



2 The Plan

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Vision(s) and Principles Royal Docks and Beckton Riverside

Introduction

The high-level plan in this framework builds on the analysis presented earlier to illustrate a deliverable future vision for the Royal Docks and Beckton Riverside OA up to 2041. Whilst the plan complies with the NPPF, London Plan, and the LB Newham Local Plan 2018, it also strives to be aspirational and up-to-date, acknowledging issues like COVID-19 Recovery Missions, and changing retail trends. The OAPF is informed by the Mayor's Good Growth objectives, and LB Newham's strategy 'Towards a Better Newham'.

The plan is structured around the following elements:

The Vision(s) and Principles

The Vision(s) describes the OA in 2041. The Principles explain briefly how the Vision will be achieved.

A Strategic Vision

This illustrates the Vision and Principles on a map, showing where change may happen across the OA including development, intensification, and new connections.

Growth

This section covers the following growth scenarios:

Growth Scenarios

Two growth scenarios are presented which describe how many jobs and homes the Royal Docks and Beckton Riverside could accommodate up to 2041:

BASELINE GROWTH:

This accounts for new development up to March 2020, with limited investment in transport infrastructure.



HIGHER GROWTH:

This is made possible by a new DLR Extension to Thamesmead via Beckton Riverside, new local connections, bus improvements, and new bridges over the Lea.

