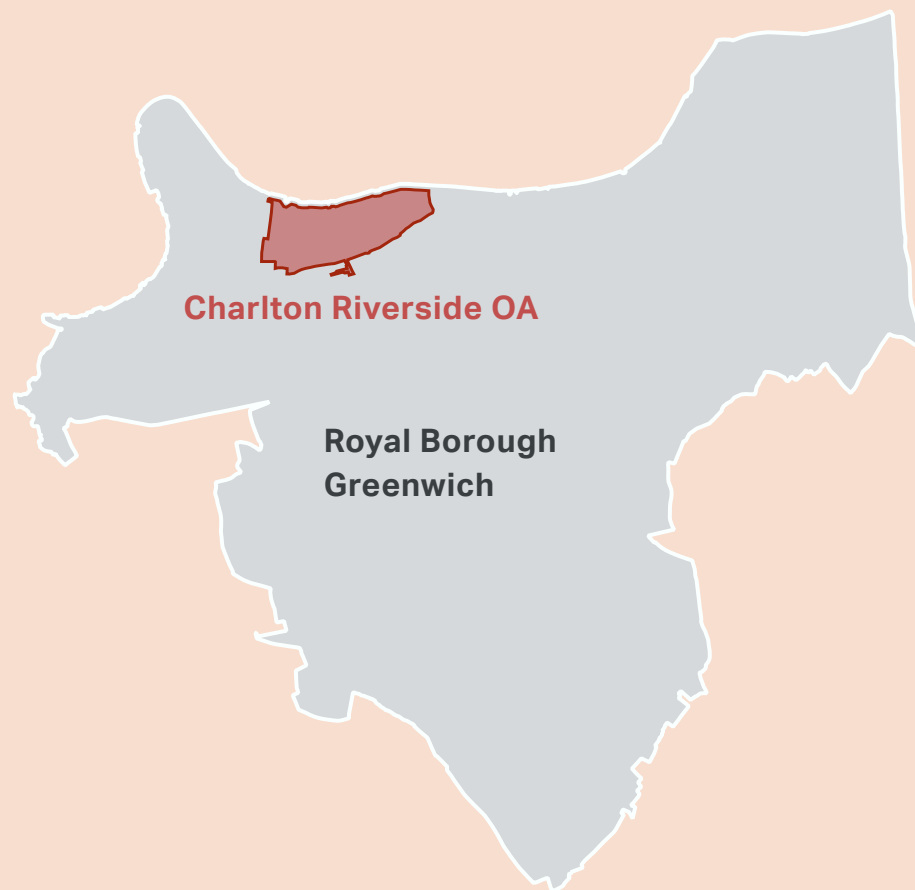


Opportunity Area Portrait

Charlton 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.

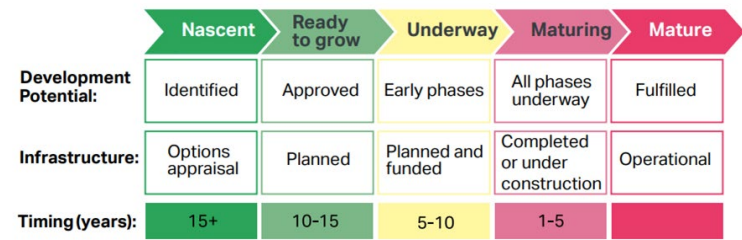
OA boundaries

- 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

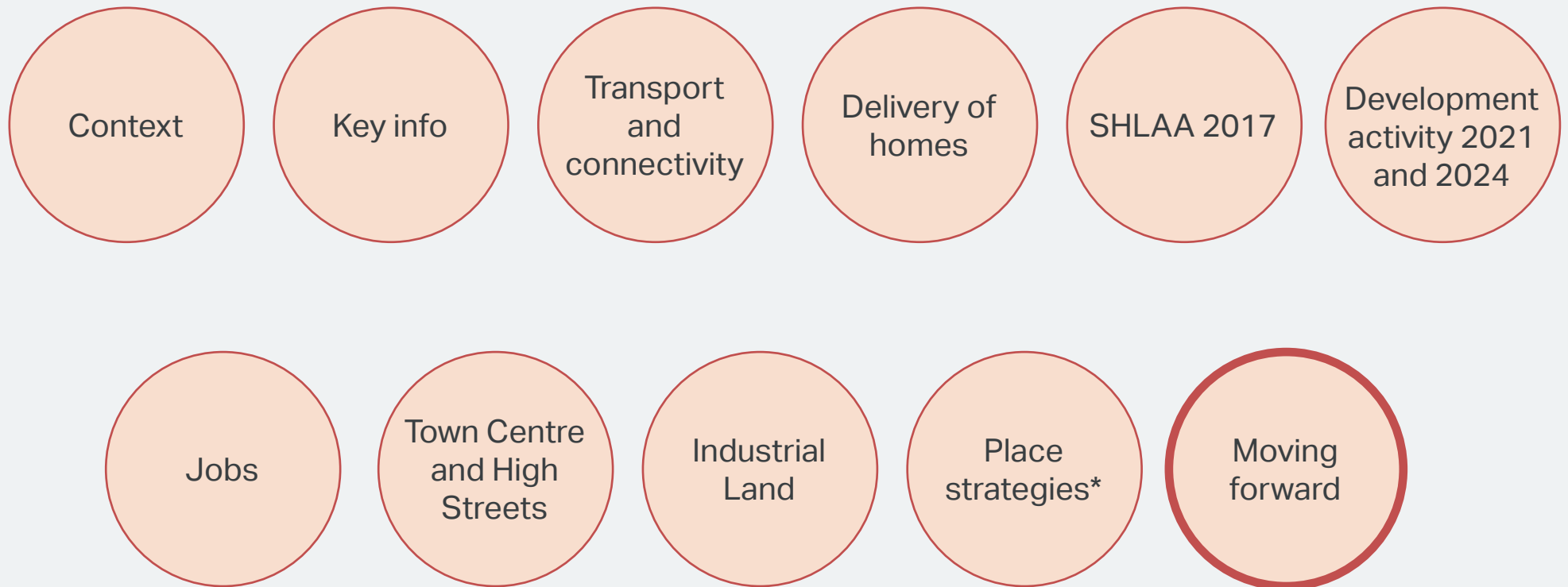


Additional resources

- 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.

