and delivery of homes.
- **Potential energy capacity constraints** to the estuary (Data centres emerging across the OA, and in proximity).



Royal Docks Corridor, Clients: London Borough of Newham / GLA Royal Docks Team. Designed by 5th Studio.