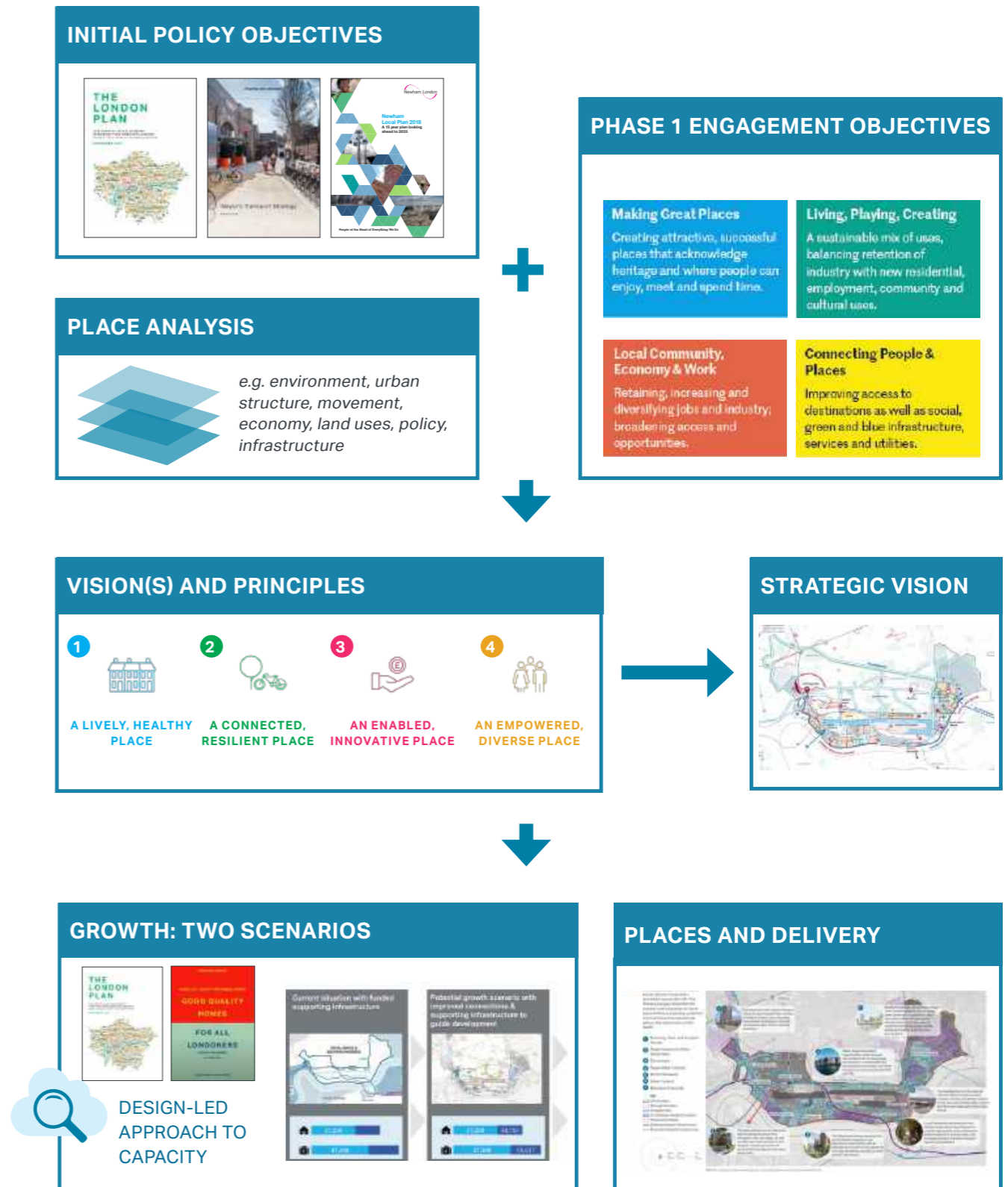
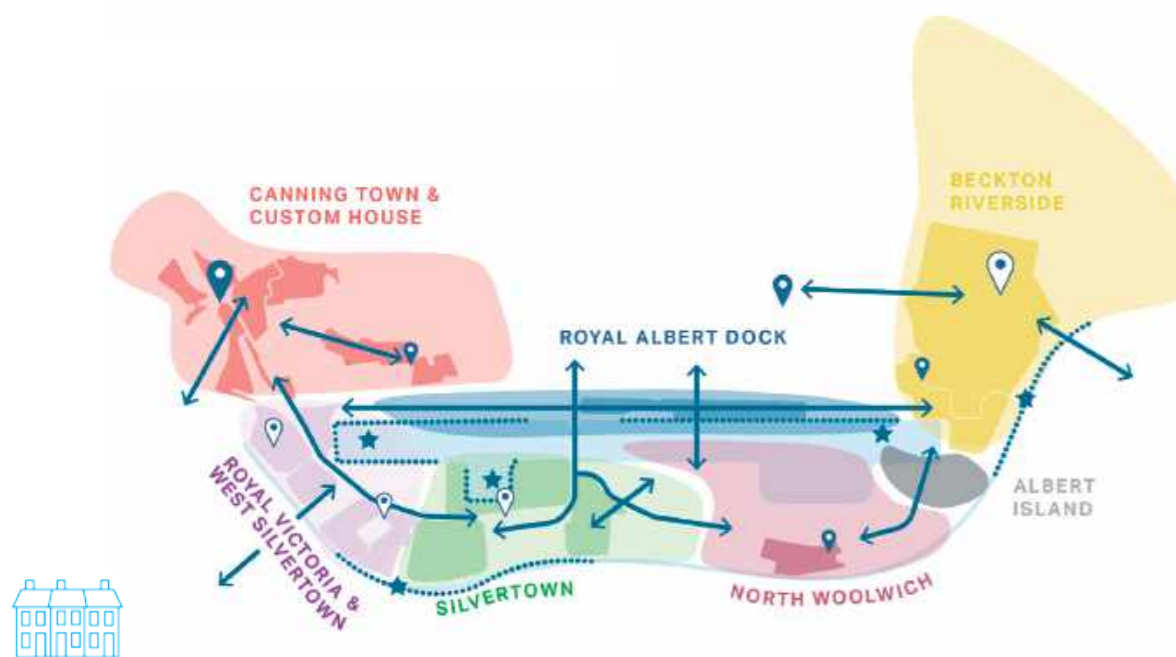