Charlton Riverside

Context

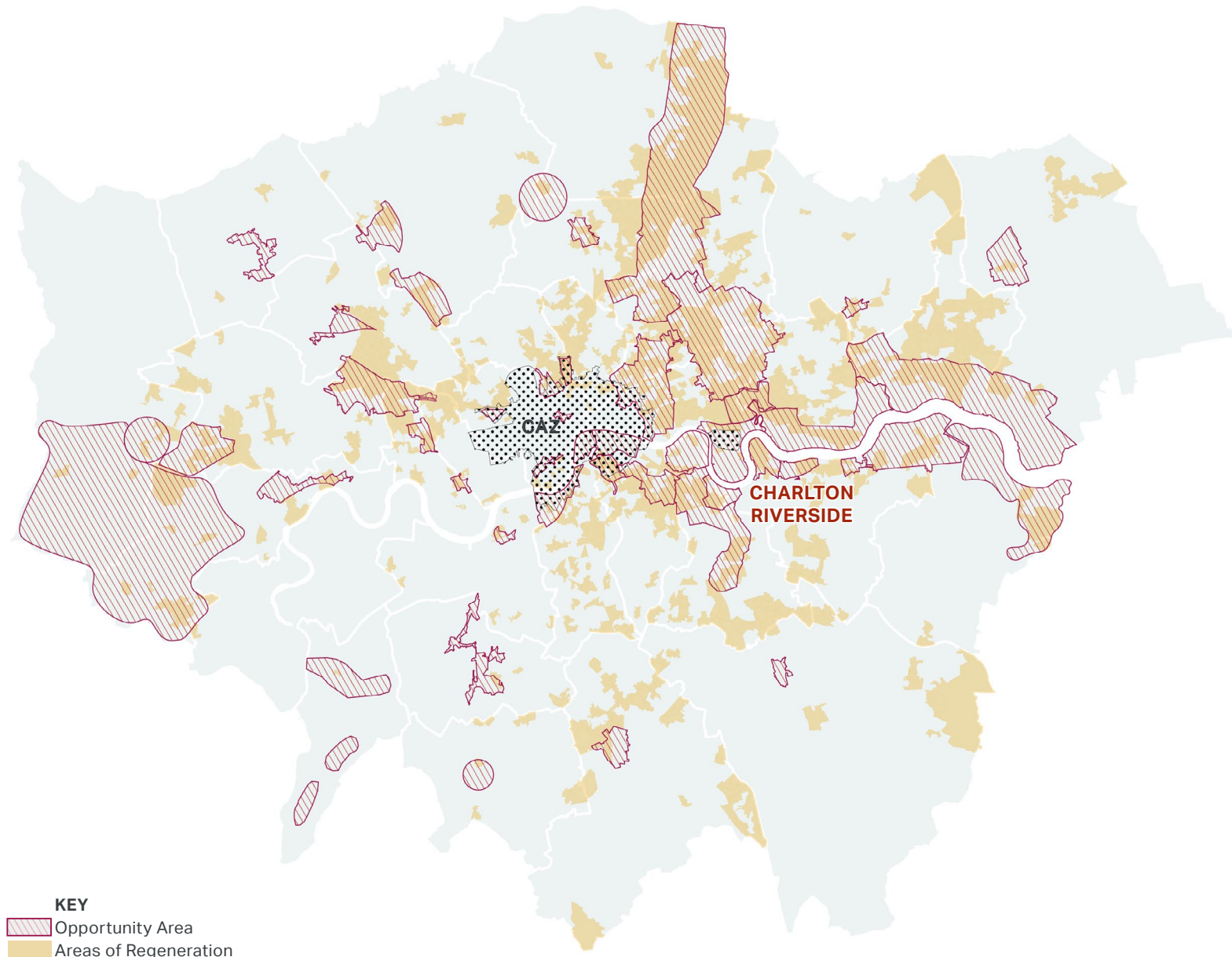
OAs in the CAZ

- 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)

Charlton Riverside is not within the CAZ.

Areas of Regeneration

A large part of the OA is identified as an area of regeneration (east).



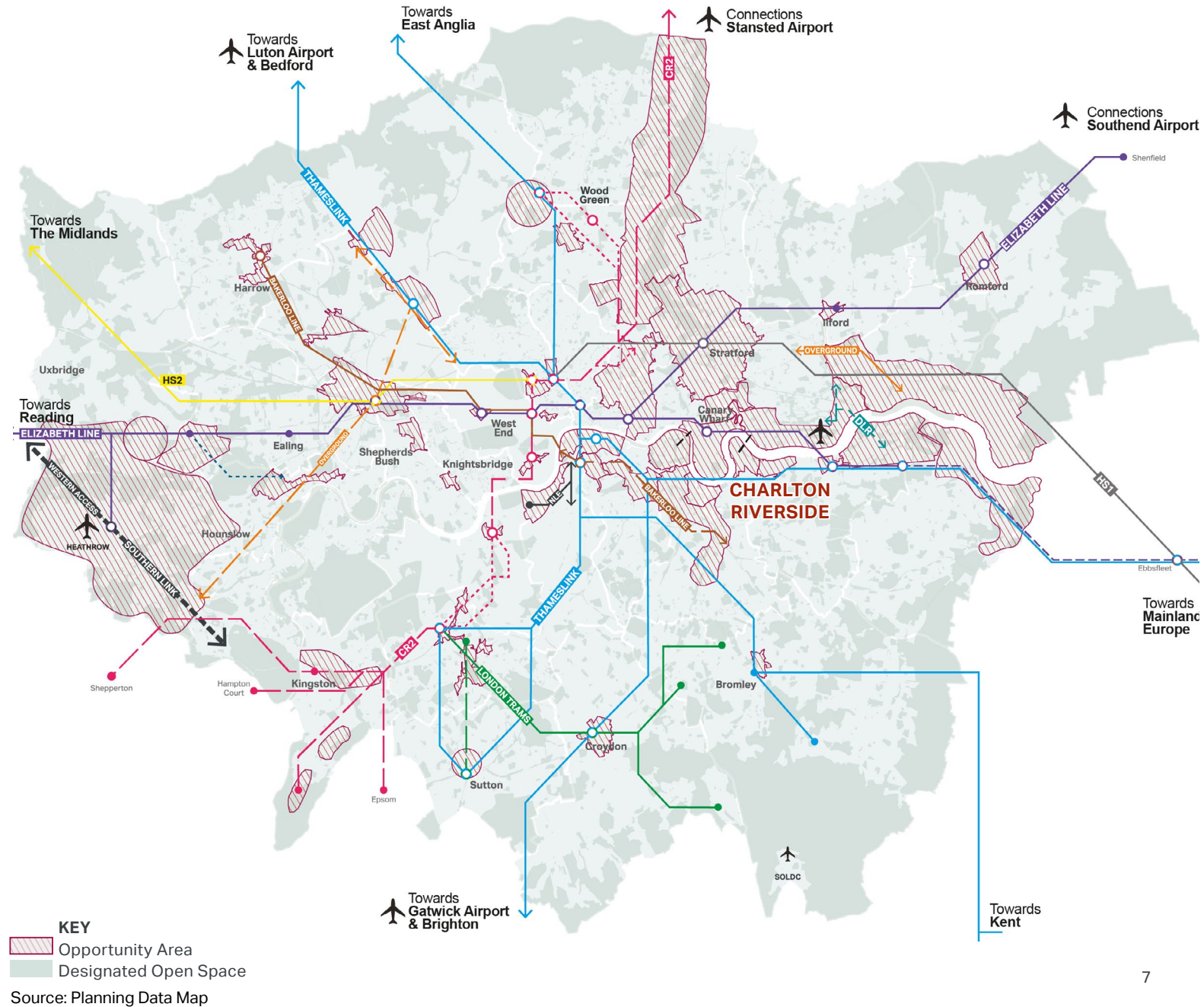
Source: Areas of Regeneration as per London Plan 2021

Charlton Riverside

Context

Transport and Growth Corridors

- In the Thames Estuary growth corridor. The OA is served by National Rail.



