

Aims of this Consultation Draft OAPF

The Royal Docks and Beckton Riverside (RD+BR) Opportunity Area Planning Framework (RD+BR OAPF) is a long-term planning framework to support and guide emerging development in the Royal Docks and Beckton Riverside Opportunity Area (FIG 1.2). The RD+BR OAPF is being prepared jointly by the London Borough of Newham (LBN), Greater London Authority (GLA), and the GLA Royal Docks team, and Transport for London (TfL). It will be adopted as London Plan Guidance (LPG).

Preparing this framework jointly with key stakeholders and communities helps to ensure that strategic and local issues in the Royal Docks and Beckton Riverside OA are addressed in a way that is coordinated and balanced with local aspirations.

During the summer of 2019, early engagement was undertaken with local communities and key stakeholders to understand the key priorities and challenges in the Royal Docks and Beckton Riverside OA. This was followed by public engagement on draft OAPF Vision and Principles in Autumn 2020.

Feedback from these phases of engagement have been summarised in Part 1.4 Public Engagement. Feedback gathered during this formal public engagement stage will inform the preparation of the final adoption of the OAPF which we aim to publish in summer/ autumn 2022.

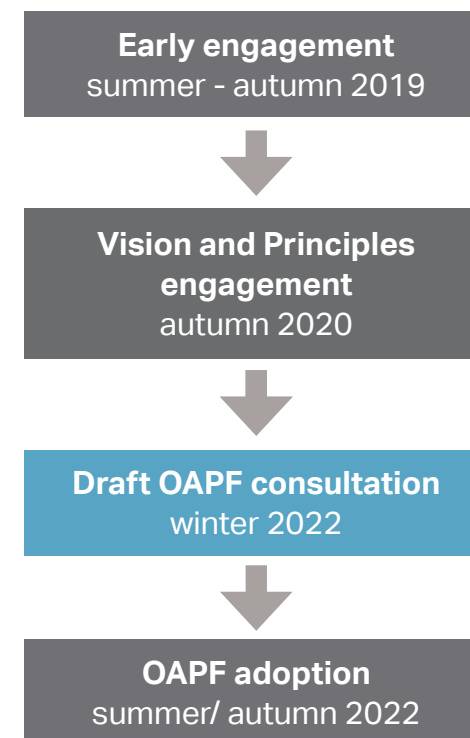


FIG 1.1 Indicative OAPF timeline

How to give your views

Your input is important and we want to hear your comments on the Royal Docks and Beckton Riverside OAPF.

This document is for public engagement from February 2022 to March 2022.

Details on how to respond to this consultation are available on page 5 of this document and at:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/londons-opportunity-areas/royal-docks-and-beckton-riverside-opportunity-area>