FIG 2.1 Methodology

Vision(s) and Principles

Royal Docks and Beckton Riverside

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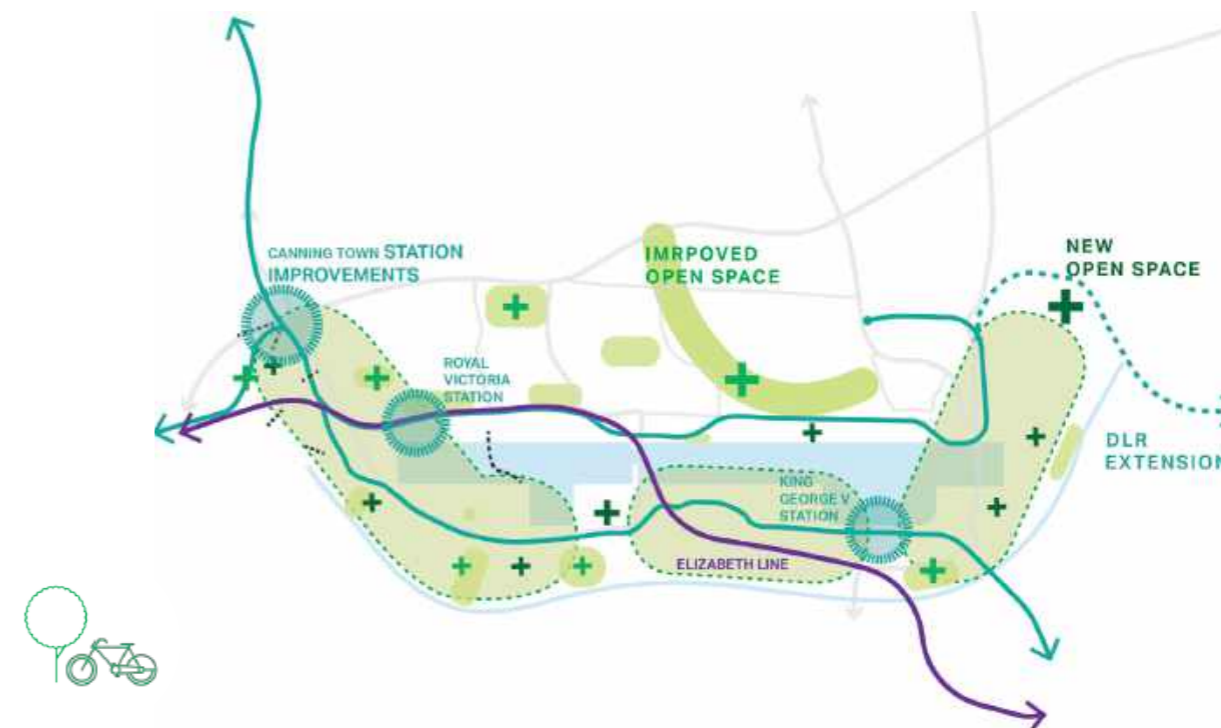
A LIVELY, HEALTHY PLACE

As a lively, healthy place, the Royal Docks and Beckton Riverside OA will prioritise quality of life, health, and personal well-being. Residents and employees will benefit from quality mixed use development and genuinely affordable, accessible new homes. New and improved streets and spaces will make use of unique assets like the Royal Docks water, River Thames, and industrial heritage to encourage active lifestyles inspired by the place qualities of the area.

Refer to 3.1 A Lively, Healthy Place in ["Part 3 Supporting Good Growth"](#) for further details on what the vision and principles of this theme could mean for Royal Docks and Beckton Riverside.

PRINCIPLES

- Support the delivery of 38,000 homes on allocated sites to create a mixed and inclusive place.
- Improve local and strategic connections, including a new DLR Extension to Thamesmead via Beckton Riverside to improve access to opportunities in and around the OA.
- Phase development across the OA to create lively, active neighbourhoods with the same mix of people and facilities as more established parts of the docks and Newham.
- Make optimum use of, and increase access to, the water.
- Where appropriate replace industrial scale sites with urban 'human-scale' development.
- Support the establishment of 15 Minute Neighbourhoods in the OA.



A CONNECTED, RESILIENT PLACE

The Royal Docks and Beckton Riverside OA will be well - connected and easy to move around on foot, by cycle and using public transport. Reaching other places in London will be facilitated through a network of local and strategic connections. Existing green and open spaces, and the water in the Royal Docks will be popular and easy to reach and use. New green and open spaces will be a guiding principle in future developments. As a resilient and sustainable place, the area will be able to face and recover from social, economic and environmental challenges and respond to the climate emergency.

Refer to 3.2 A Connected, Resilient Place in ["Part 3 Supporting Good Growth"](#) for further details on what the vision and principles of this theme could mean for Royal Docks and Beckton Riverside.

PRINCIPLES

- New green spaces within and around new development to address deficit in green space.
- Invest in new local connections that unlock sites, bridge infrastructure, promote walking and cycling, and create Healthy Streets.
- New bridges across the Lea to improve access to LB Tower Hamlets
- Green infrastructure to strengthen ecological resilience.
- Enhance access to green and open spaces. Open the Royal Victoria Dock Loop as a continuous route.