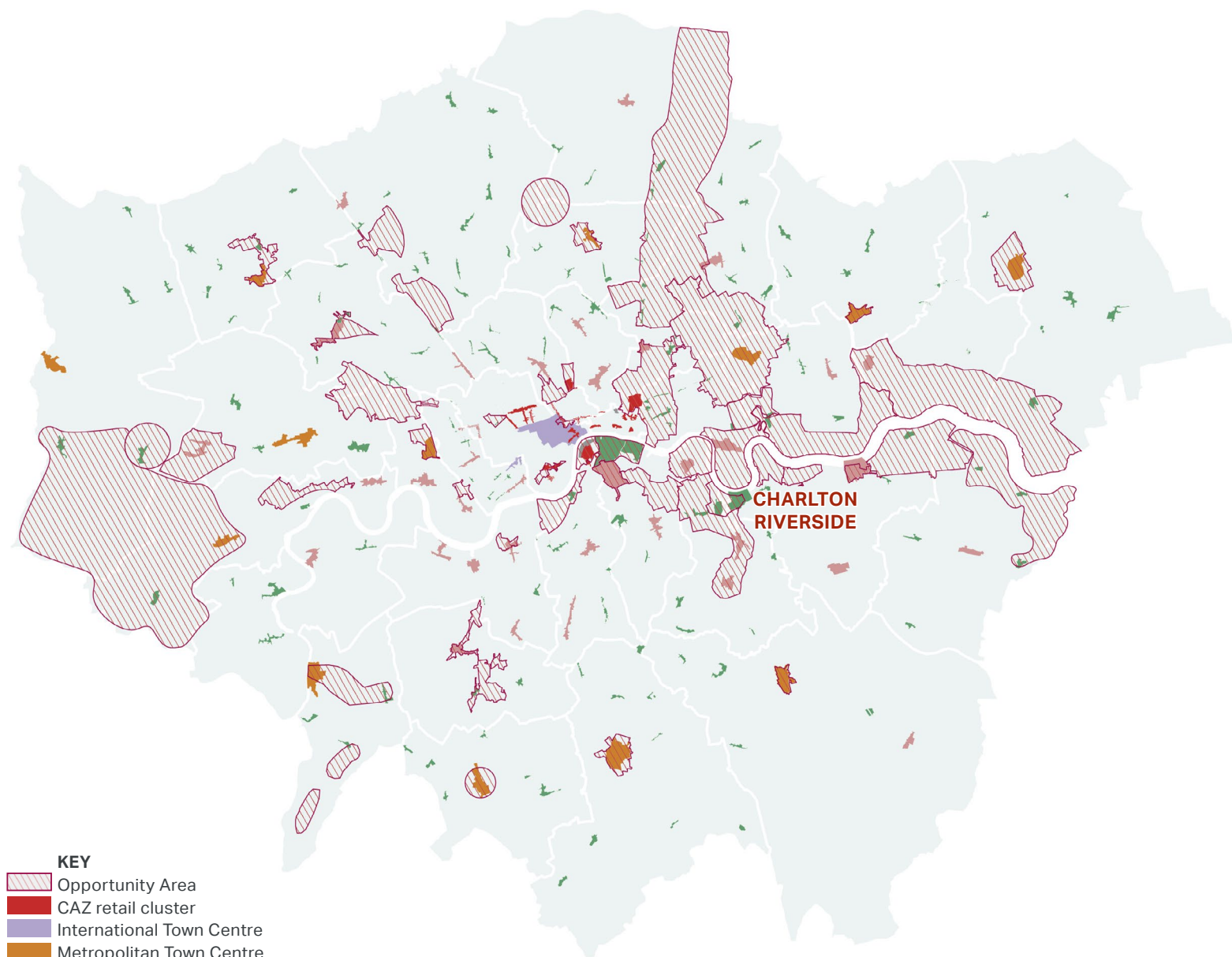
Charlton Riverside

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)

This is not relevant for Charlton Riverside. The map sets the wider context and overlaps between the town centre network and Opportunity Areas.

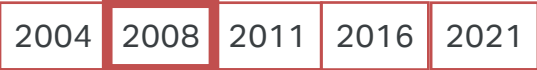


Source: Planning Data Map

Charlton Riverside

Key info

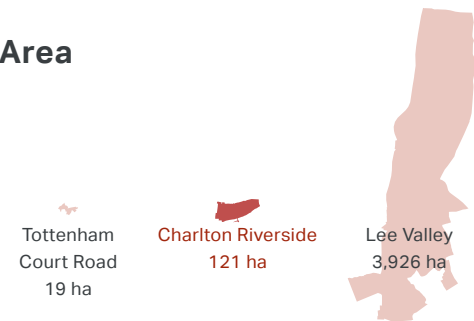
London Plan Designation Year



Borough

RB Greenwich

Area



OA specific plans

Charlton Riverside SPD (2017)

Local Plan status

In progress (Regulation 18)

