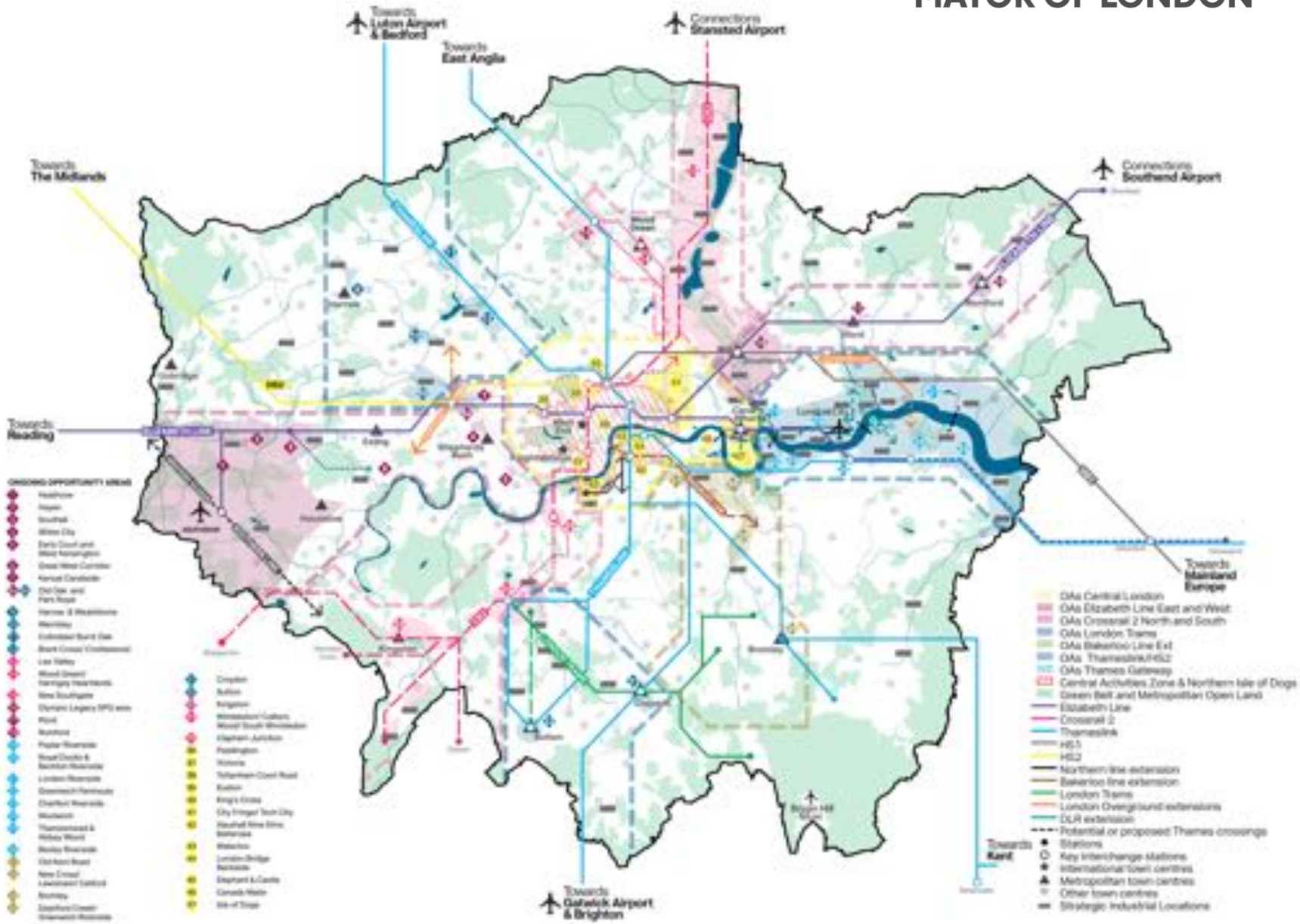
MAYOR OF LONDON

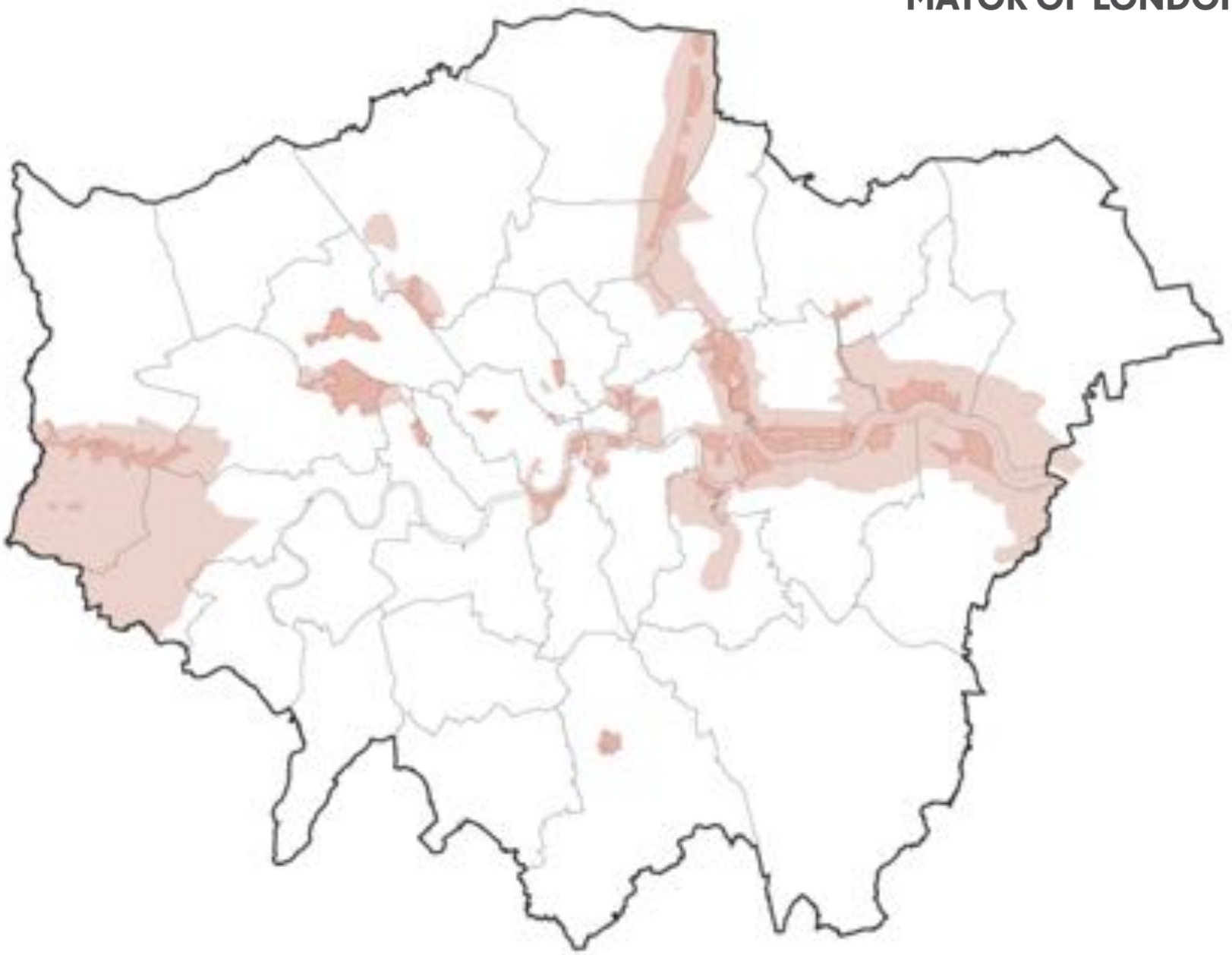
London's Opportunity Areas



London Plan 2004

MAYOR OF LONDON

London Plan 2008



MAYOR OF LONDON

London Plan 2011

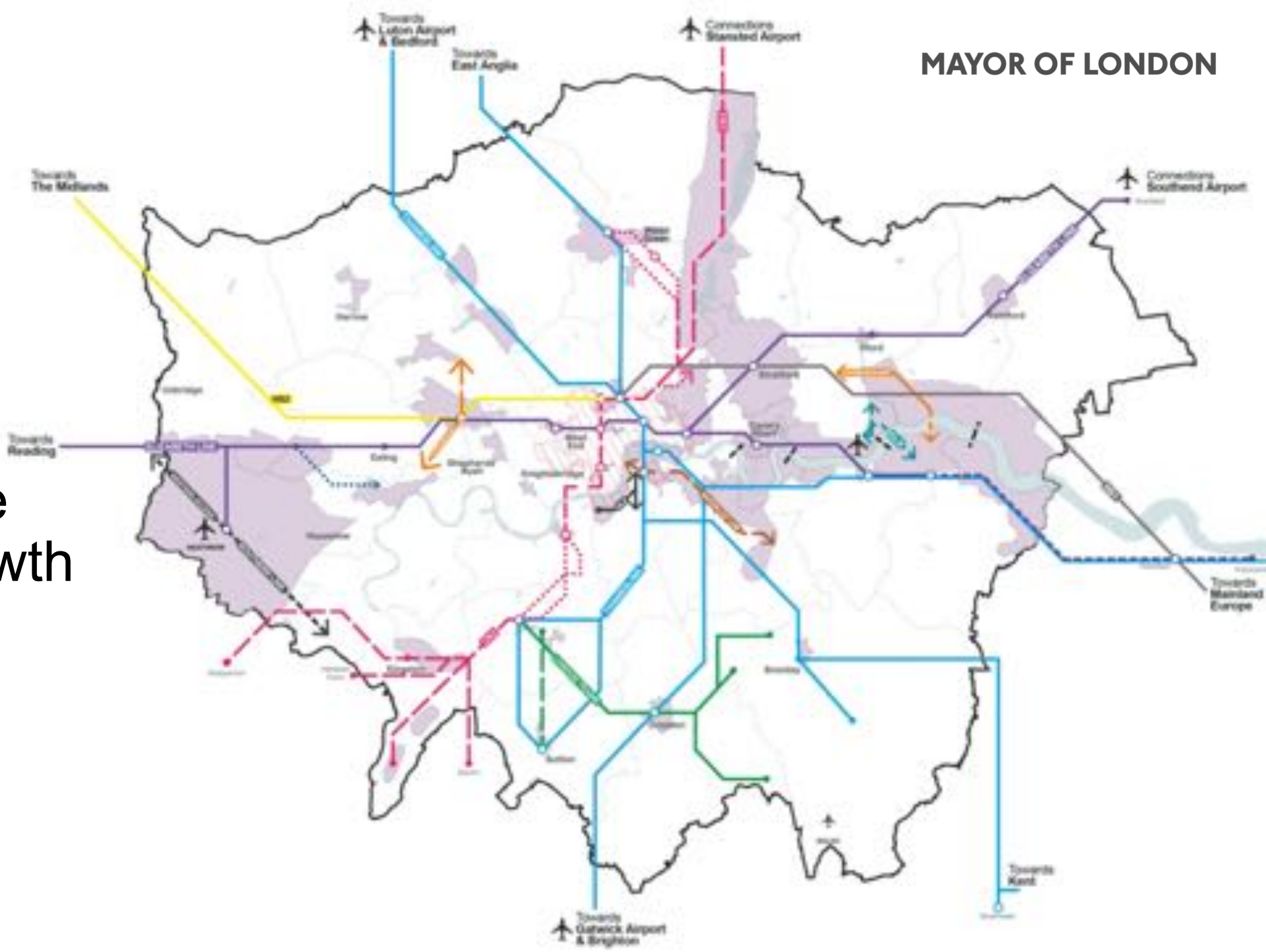