AN ENABLED, INNOVATIVE PLACE

The Royal Docks and Beckton Riverside OA will be a nationally significant centre of enterprise, employment and culture. It will be the established home of City Hall. The area will promote an inclusive economy with access to jobs and training, and will be recognised as a test-bed for social, environmental and technological innovation.

Refer to 3.3 An Enabled, Innovative Place in ["Part 3 Supporting Good Growth"](#) for further details on what the vision and principles of this theme could mean for Royal Docks and Beckton Riverside.

PRINCIPLES

- Protect and intensify use of designated industrial land.
- Plan for 55,000 new jobs across the OA, with a focus on emerging sectors like urban tech, creative and cultural, digital/data, and modern industrial activity.
- Establish a network of vibrant, well connected identifiable town and local centres. These should serve locals and visitors alike, providing diverse and flexible land-uses.
- Establish a new major centre at Beckton Riverside.
- Better integrate UEL, ExCeL and London City Airport with the existing and future (town and local) centres with sustainable links, uses and facilities that benefit local communities.
- Increase youth opportunities.



AN EMPOWERED, DIVERSE PLACE

The Royal Docks and Beckton Riverside OA will be an international place, harnessing the benefits of civic participation, co-design, and Newham's diverse communities. The OAPF will look to protect community based social networks of care and support, and strengthen the character and identity of the area as identified in the LBN Towards a Better Newham and Community Wealth Building Strategies.

Refer to 3.4 An Empowered, Diverse Place in ["Part 3 Supporting Good Growth"](#) for further details on what the vision and principles of this theme could mean for Royal Docks and Beckton Riverside.

PRINCIPLES

- Plan for 4 new schools alongside network of health and emergency service provision to support growing population.
- Integrate rich history of the Royal Docks into new development, including local character, listed structures and conservation areas.
- A Royal Docks that feels safe to live, work and travel around.
- Place LB Newham Community Wealth Building and Co-Design criteria at the heart of future development.
- Realise the vision for the Royal Docks as a world class cultural destination set out in the Royal Docks Cultural Strategy.

Strategic Vision for Royal Docks and Beckton Riverside

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Land Use

- 1 SIL release at West Silvertown, Silvertown, and Beckton Riverside to provide new mixed-use neighbourhoods.
- 2 Allocated mixed-use sites at Silvertown Quays and Silvertown have potential to provide new mixed-use neighbourhoods.
- 3 A network of Town and Local centres offering greater mix of uses and places for existing and new communities to live, work and play.
- 4 Strengthen the town centres and local centres offer, ensuring access to diverse uses and essential services within 15 minutes walk or cycle.
- 5 New Major Town Centre and mixed-use neighbourhood at Beckton Riverside, supported by DLR Extension.

Connections

- 6 The DLR extension is the preferred method for river crossings and is a mayoral priority in the Mayor's Transport Strategy. The safeguarded road crossing is not currently funded.
- 7 Improve local connections through walking and cycling, improved buses, DLR frequency, and new bridges over Lea
- 8 Maximise the accessibility of existing assets (UEL, ExCeL, City Hall) through sustainable links