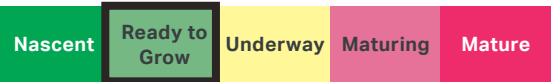
Growth Corridor

Thames Estuary

Housing Delivery Test 2023

Presumption

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

KEY
Opportunity Area

*Note that the LESD (2021) increased the capacity to 4,500 new jobs

Charlton Riverside

Transport and connectivity

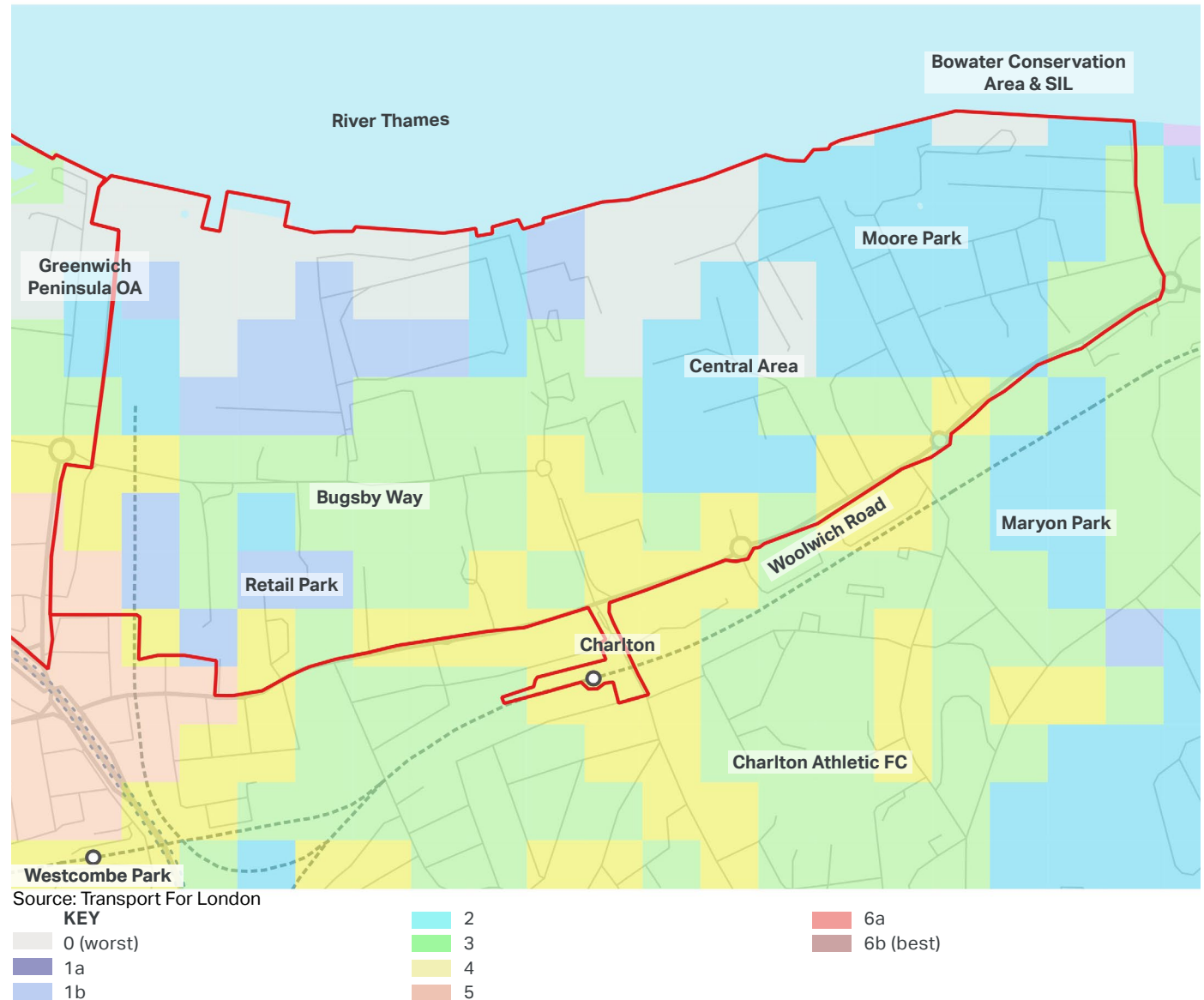
- National rail to the south of the OA. Charlton station.
- There are multiple bus routes along Woolwich Road and Bugsby Way.



Charlton Riverside

Transport and connectivity: PTAL 2031

- RB Greenwich note that the lack of public transport access across the central area is a key issue.
- An east-west bus route will be needed to unlock development here.



Charlton Riverside

Delivery of homes

Delivery pre-2019

Completions since designation against capacity

LP 2008** 15,000

LP 2016 3,500

Completed 13

Since its designation in 2008 and until 2019/2020 only 13 homes were delivered in the OA.

Delivery post - 2019* (London Plan 2021)

Progress against 22yr, 10 yr capacity

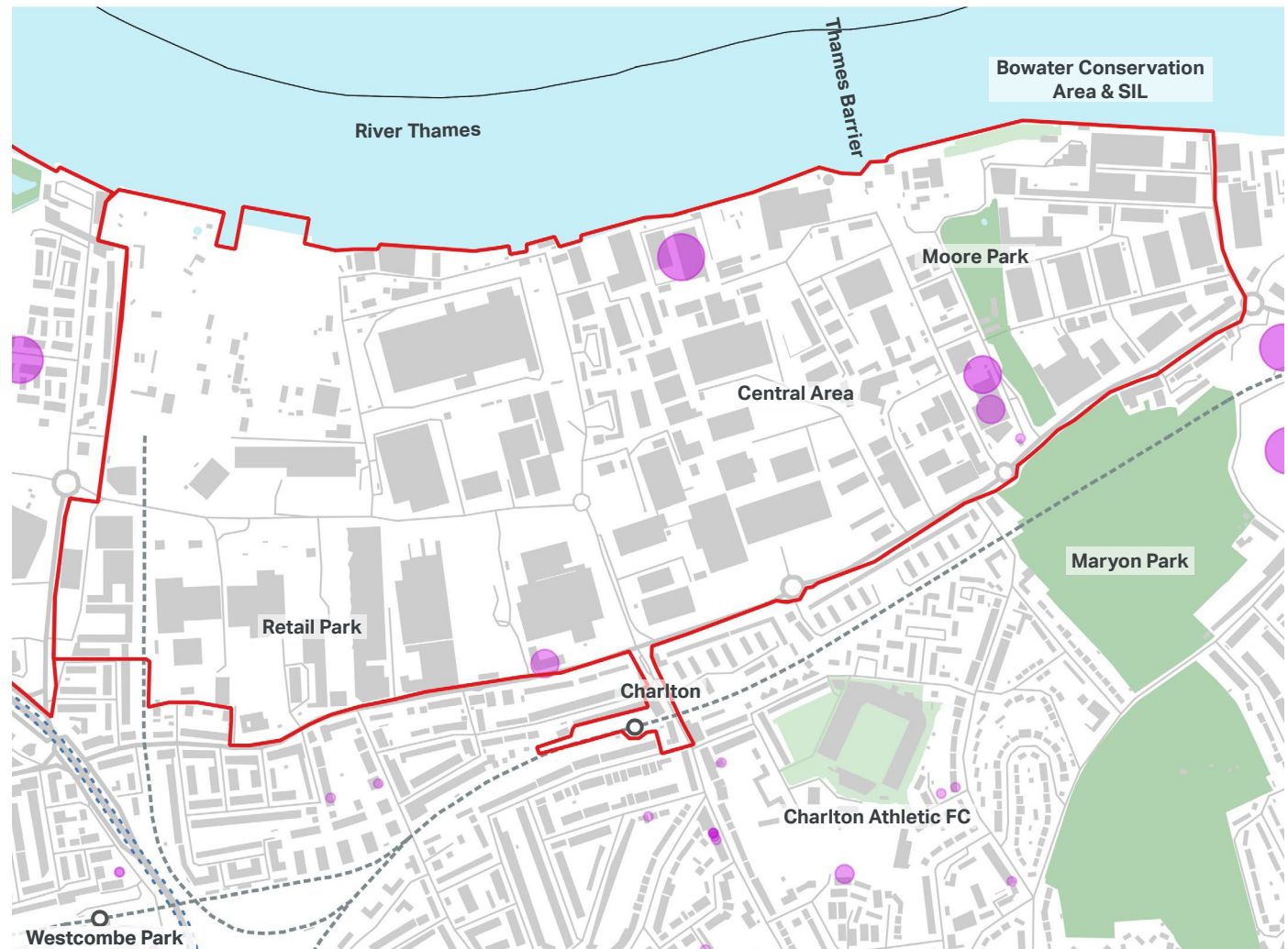
22 yr 8,000

10 yr 4,458

Completed 146

Pipeline*** 1,542

Completions since 2019 and existing pipeline as appears in the Planning Data Hub account for 38 per cent of the 10 yr capacity of the London Plan.



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.