MAYOR OF LONDON

London Plan 2016

MAYOR OF LONDON

London Plan 2019

Infrastructure enabling growth



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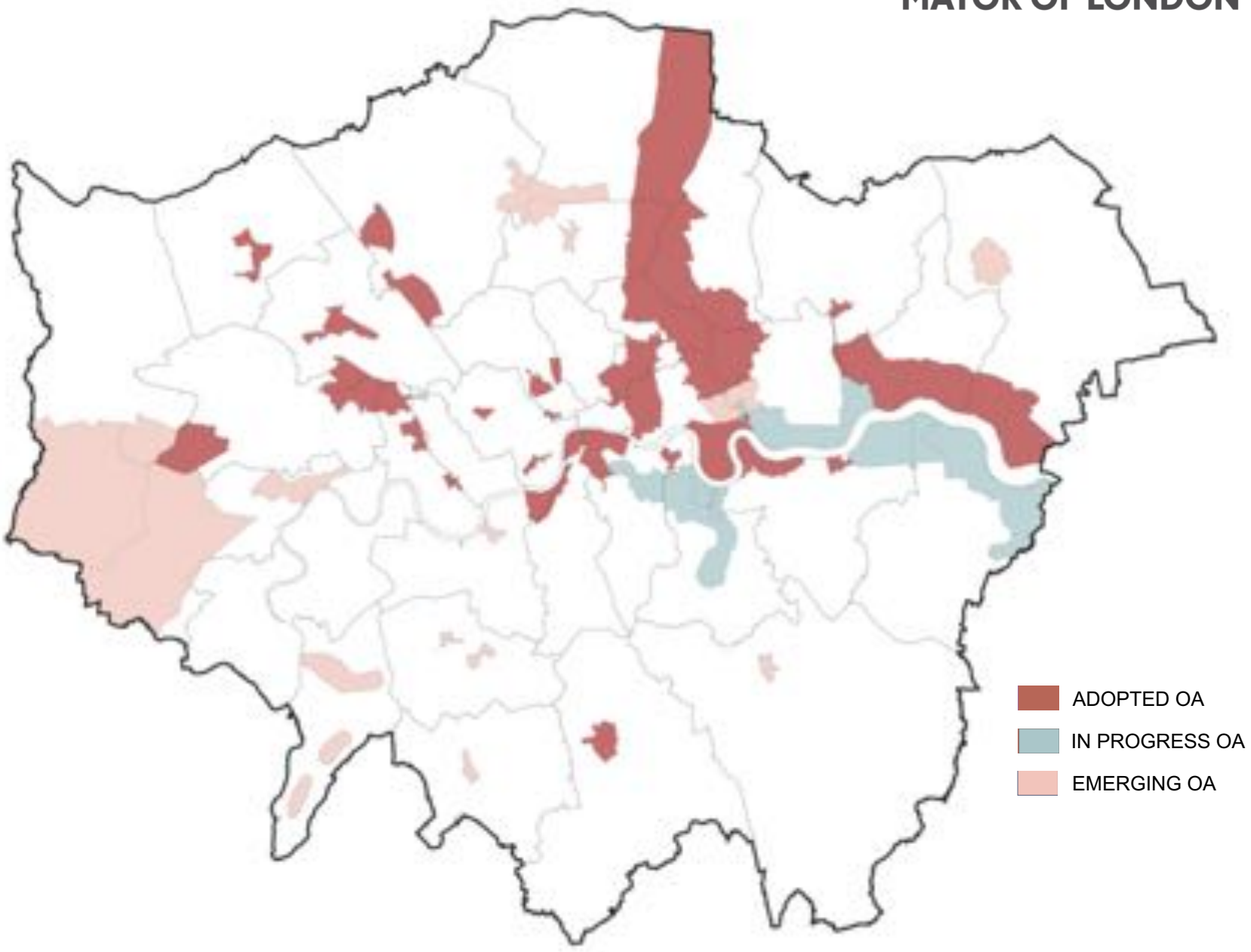
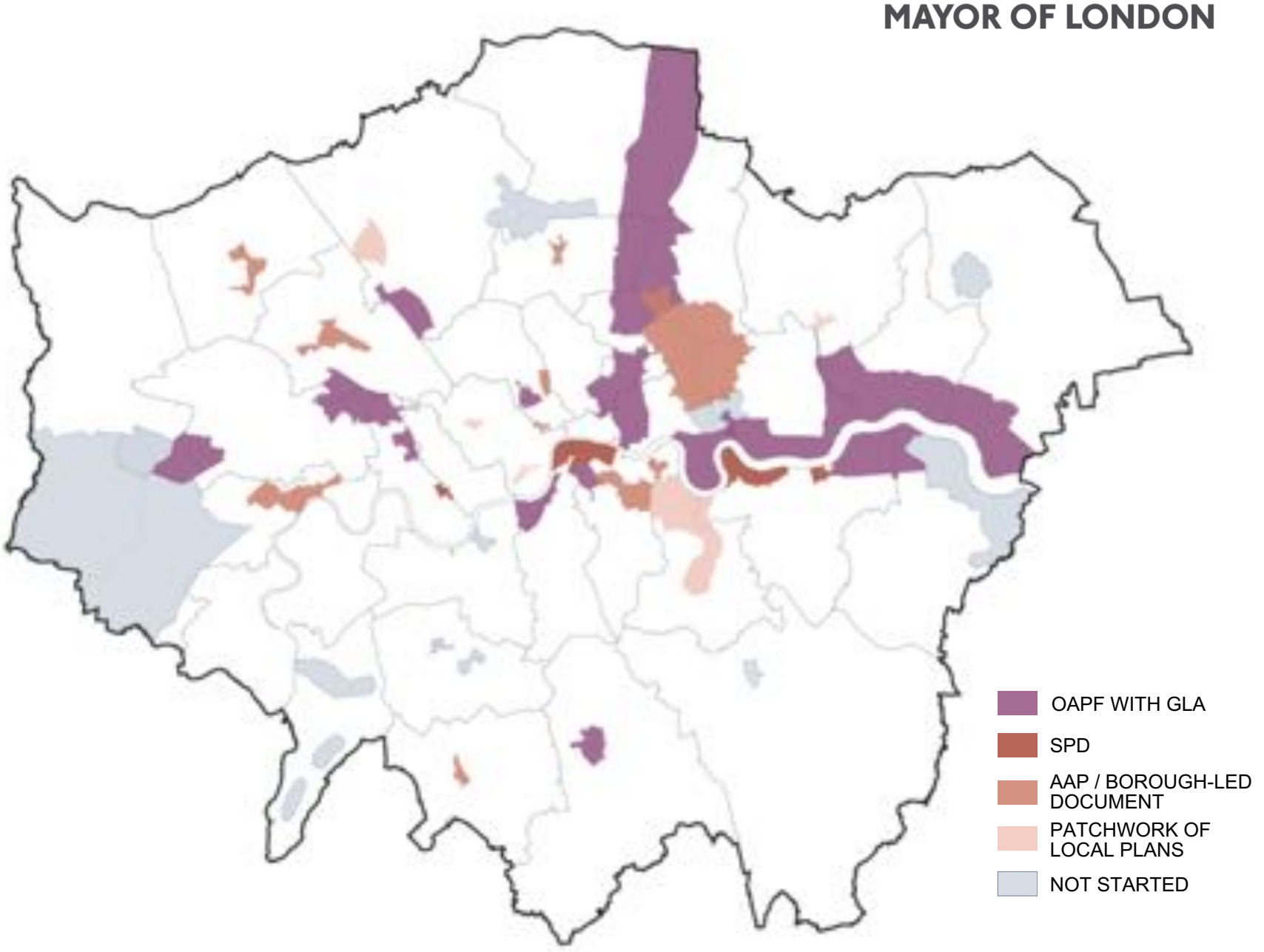
Opportunity Area Current status