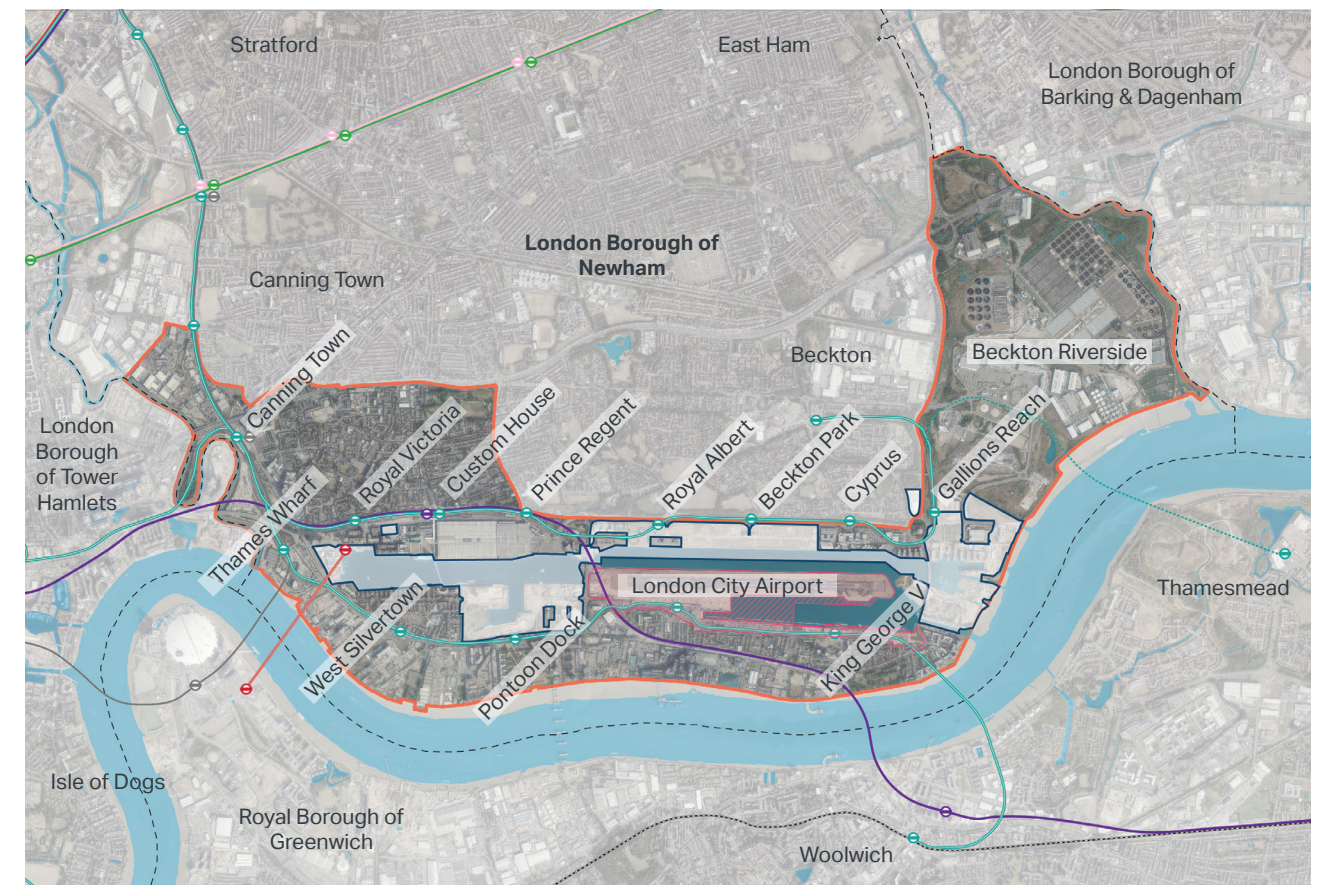


FIG 1.2 The Royal Docks and Beckton Riverside Opportunity Area

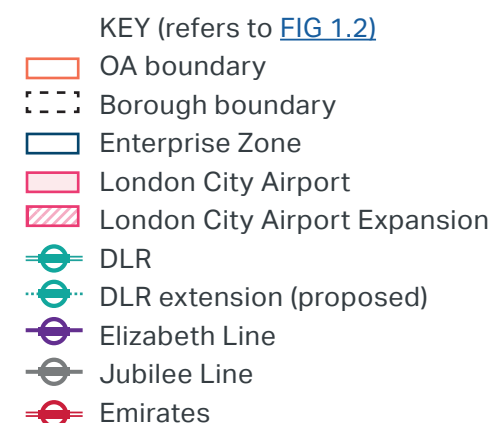
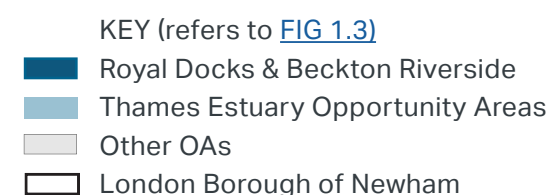


FIG 1.3 The Royal Docks and Beckton Riverside Opportunity Area in the London Context

Executive Summary

Purpose of this OAPF

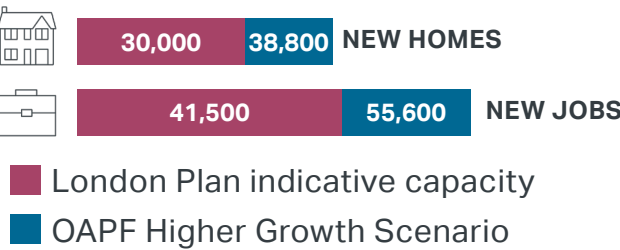
This OAPF sets a 20 year planning strategy for the Royal Docks and Beckton Riverside OA up to 2041. It aims to:

- Review the **development opportunity** in areas with good transport accessibility
- Present **a strategy for industrial land**
- Outline the opportunities associated with a **future DLR extension** to Beckton Riverside and how these could be supported. Considerations also include other key public transport investment in the area, e.g. DLR service improvements

The Royal Docks and Beckton Riverside Opportunity Area (RD+BR OA) is one of the largest regeneration areas in London, is at the centre of an expanding east London, and is in the heart of the Thames Gateway. There is the potential to share the benefits arising from change in the OA to LB Newham, and London more widely. The London Plan estimates an indicative capacity of 30,000 new homes, and 41,500 new jobs.

A development capacity study was undertaken for sites within the OA allocated in the LB Newham Local Plan. A design-led methodology was used to illustrate the potential for new homes on former industrial sites, as well as more jobs on retained employment sites.

This study helps understand how many jobs and homes have already been delivered up to 2020, how much opportunity remains, the infrastructure needed to support further growth, and possible phasing of future development. With these transport improvements, the OA has the potential to provide **38,800 new homes**, and **55,600 new jobs**.