**In the London Plan 2008 there was a 15,000 new homes capacity provided for 'Woolwich, Thamesmead & Charlton Riverside East'

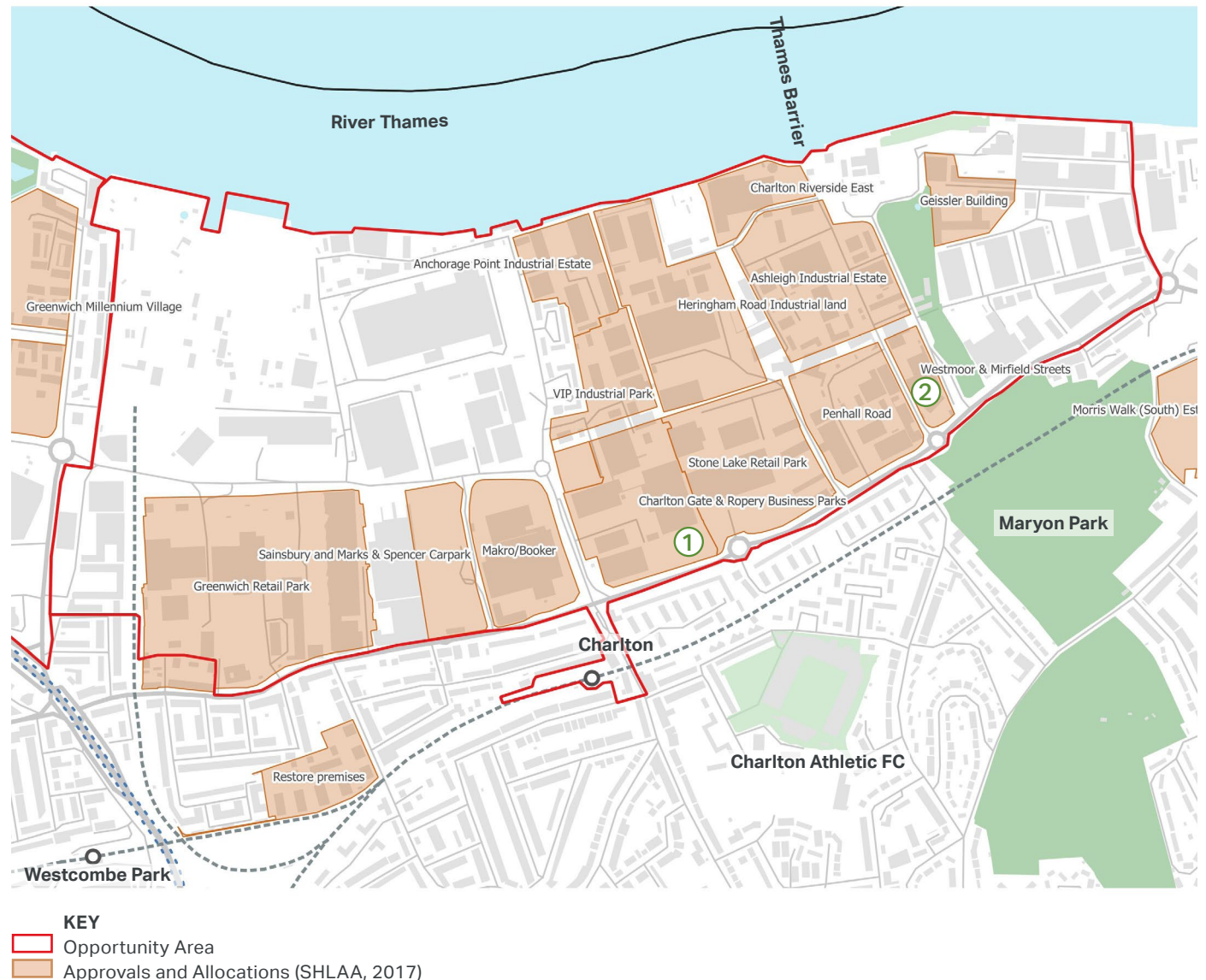
*** [Residential Pipeline in 2023/2024](#)

Charlton Riverside

SHLAA 2017: Approvals and allocations

Completed:

- ① Charlton Workstack: workspace for approximately 60 people, equating to an employee density of 428 employees per hectare compared to the London industrial average of 69 employees per hectare.
- ② Evelyn House - Optivo: 67 homes, 100% affordable, 500sqm flexible commercial space