OA delivery vehicle



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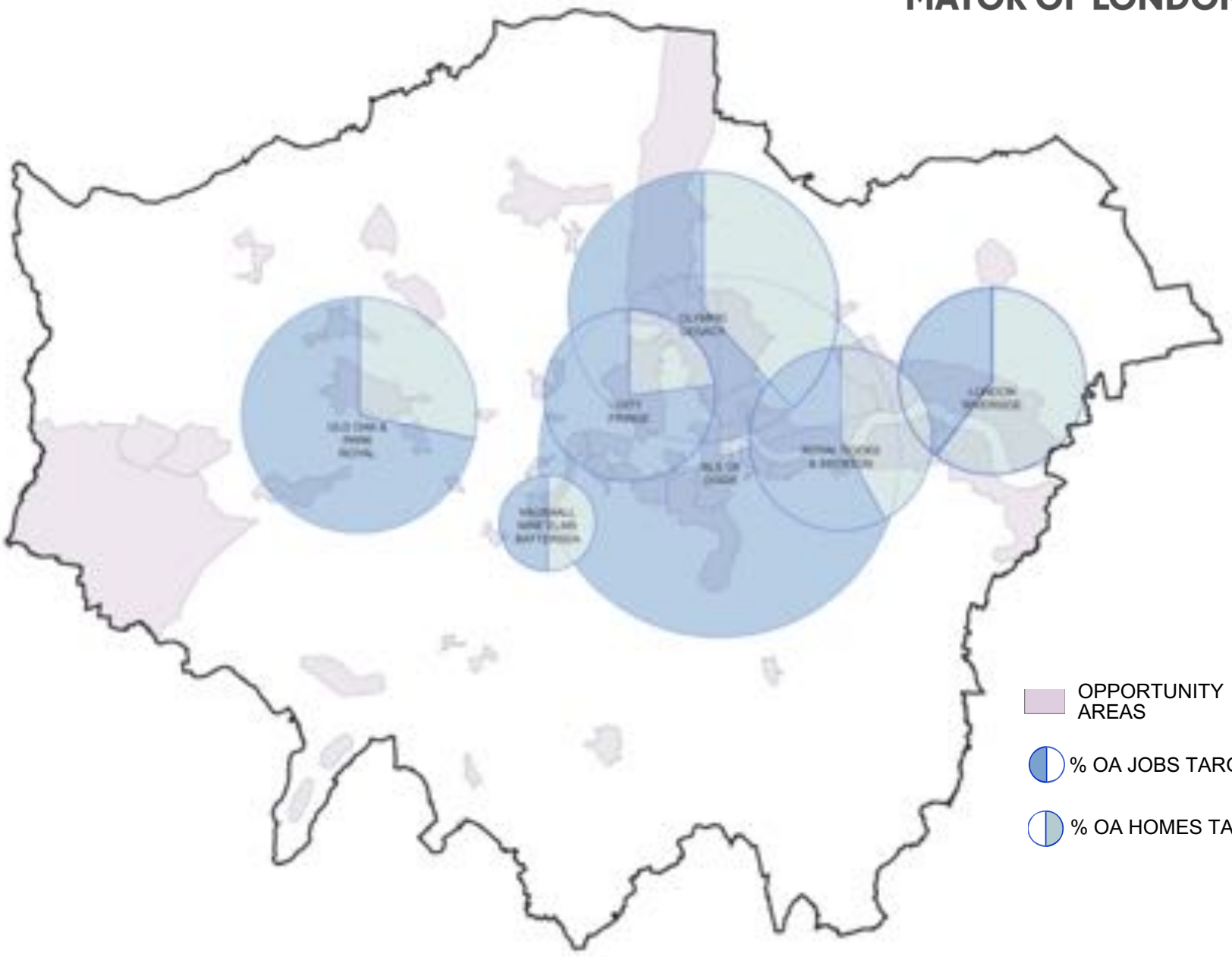
Areas of significant growth of homes / jobs



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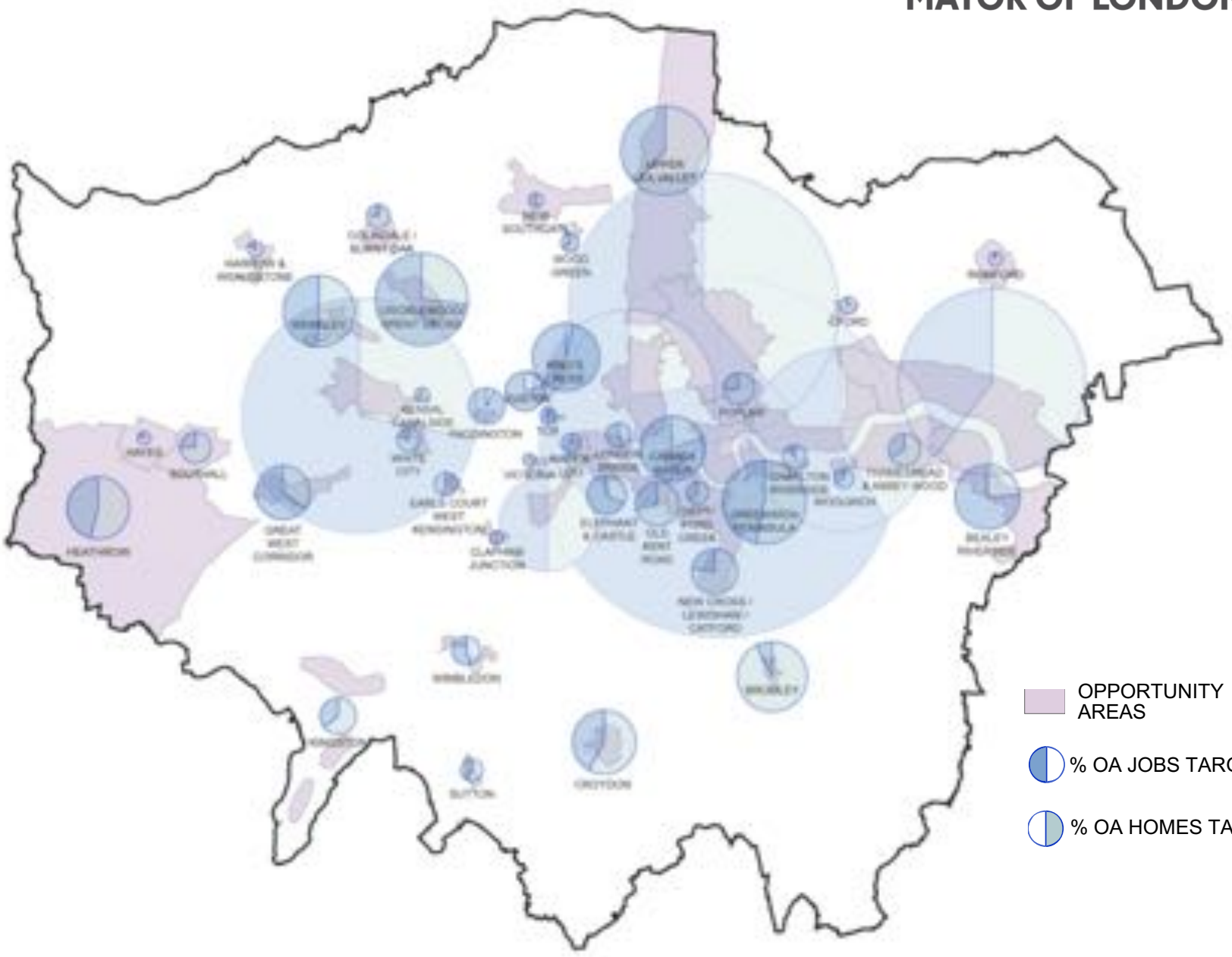
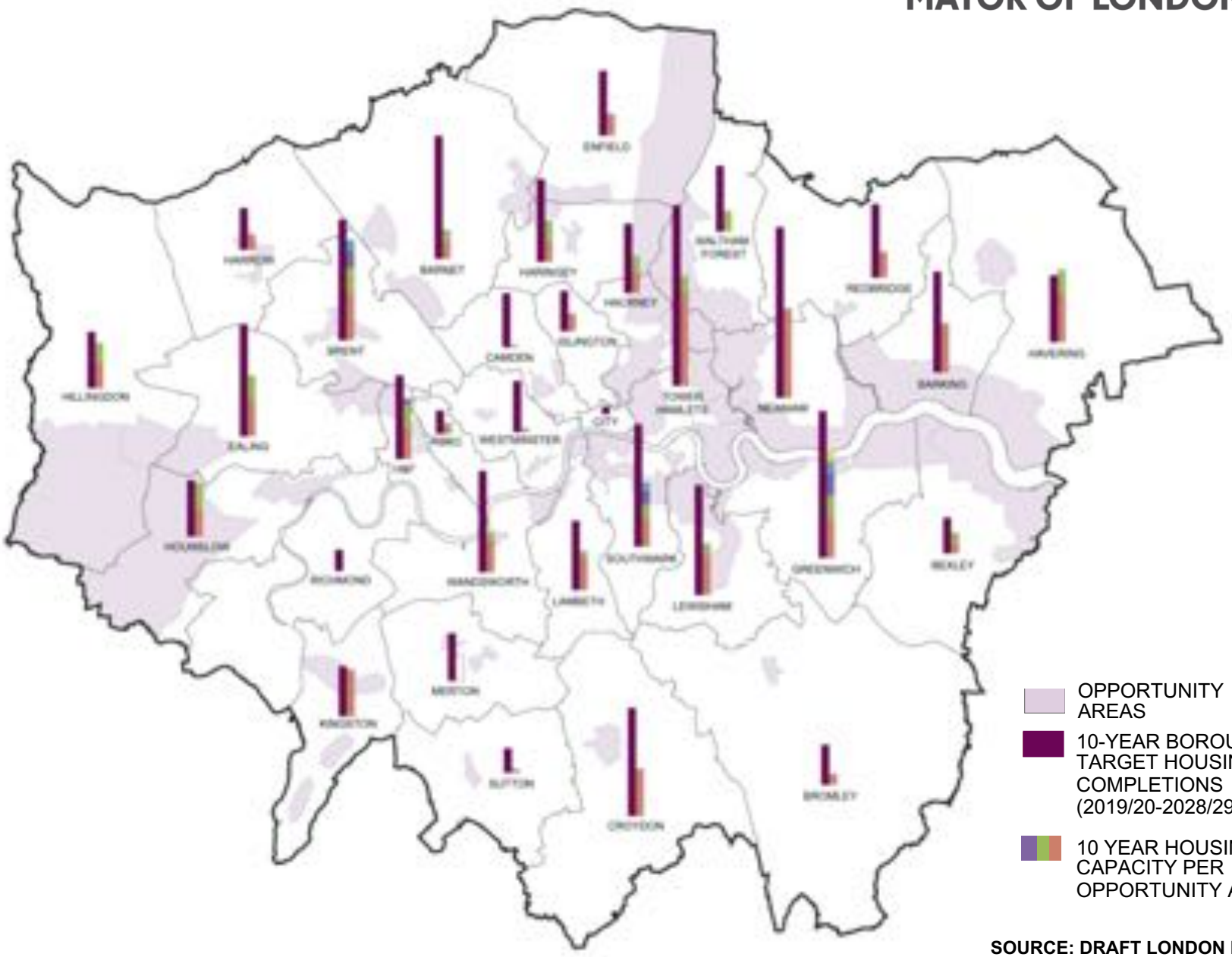
OA's by homes/jobs targets