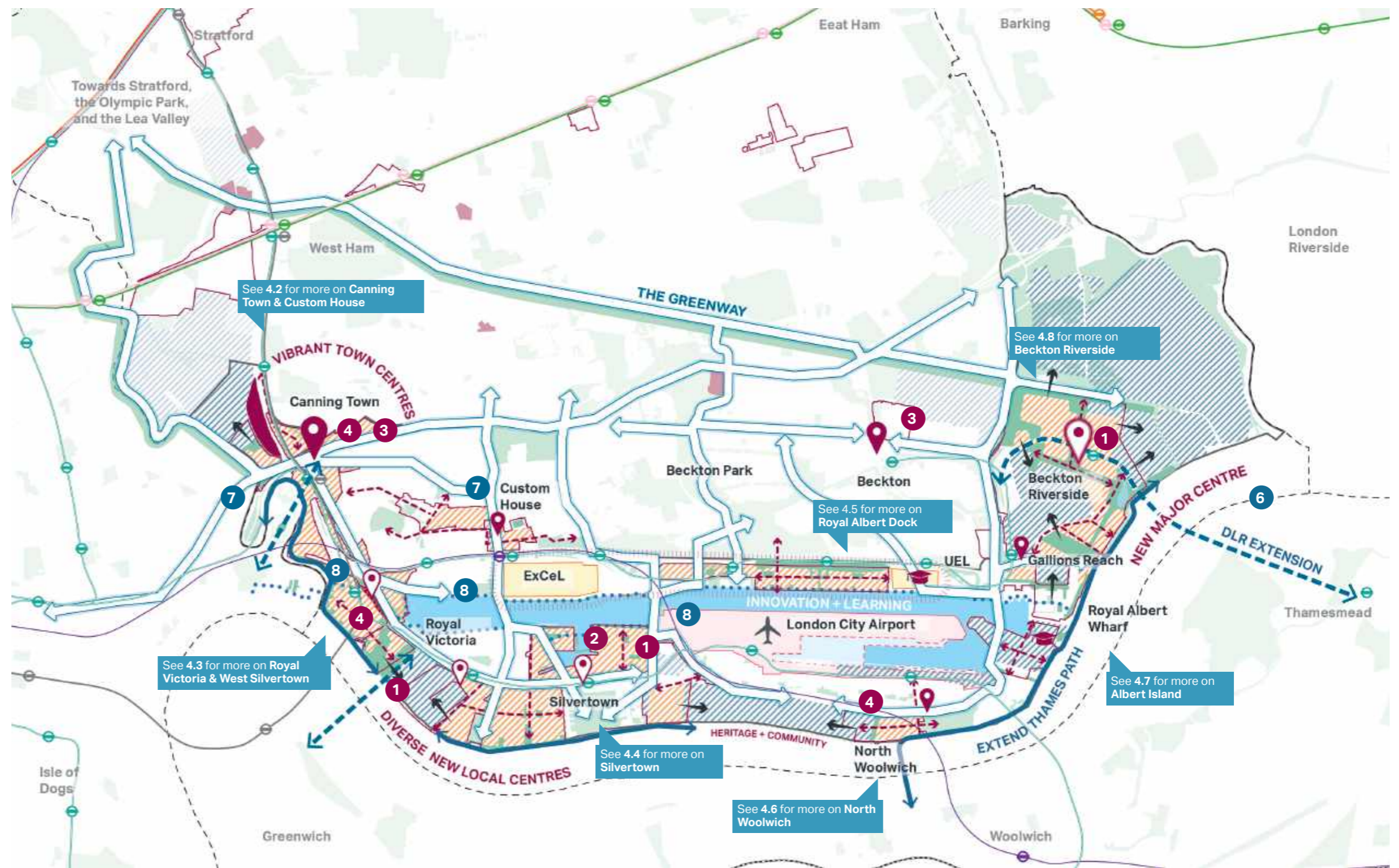
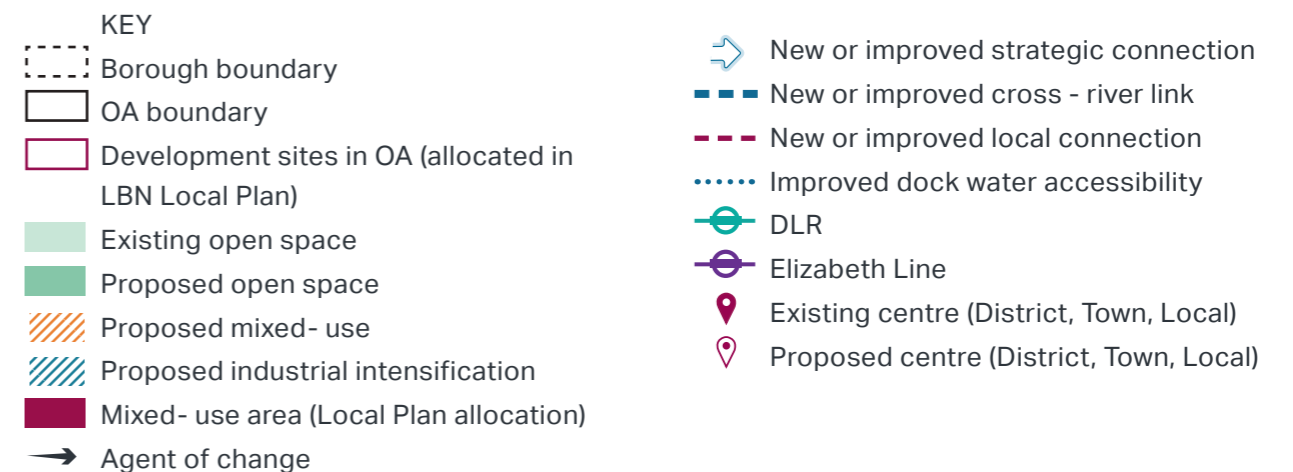