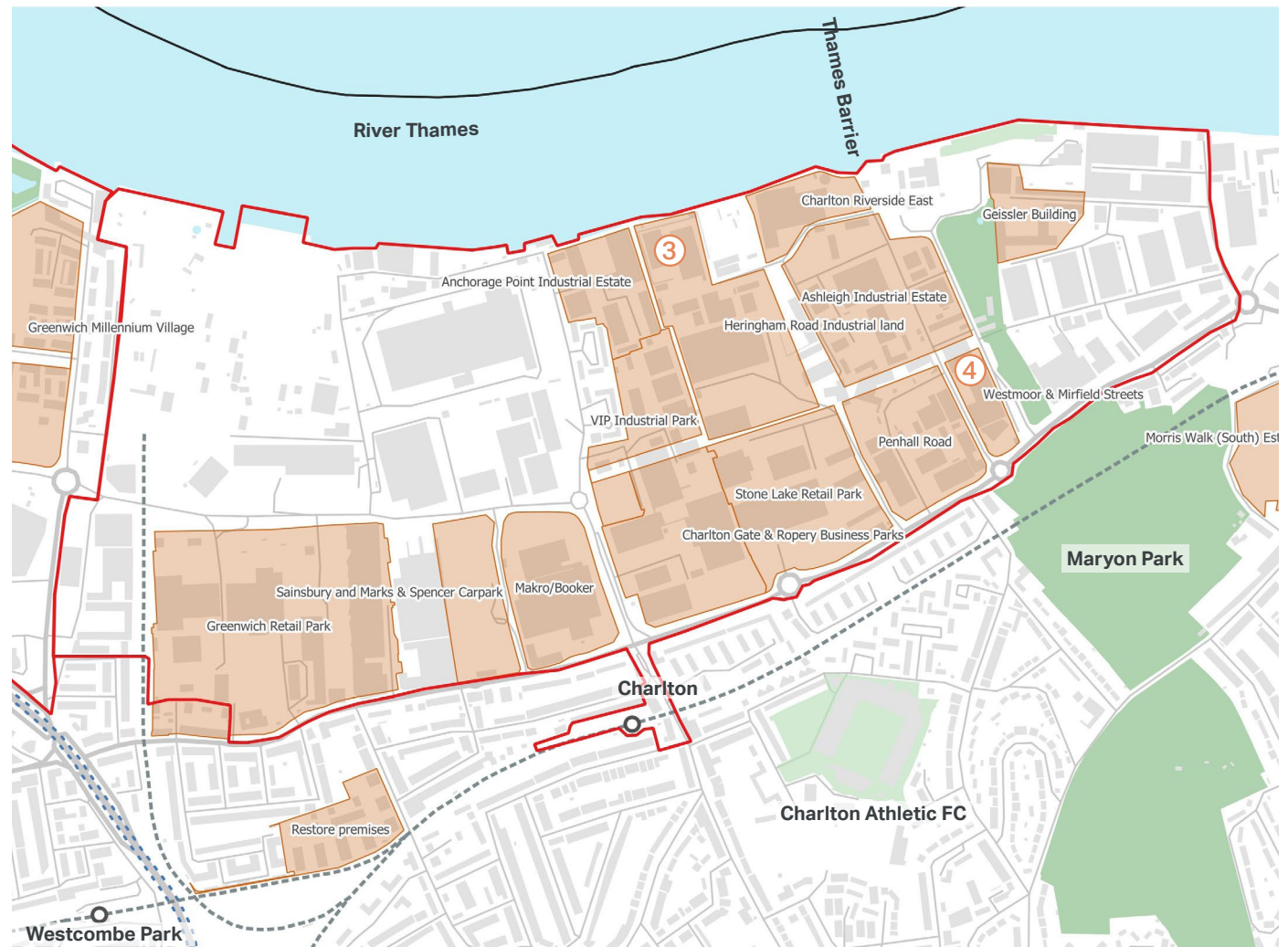


Charlton Riverside

SHLAA 2017: Approvals and allocations

Approved:

- ③ Herringham Quarter - Hyde Site: 1,212 homes, 40% affordable, 6,863 sqm of commercial space.
- Permission granted in 2022, completion expected by 2032.
- ④ Eastmoor Street - Aitch Site: The site was granted planning permission at appeal on 5th May 2022 for: 188 residential units (Use Class C3), – 631 sqm B1/B8 flexible employment floorspace, 510 sqm flexible retail and community uses (Use Classes A1- A5 and D1).



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

Charlton Riverside

SHLAA 2017: Approvals and allocations

In planning:

- ⑤ Flint Glass Wharf - Komoto
Site: 500 homes.
- ⑥ Faraday Works - U+I/Royal London: 374 homes, 830 jobs (low affordable %).
- Application recently withdrawn.



At pre app stage:

- ⑦ GLI site
- ⑧ Komoto - Westmoor Street: 280 homes.



KEY

- ① Opportunity Area
- ② Approvals and Allocations (SHLAA, 2017)

Charlton Riverside

Development activity 2021

- The OA is shown in dark yellow/ orange.
- No development activity in the OA.



Source: vu.city

KEY

- Consented
- Under construction
- Completed

Charlton Riverside

Development activity 2024

- The OA is shown in dark yellow/ orange.
- Some consented schemes emerge.



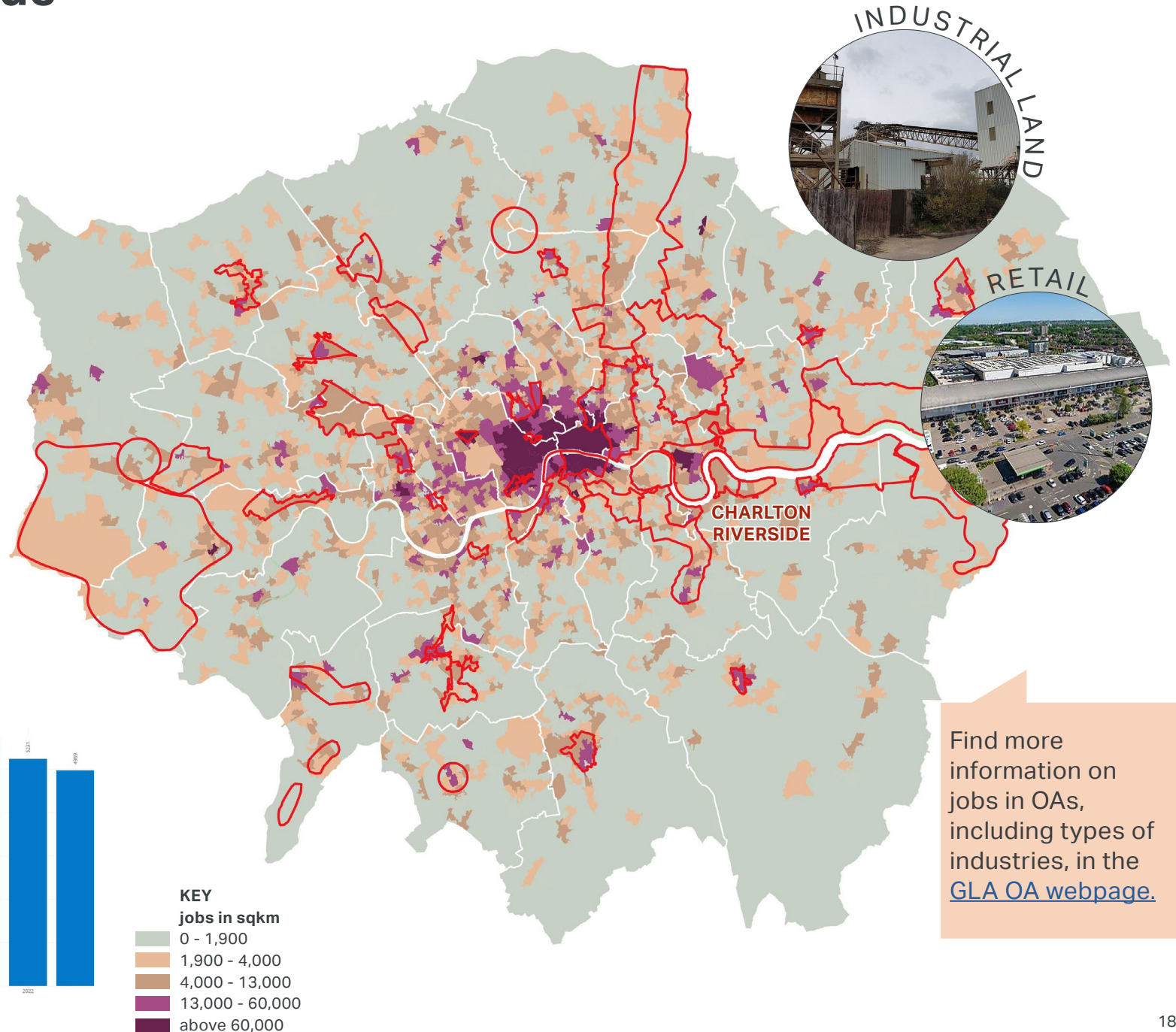
Source: vu.city

KEY

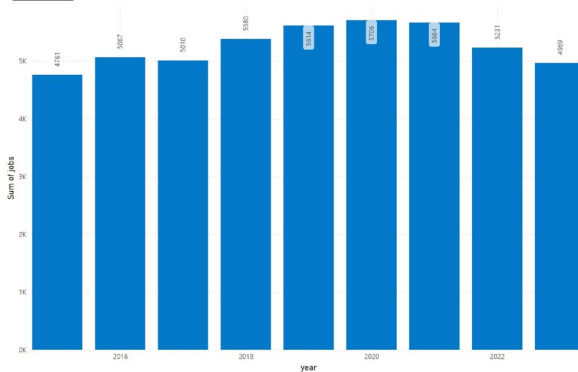
- Consented
- Under construction
- Completed

Charlton Riverside Jobs

- Average jobs density in the OA.
- 91,000 jobs were in RB Greenwich in 2023
- 5 per cent of the borough's jobs were in the OA.
- Charlton Riverside sits along the Thames Production Corridor.