OA housing targets by Borough



SOURCE: DRAFT LONDON PLAN

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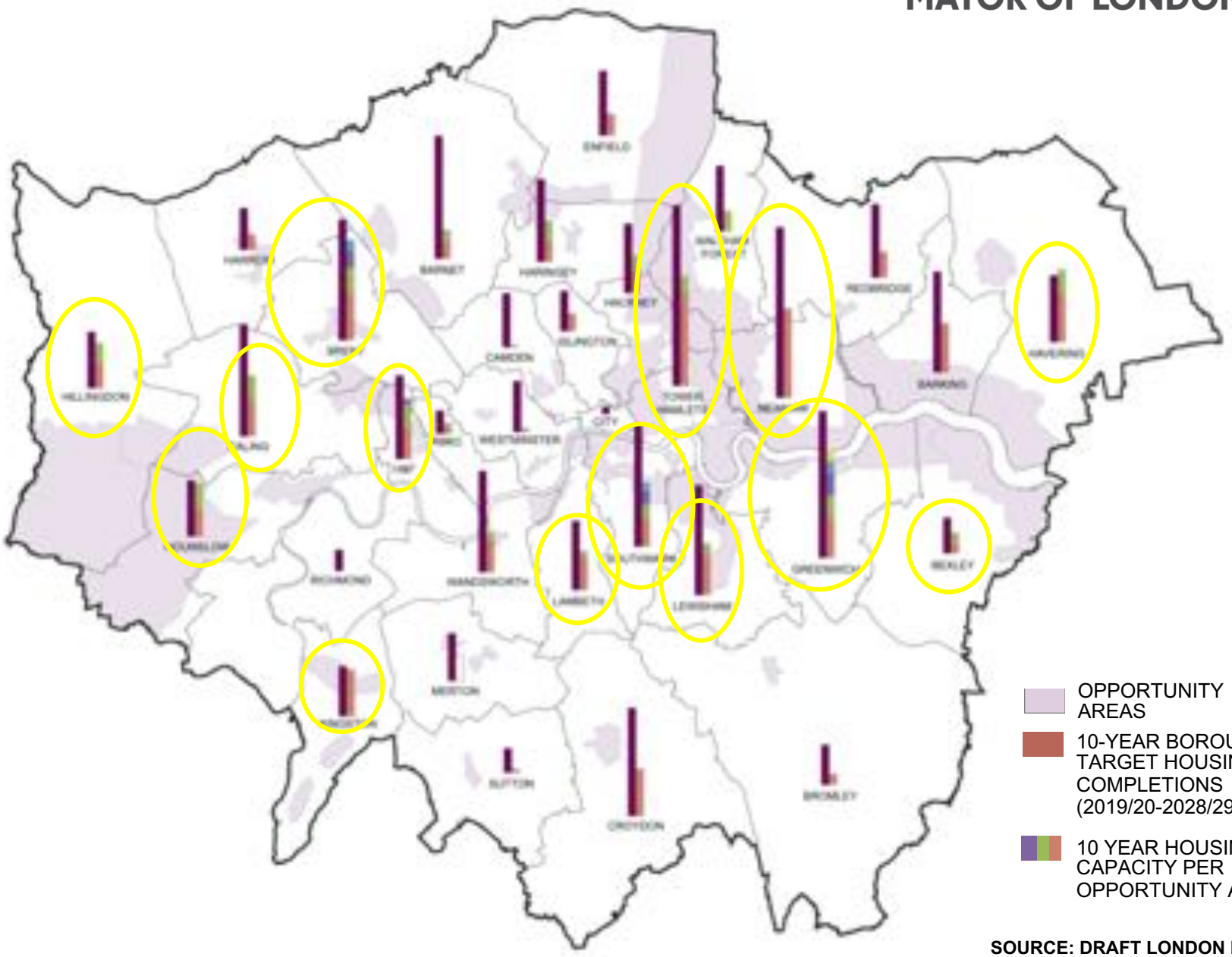
OA housing targets by Borough

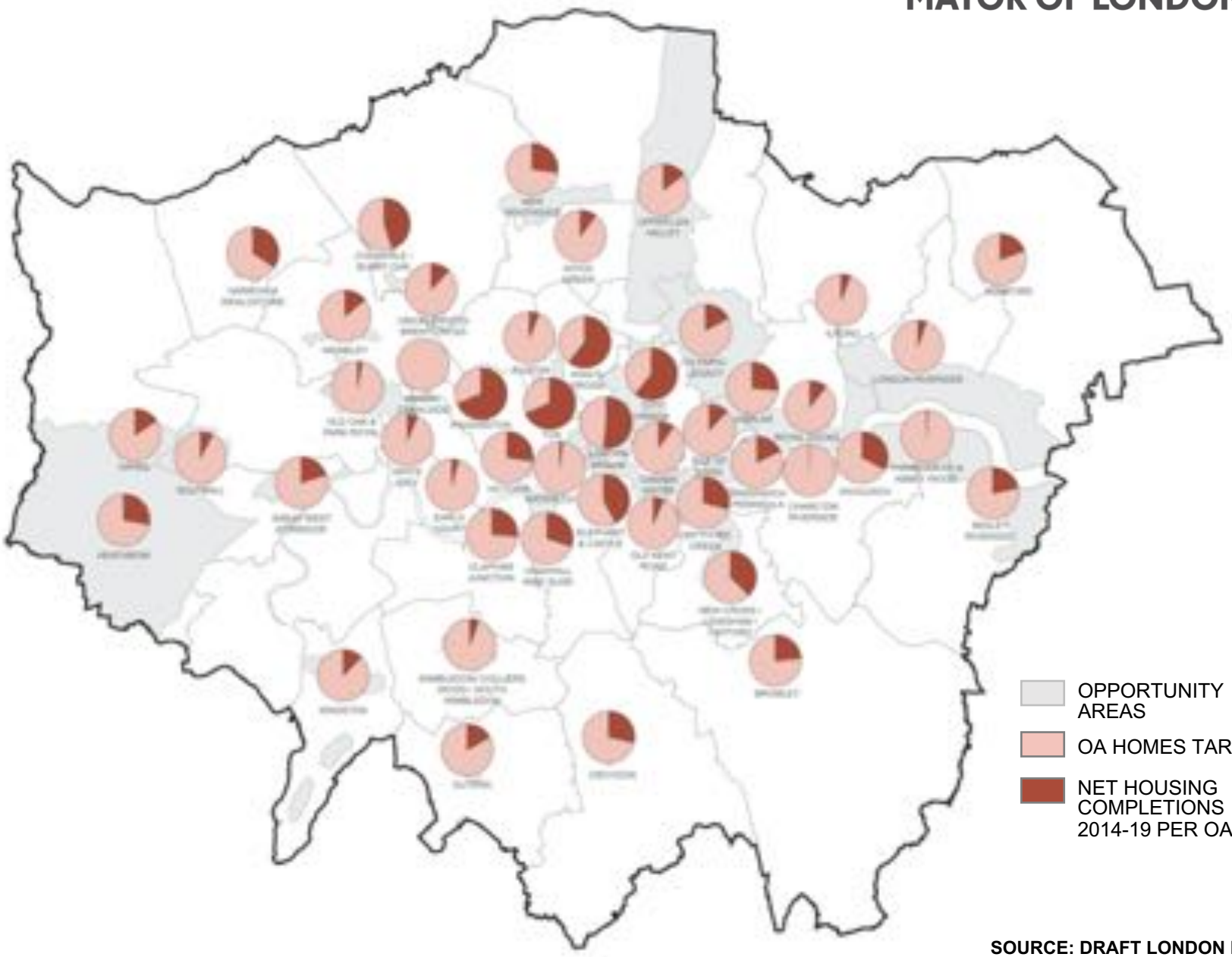
= Boroughs where Opportunity Areas account for over half of homes target