FIG 2.2 Strategic vision for RD+BR OA



Growth

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What is the scope for growth in this OA?

This OAPF supports and plans for the extension of the Docklands Light Railway (DLR) from Gallions Reach station via Beckton Riverside to Thamesmead and beyond.

The DLR Extension would unlock the development of a Major Town Centre at Beckton Riverside, as well as unlocking a significant quantity of new housing on adjacent sites.

Growth in other parts of the OA would be supported by DLR service improvements (via HIF), improvements to strategic routes like North Woolwich Road, new local connections, and expanded bus capacity.

Growth Scenarios

The London Plan 2021 has a development capacity for the OA of 31,500 new homes and 40,000 new jobs up to 2041.

This OAPF updates this indicative capacity with two development scenarios. Both only consider housing growth on sites allocated for development in the LB Newham Local Plan 2018:

- **The 'Baseline' Growth scenario** accounts for LBN Local Plan and SHLAA assumptions, updated to include planning permissions and discount completions up to March 2020. This would be supported by infrastructure that is already funded, or identified within the LB Newham Local Plan

- **The Higher Growth scenario** has increased densities, new land uses, and increased development supported by new transport, local connections, and infrastructure.

These growth scenarios will shape the future of the Opportunity Area in a variety of ways:

- They will inform further studies, including the review of the LB Newham Local Plan and the business case for the DLR Extension to Thamesmead via Beckton Riverside.
- The growth scenarios are already making a contribution to funding bids, including HM Government Levelling Up fund.
- They provide valuable context for infrastructure and utilities providers planning for future demand.

Funding Transport

Transport associated with the High Growth scenario is currently unfunded. Delivering major new public transport schemes in the area will partly depend on the scale of new growth to make a strong case for investment. Growth to be design-led and meet all the other aspirations laid out in the OAPF and relevant planning policy.

Any funding package for new public transport connections is likely to include contributions from the new developments that the routes would serve. These would also help fund local connection improvements.

GROWTH SCENARIO 1

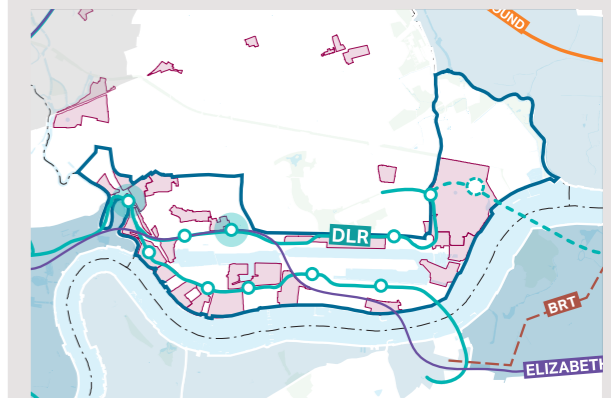
Baseline Growth with identified and funded supporting infrastructure



- LB Newham Local Plan and London SHLAA projections to 2041 updated to account for permitted development up to 2020.
- This figure has been agreed between Newham, TfL and the GLA to update the baseline scenario data (agreed early 2020).

GROWTH SCENARIO 2

Higher Growth scenario supported by DLR Extension, new connections, and infrastructure



- Intensification of industrial land
- New employment uses within mixed-use development
- New homes at higher densities in most accessible locations, including genuinely affordable homes
- DLR Extension from Gallions Reach via Beckton Riverside to Thamesmead (mayoral priority).
- Better interchange at Canning Town (Jubilee line) and Custom House (Elizabeth line)
- New and improved local connections including bus capacity, street network, and cycle lanes
- Bridges over the River Lea