Jobs by year in the OA



Source: Census, Business Register

Charlton Riverside

Town Centres and High Streets

- The OA is located between North Greenwich Town Centre (West), and Woolwich Town Centre (East).
- Part of the OA identified as a high street on the map is described by RB Greenwich as an out-of-centre retail park.



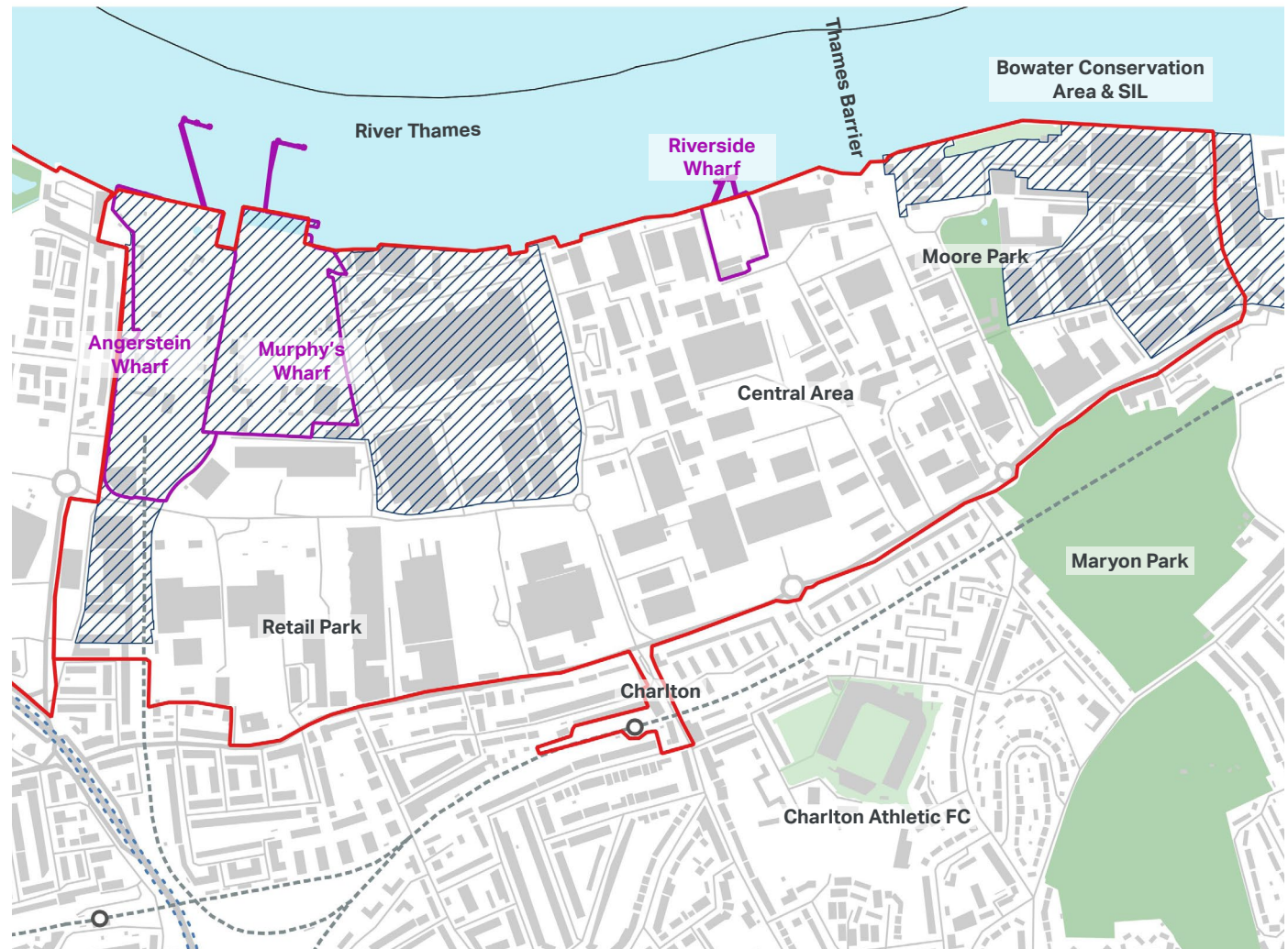
KEY

- OA Boundary
- High street
- Good Growth Funded project (Round 1 to 3)

Charlton Riverside

Industrial land: Designations

- 35 per cent of the OA's area is identified as Strategic Industrial Land (SIL).
- Charlton Riverside includes two SILs and three protected Wharves.