SOURCE: DRAFT LONDON PLAN

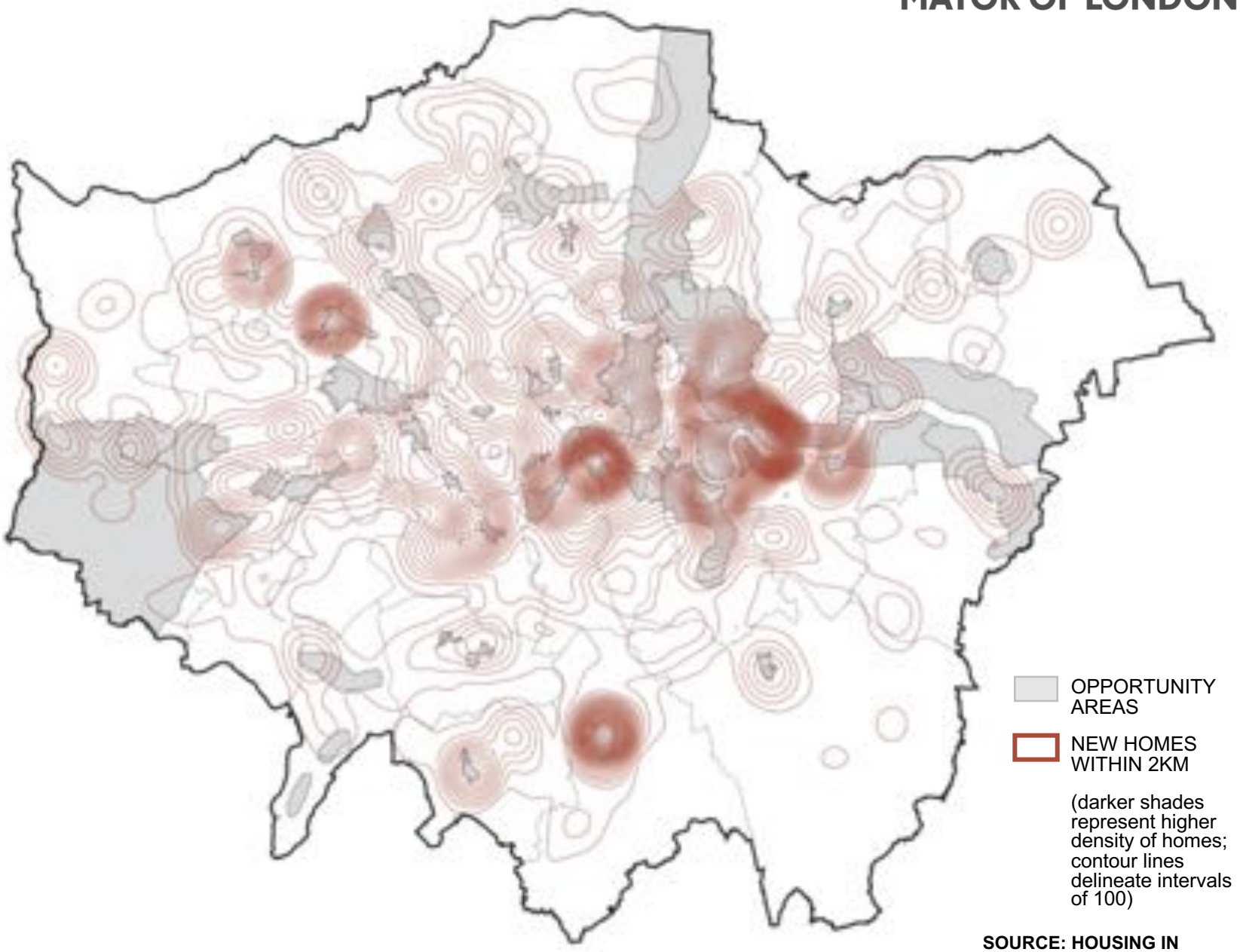
MAYOR OF LONDON

% of OA homes target completed between 2014-19



SOURCE: DRAFT LONDON PLAN

Concentrations of new home completions 2016-19



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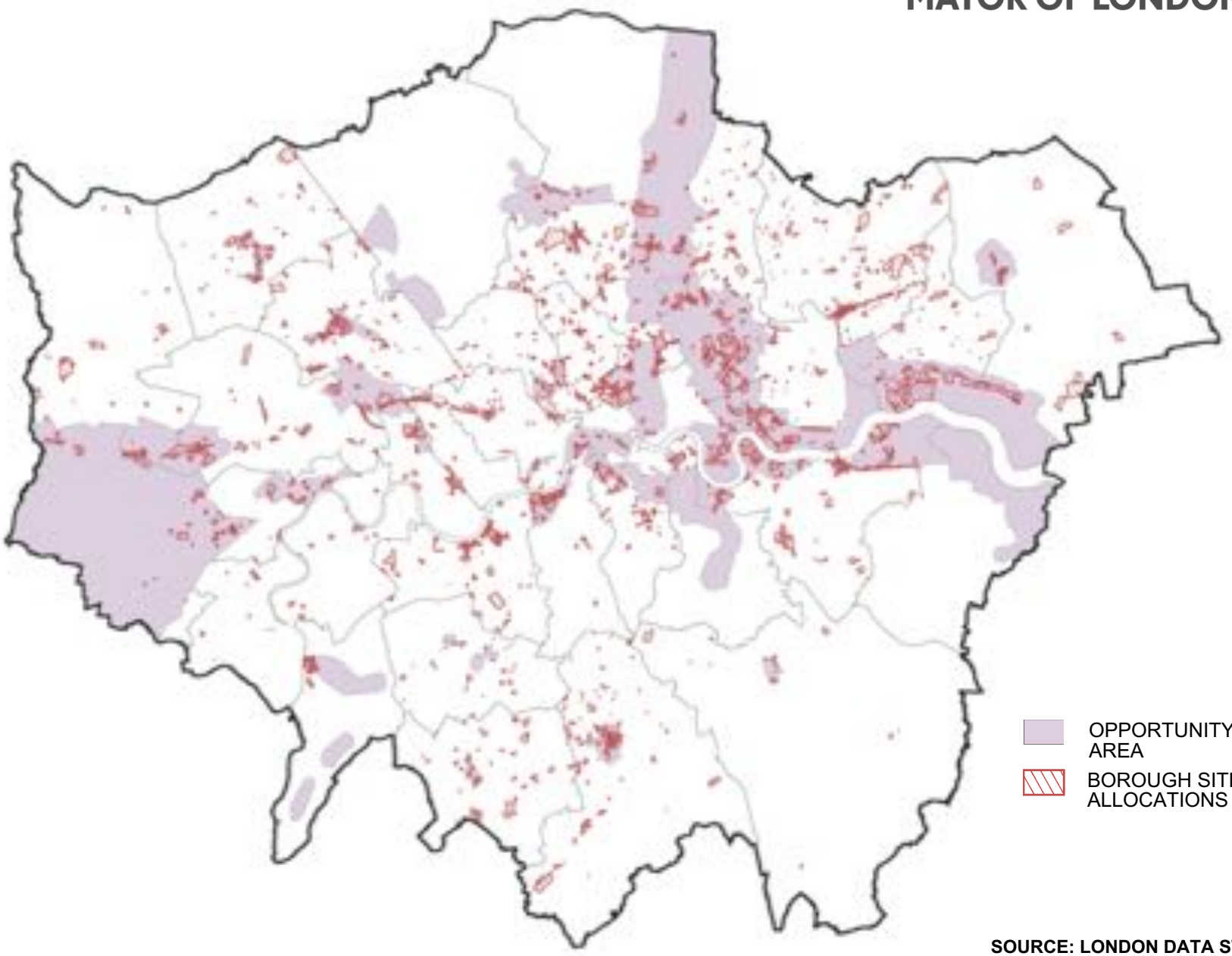
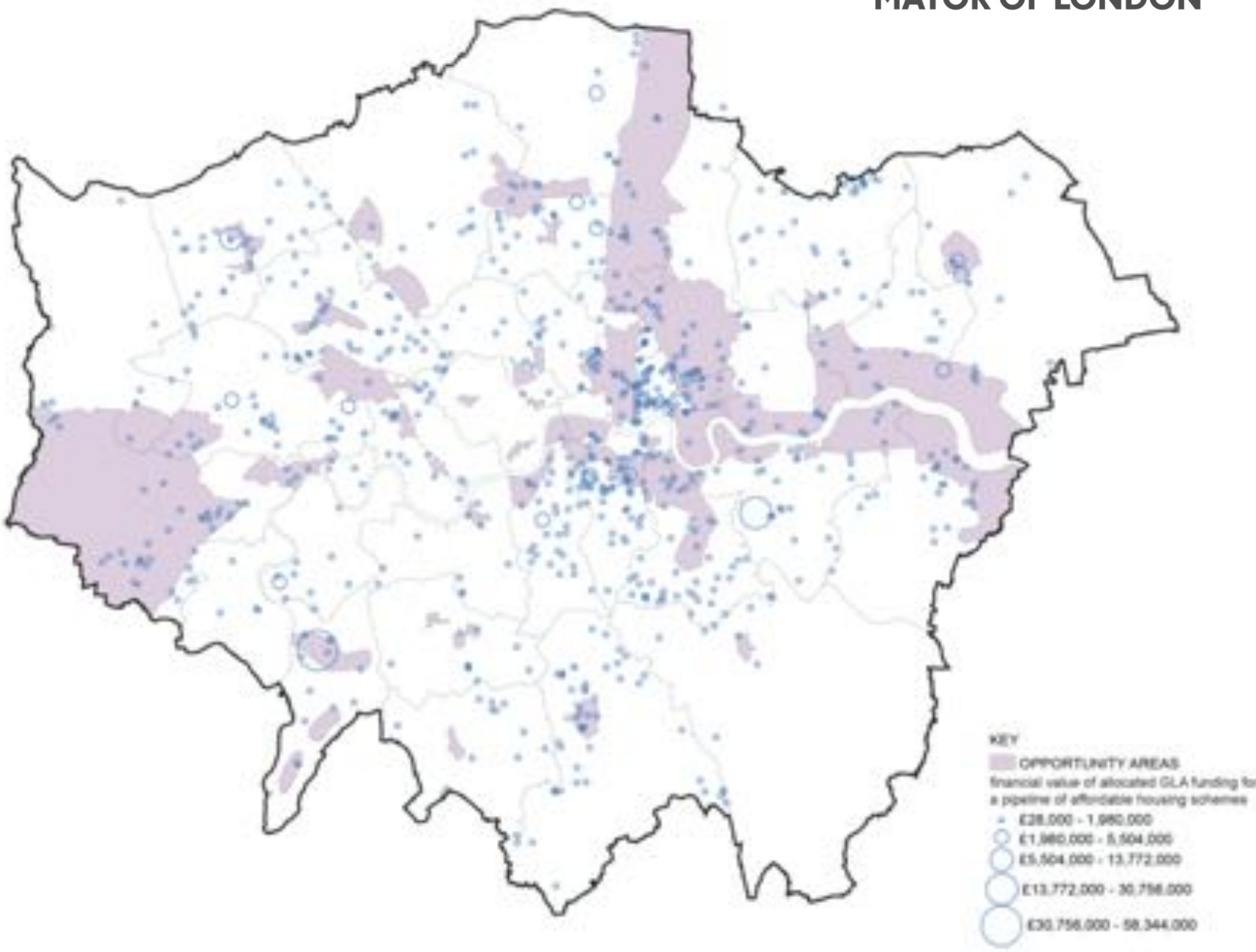
OA and Borough site allocations