Industry and other commercial activities remain vital ingredients shaping the role and heritage of the area, particularly along the River Lea, and south and northeast of the Royal Docks. These industrial areas complement regional economic assets such as ExCeL London, Tate and Lyle Sugars, the University of East London, City Hall, and London City Airport. The planning system needs to balance and optimise the benefits of these assets as surrounding land uses change.

Parts of the OA and the Royal Docks in particular have seen significant recent investment, supported by the designation of London’s only **Enterprise Zone**. There are also planned increases in DLR capacity and station improvements via the **Housing Infrastructure Fund (HIF)**.

Existing centres like **Canning Town** are already changing, with new development supported by the Elizabeth Line, and connections across the River Lea and to **Custom House**. **Silvertown** will continue to grow and evolve as a centre to meet the diverse needs of the increasing local population and providing opportunities for current and future communities to meet and feel part of a single neighbourhood. The area to the east of Beckton, becoming known as **Beckton Riverside**, has the potential to become a Major Town Centre around a new DLR station, with a mix of uses, spaces, and new connections.

Improved transport is **fundamental to achieving Good Growth**. Providing high quality transport like an extension to the DLR, along with safe and attractive **walking and cycling routes**, such as extensions to the Thames Path and a Docks Loop, allows people to choose active travel. This also supports new homes and jobs for Londoners.

This OAPF supports the London Plan’s proposal to extend the Docklands Light Railway (DLR) from Gallions Reach station via Beckton Riverside to Thamesmead and beyond.

For further details on how the DLR extension could be an opportunity to unlock homes and good growth in the wider area, please refer to [Thamesmead and Abbey Wood OAPF](#)



FIG 1.4 Major transport infrastructure investment. Image credit: Sam Bush

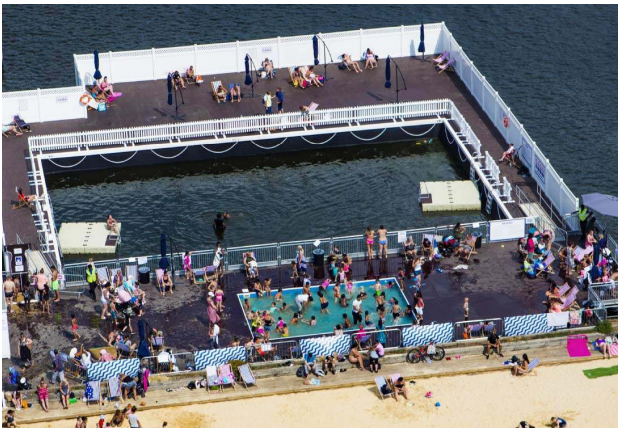


FIG 1.5 A vital waterfront to play, work and live. Image credit: Sam Bush, Tian Khee Siong



FIG 1.6 A growing diverse community and emergence of making and creative spaces. Image credit: Tian Khee Siong

Executive Summary

STRATEGIC VISION

There is the potential to share the benefits arising from change in the OA to LB Newham, and London more widely. This includes realising The [Mayor’s Recovery Missions](#) and LB [Newham’s Recovery Strategy](#). The Royal Docks and Beckton Riverside will realise its potential as one of the largest regeneration opportunities in London, and the home of City Hall. The area will be a **vibrant location for culture (including cultural production), business, industry, and known for its high-quality neighbourhoods**.

New strategic connections will include a DLR Extension to Thamesmead via Beckton Riverside, bringing residents closer to the rest of London. Local connections will be transformed to allow all parts of the Royal Docks to be accessed on foot and by bicycle.

Industrial, employment and residential uses will co-exist and evolve positively across the OA. The Enterprise Zone will help guide this evolution, with a premium placed on encouraging innovation, and in particular in urban and green tech. The area will see a growing economic footprint of the creative and cultural sector, both in terms of business activity and events/activities, much of which will be in evening and night-time uses. The area will form part of the Mayor’s aspiration for a [Thames Estuary Production Corridor](#).

Canning Town will be a gateway into the Royal Docks, with new development supported by connections across

the River Lea and to Custom House. New neighbourhoods will emerge in Silvertown, West Silvertown and Thameside West. These will deliver good quality genuinely affordable homes and meet a growing need for supporting infrastructure.

New centres will be established, with Silvertown, West Silvertown, and Thames Wharf serving existing and future residents, workers, and visitors. Beckton Riverside will become a new Major Town Centre, and include a mix of retail, leisure, homes, night-time economy uses, public space and better connections for everyone.

The [Towards a Better Newham](#) strategy will be realised across the area, with everyone benefiting. New social infrastructure will be key to support this **Good Growth** and continue the area’s success.