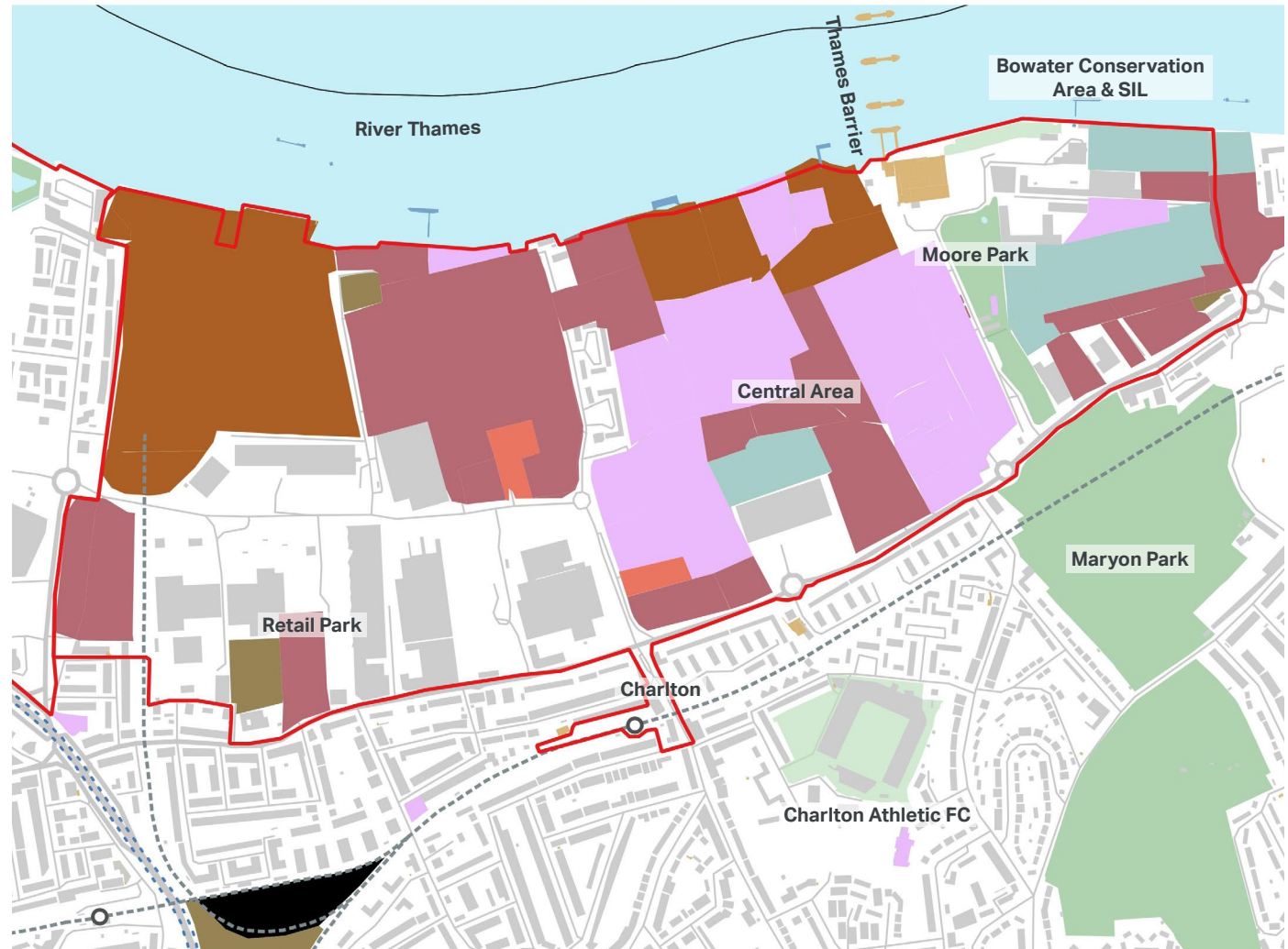
Source: London Industrial Supply Study

KEY
SIL
Safeguarded Wharves

Charlton Riverside

Industrial land: Types of industry

- The industrial history of Charlton Riverside has defined its current character and role of the OA in the borough.



Source: London Industrial Supply Study

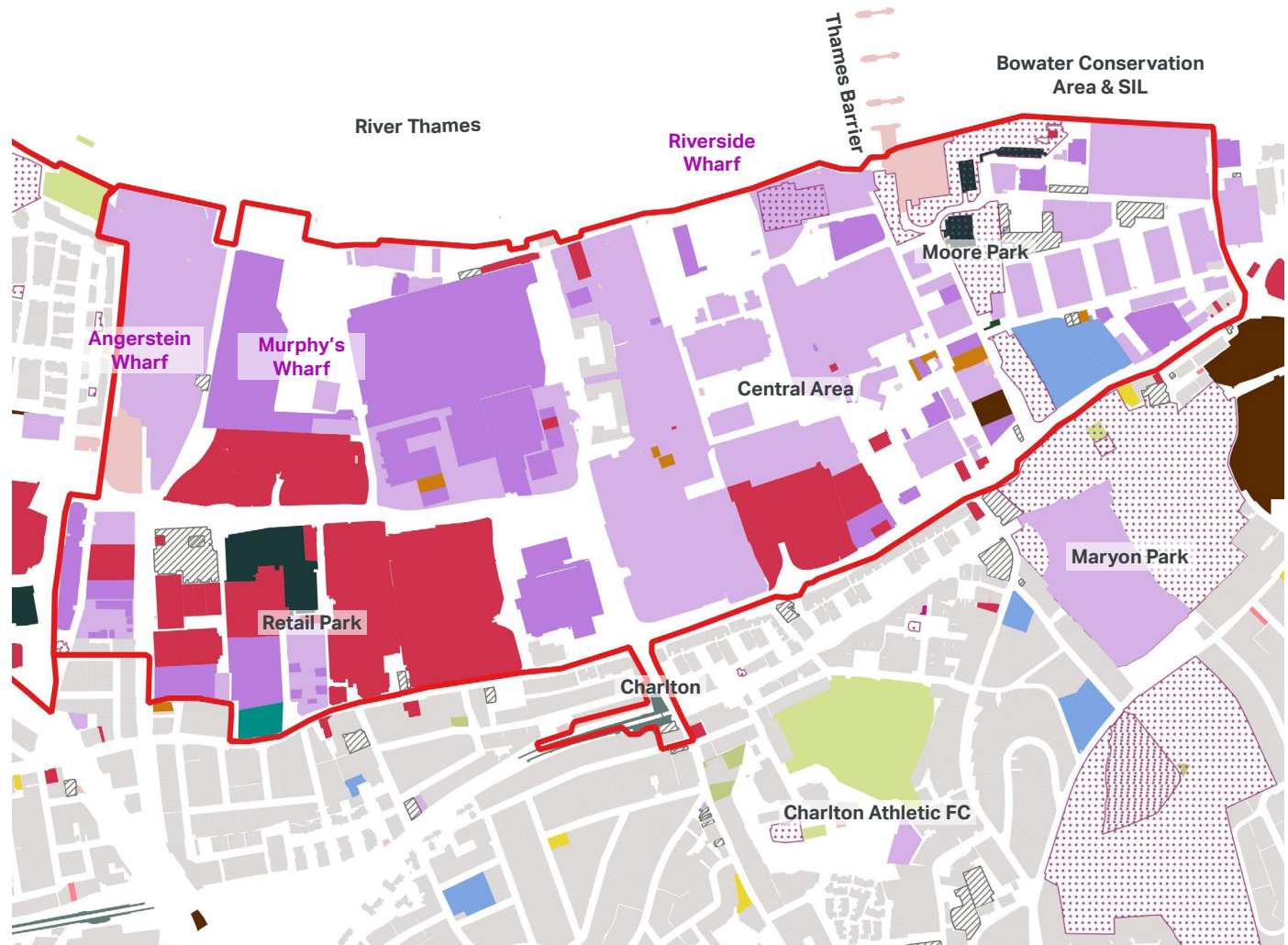
KEY

- 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

Charlton Riverside

Land uses

- Mainly industrial character
- Retail cluster to the south west
- Existing green infrastructure network to the east.



Source: OSNGB, City Intelligence Unit (GLA)



Charlton Riverside

Moving forward

- A new vision for the OA will be reflected in the emerging RB Greenwich Local Plan alongside specific site allocations.
- Outdated framework (Masterplan SPD predicated on industrial land release has failed to deliver; land values of industrial versus residential). SPD also limits building heights, which is a factor on viability.
- Conversations taking place TfL/GLA/LPA for a vision refresh. Currently, considering a joint OAPF/SPG for the area.
- Acknowledge the role of the OA in the borough in terms of employment spaces. It is also noted that SIL and safeguarded wharf designations are considered as significant constraints by RB Greenwich.
- Co-location typologies potential.
- The role of green infrastructure and landscape in the future vision.
- Public transport access in the centre of the OA in the form of the East-West bus route is needed to unlock development.

Proposition

- GLA Place Unit priority to support homes and jobs delivery and placemaking in collaboration with RB Greenwich.
- Potential for land assembly and delivery vehicles to be explored to support growth.



WorkStack is designed by dRMM as a model for high-density urban industrial/mixed use development. The client, Greenwich Enterprise Board (GEB), is a social enterprise dedicated to providing affordable workspace in Greenwich.