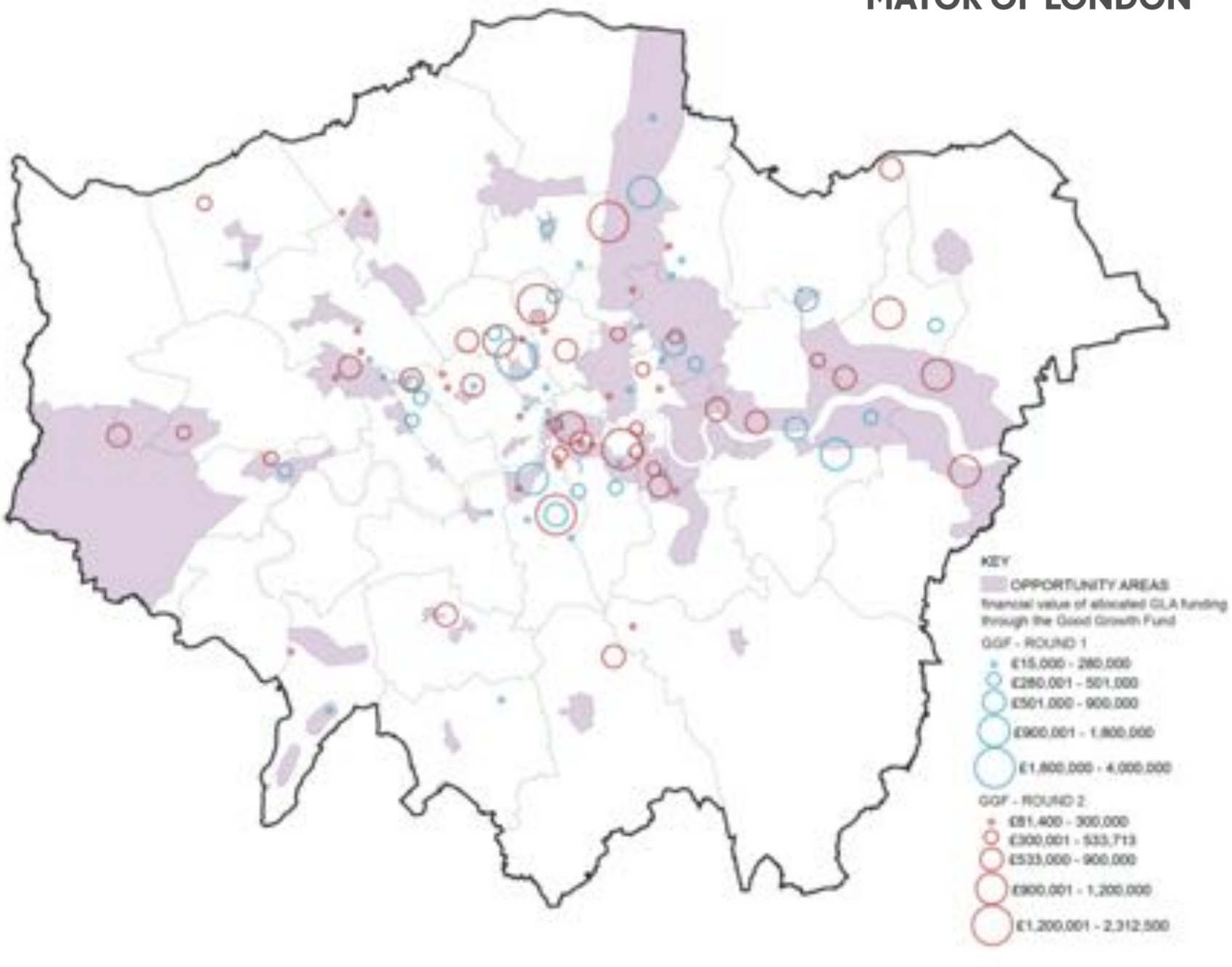


SOURCE: LONDON DATA STORE

Distribution of GLA funding for a pipeline of affordable housing schemes



Distribution of GLA funding through the Good Growth Fund



A closer look at 4 opportunity areas