Delivering ‘Good Growth’

[London Plan](#) sets out a vision for ‘Good Growth’ across all Opportunity Areas. This means planning for growth in a way that improves the health and quality of life for all Londoners, reduces inequalities and makes the city a better place to live, work and visit. The six Good Growth objectives are:

- Building strong and inclusive communities
- Making the best use of land
- Creating a healthy city
- Delivering the homes Londoners need
- Growing a good economy
- Increasing efficiency and resilience

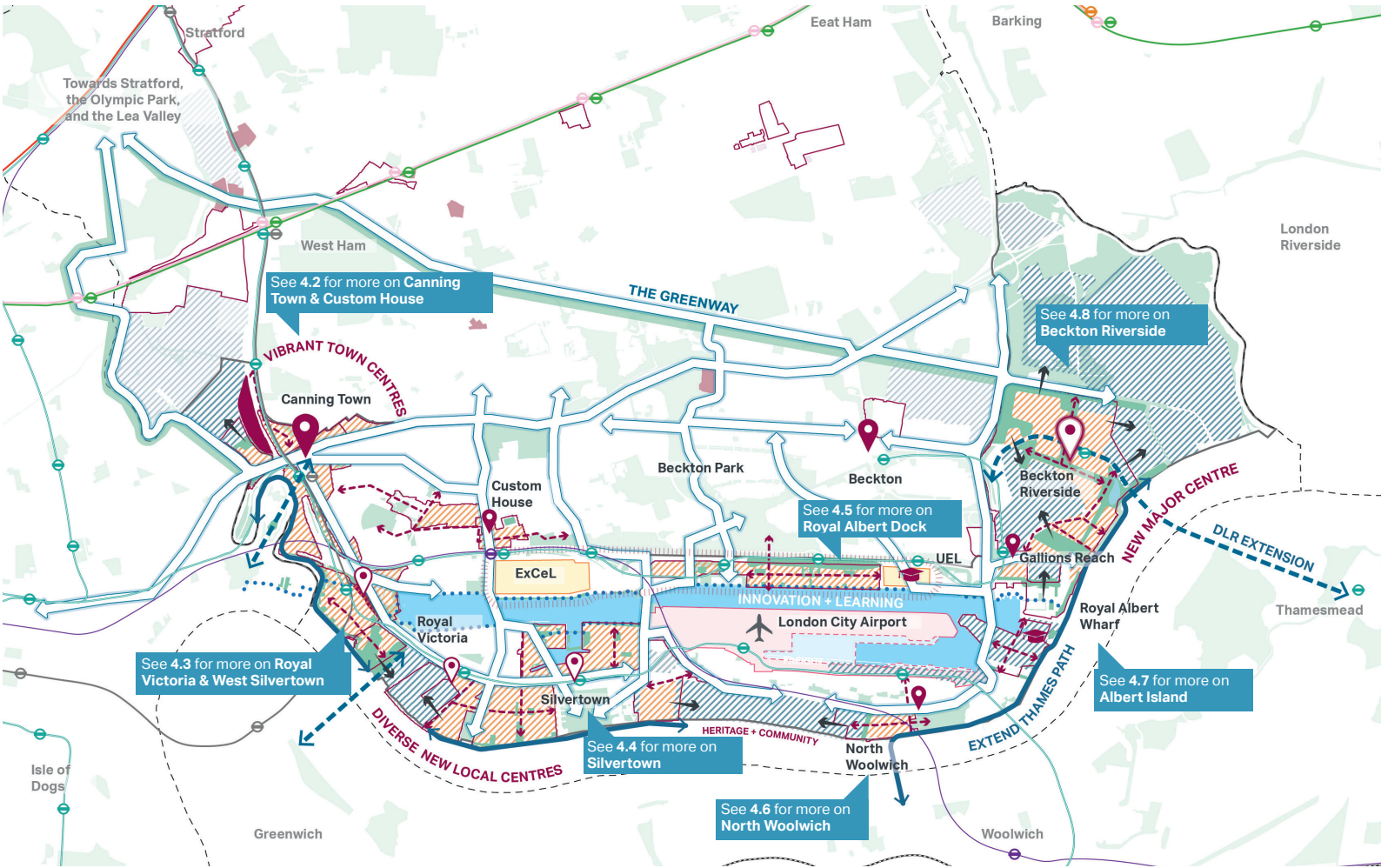


FIG 1.7 Strategic vision for RD+BR OA

KEY

- Borough boundary
- OA boundary
- Development sites in OA (allocated in LBN Local Plan)
- Existing open space
- Proposed open space
- Proposed mixed- use
- Proposed industrial intensification
- Mixed- use area (Local Plan allocation)
- Agent of change

- ➡ New or improved strategic connection
- New or improved cross - river link
- New or improved local connection
- Improved dock water accessibility
- DLR
- Elizabeth Line
- Existing centre (District, Town, Local)
- Proposed centre (District, Town, Local)

For further details on the Vision and how it delivers Good Growth refer to [Part 2 The Plan](#)