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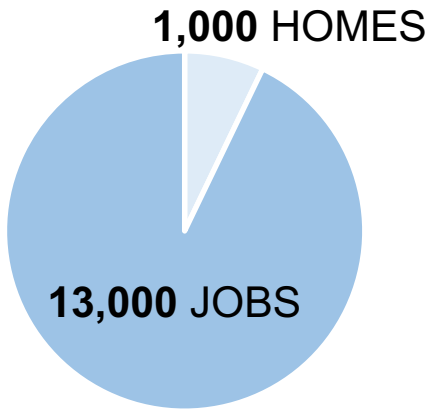
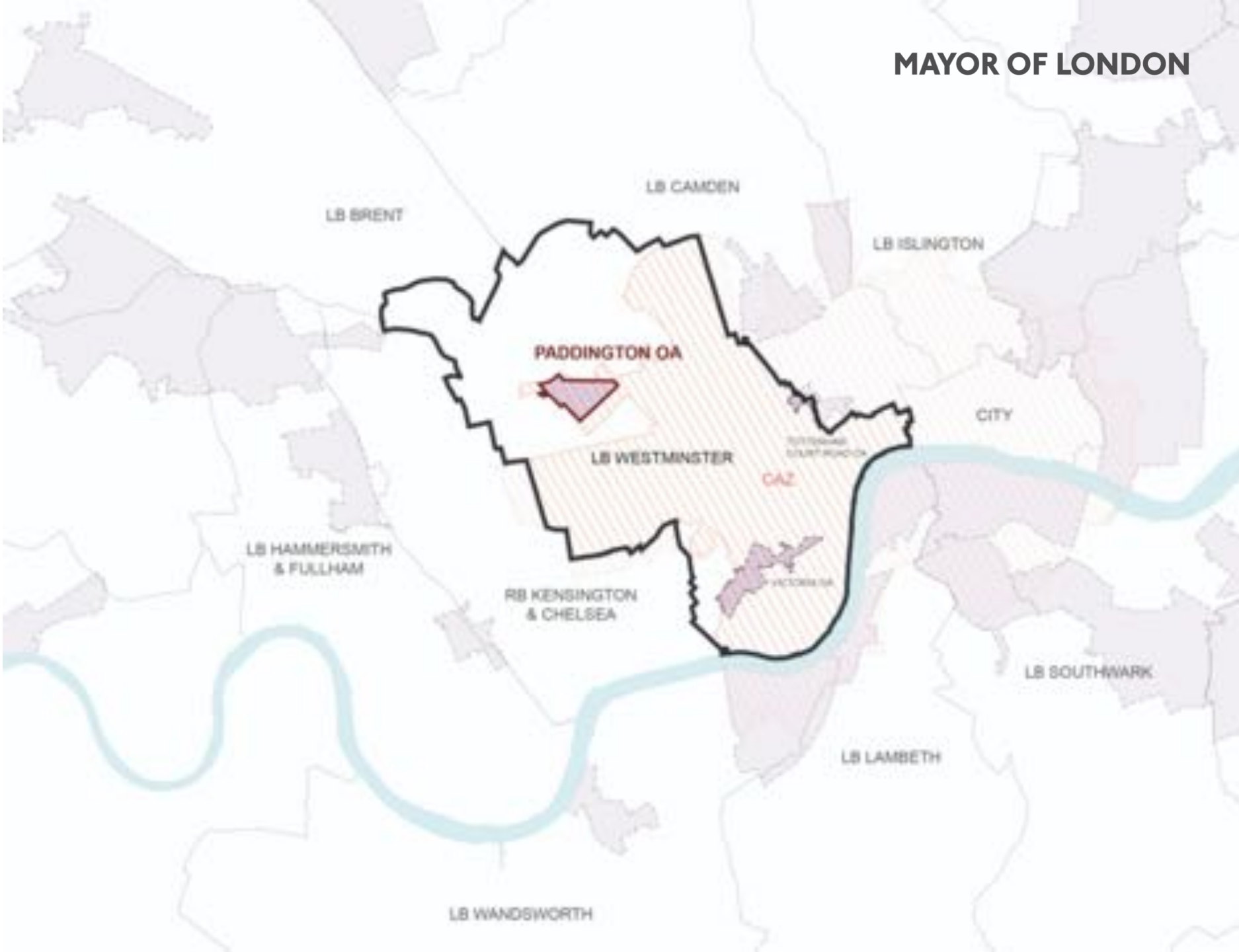
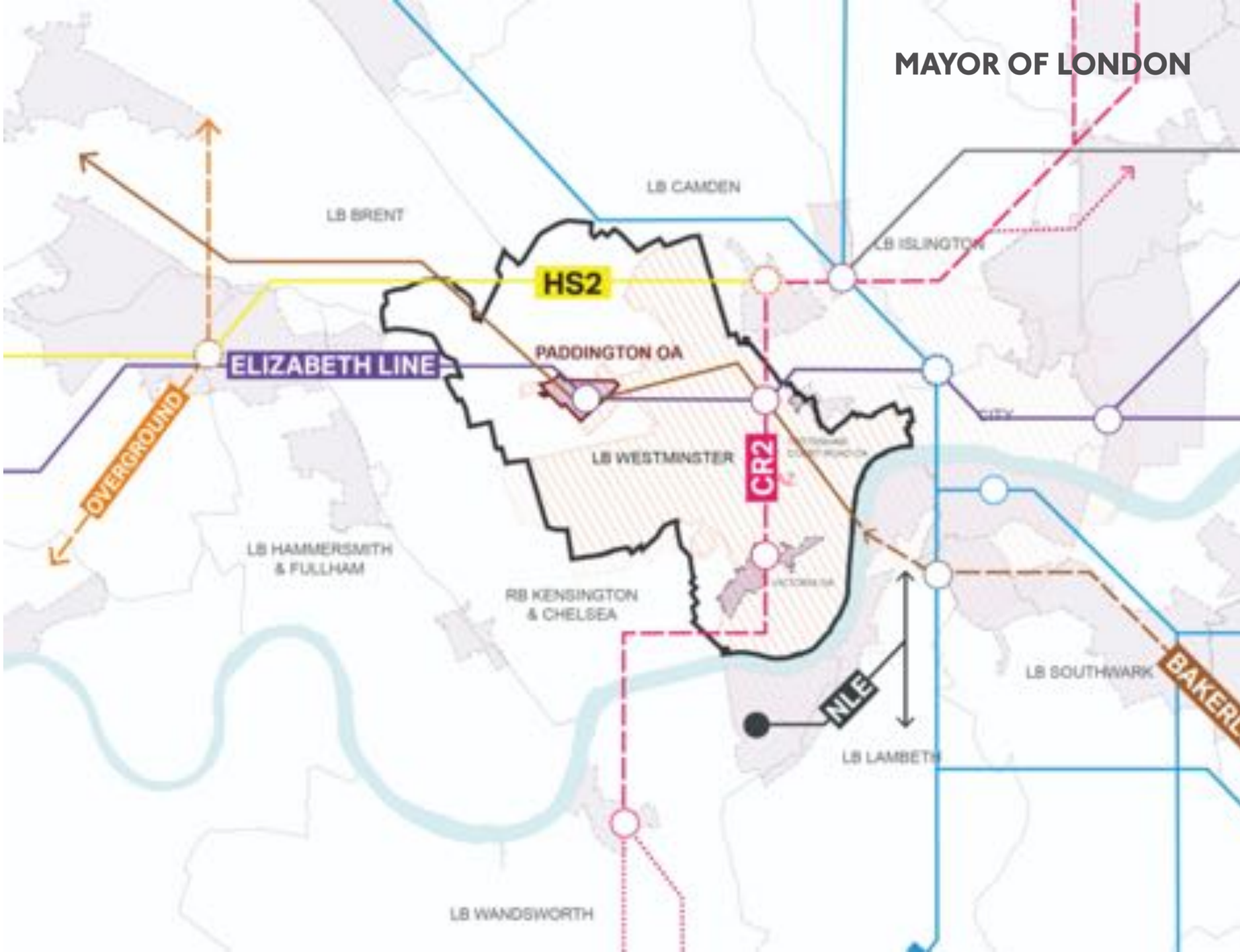
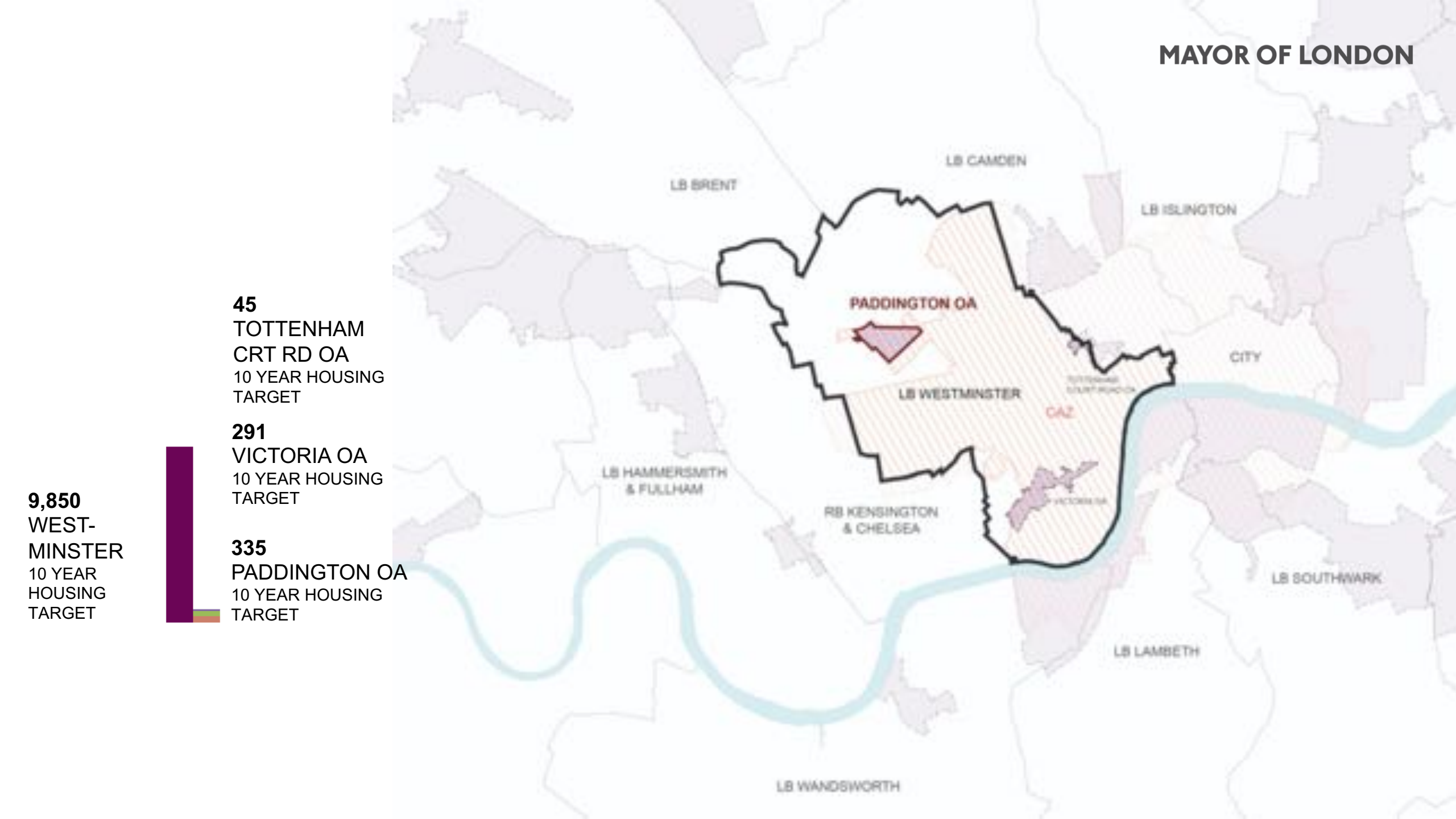
Paddington


1,000 HOMES
13,000 JOBS


MAYOR OF LONDON
LB CAMDEN
LB BRENT
LB ISLINGTON
PADDINGTON OA
CITY
LB WESTMINSTER
CAZ
LB HAMMERSMITH & FULHAM
RB KENSINGTON & CHELSEA
LB SOUTHWARK
LB LAMBETH
LB WANDSWORTH

Transport unlocking growth





9,850
WEST-MINSTER
10 YEAR HOUSING TARGET

45
TOTTENHAM CRT RD OA
10 YEAR HOUSING TARGET

291
VICTORIA OA
10 YEAR HOUSING TARGET

335
PADDINGTON OA
10 YEAR HOUSING TARGET

PADDINGTON OA

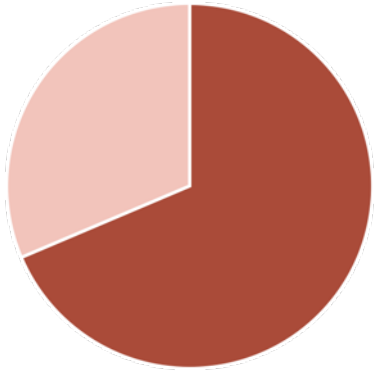
HOUSING DELIVERY 2018/19

335 APPROVALS

335 COMPLETIONS

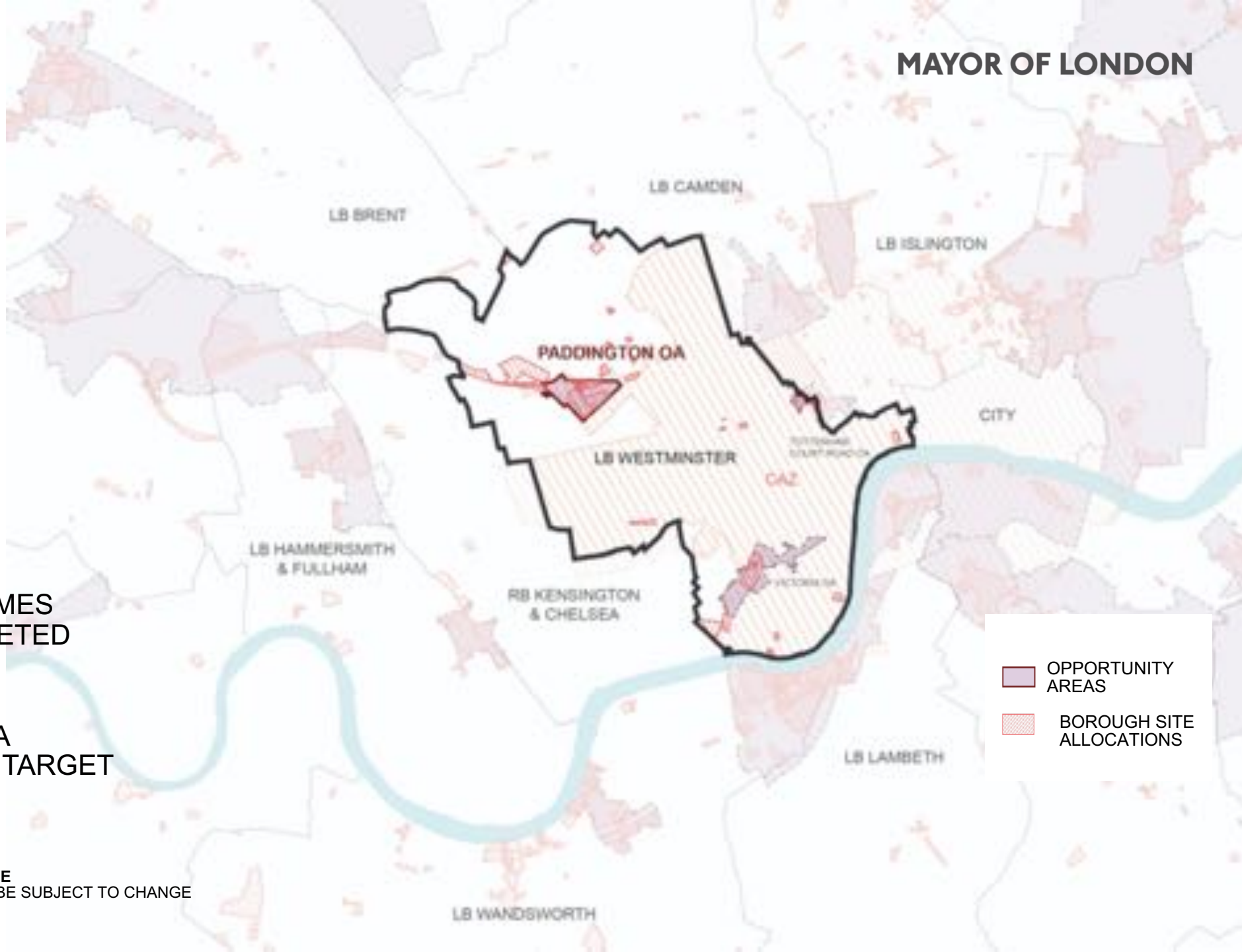
342 STARTS

601 PIPELINE



686 HOMES COMPLETED 2014-19

1,000 OA HOMES TARGET



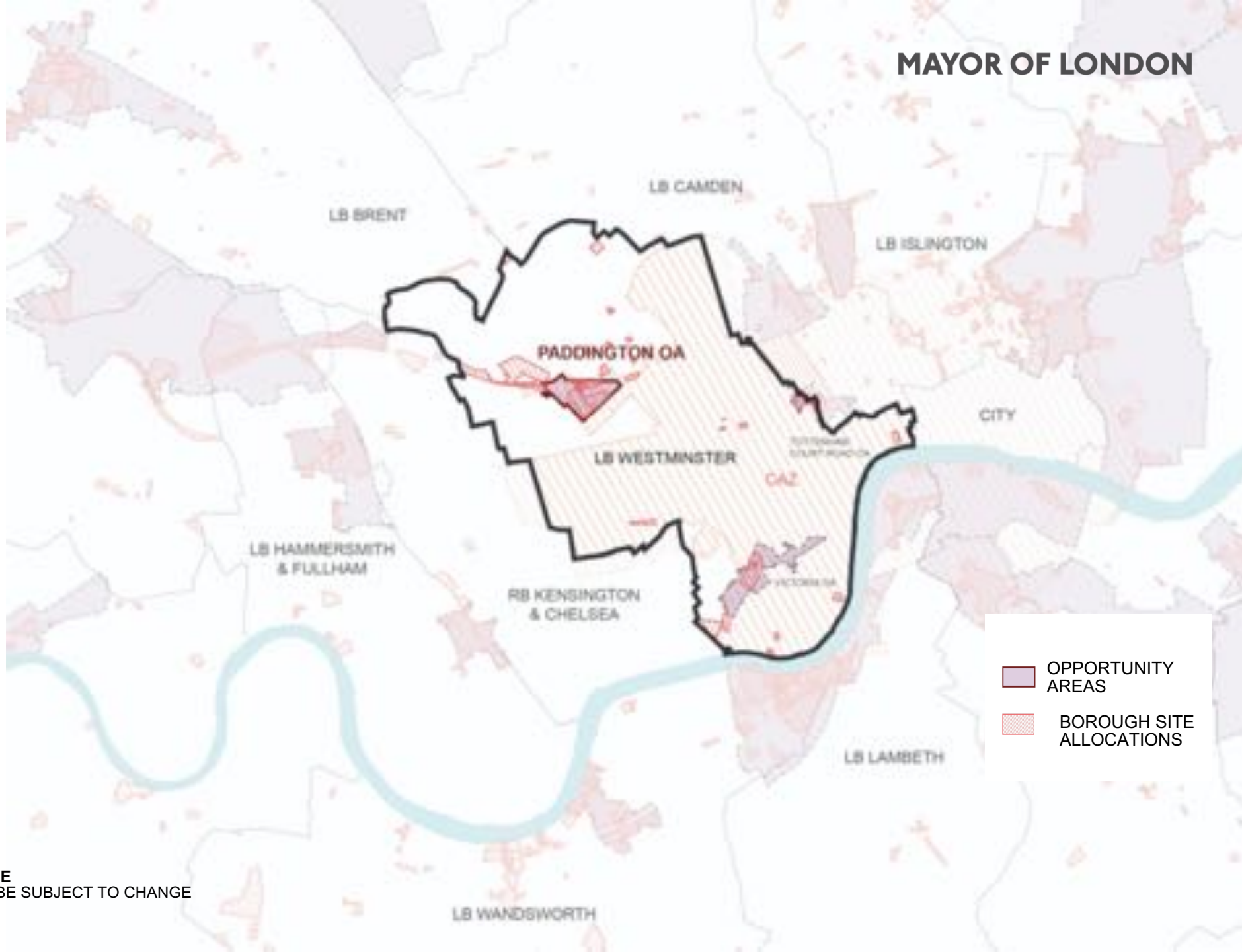
SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

PADDINGTON OA

WORKSPACE DELIVERY 2018/19

0 COMPLETIONS

121,403 sqm PIPELINE



SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

MAYOR OF LONDON

North Wharf Gardens Development
- 485 new homes
- 220 Bedroom Hotel
- Affordable workspace
- Retail and community uses
- New primary school
- New pocket park

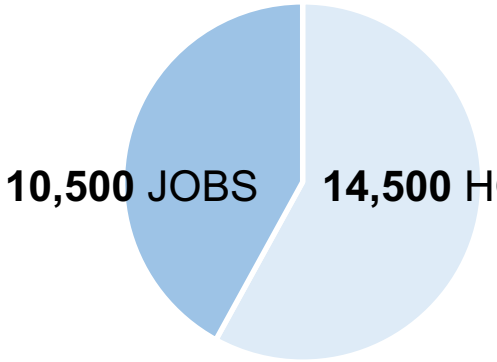
Paddington Basin Development
- 190,000m² commercial retail and residential facilities.
- 232 new homes
- Estimated cost of £71 Million.

Paddington Station Improvements
- £65 Million project
- New Elizabeth Line running through the station upon completion
- Bakerloo line improvements

St Mary's Hospital
- New 8 Storey building and 4 refurbishments
- Total cost £5,350,000

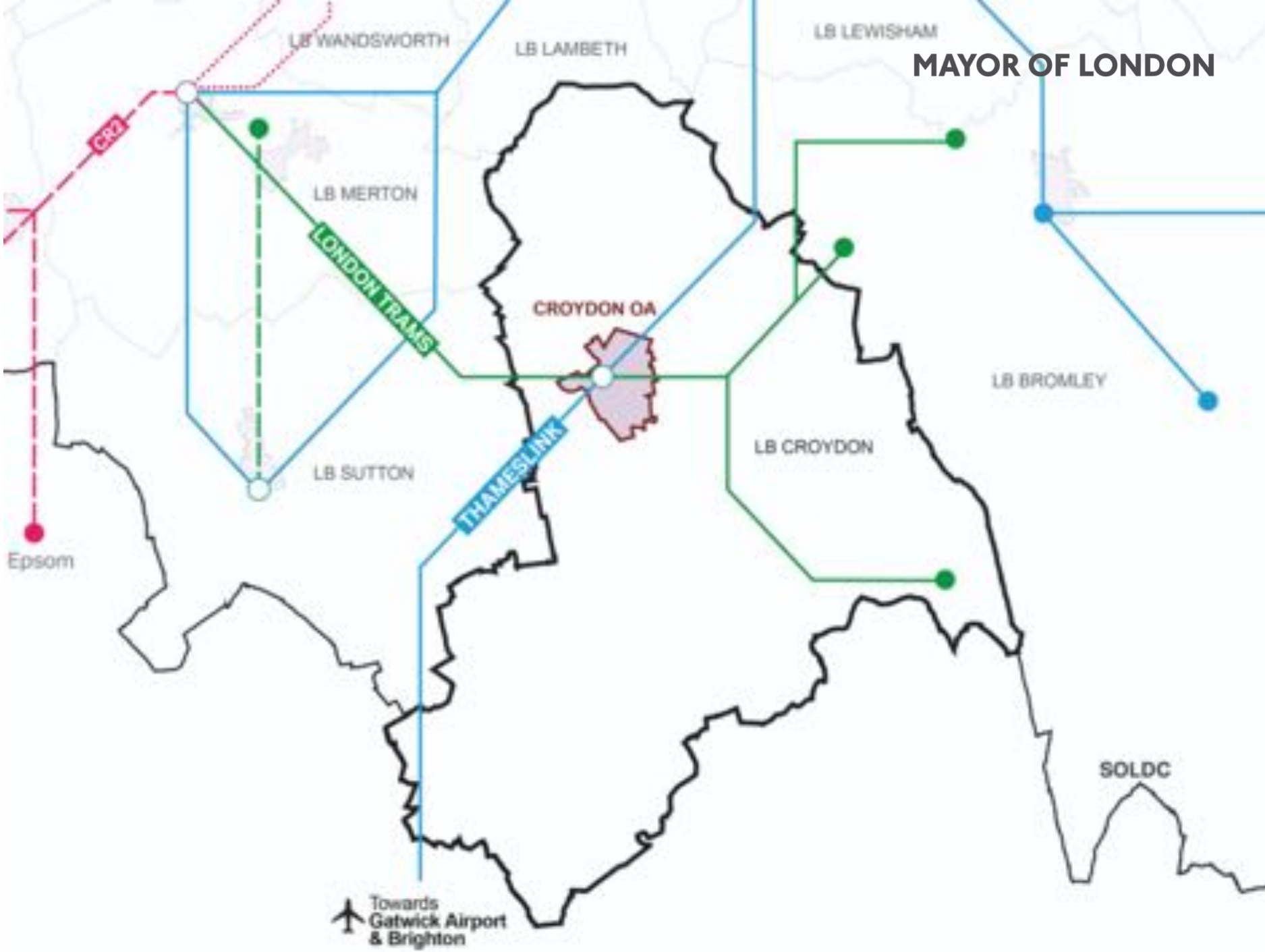
MAYOR OF LONDON

Croydon


10,500 JOBS
14,500 HOMES

LB WANDSWORTH
LB LAMBETH
LB LEWISHAM
MAYOR OF LONDON
LB MERTON
CROYDON OA
LB BROMLEY
LB CROYDON
LB SUTTON

Transport unlocking growth



MAYOR OF LONDON
LB WANDSWORTH
LB LAMBETH
LB LEWISHAM
LB MERTON
CROYDON OA
LB BROMLEY
LB CROYDON
LB SUTTON
20,790
CROYDON
10 YEAR
HOUSING
TARGET
9,124
CROYDON
OA
10 YEAR
HOUSING
TARGET

CROYDON OA

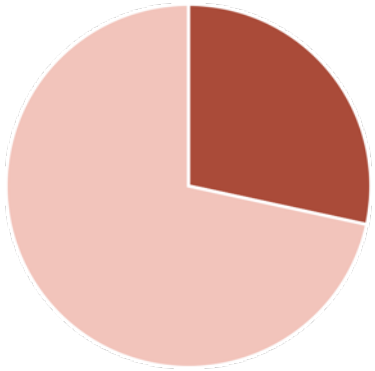
HOUSING DELIVERY 2018/19

1,740 APPROVALS

570 COMPLETIONS

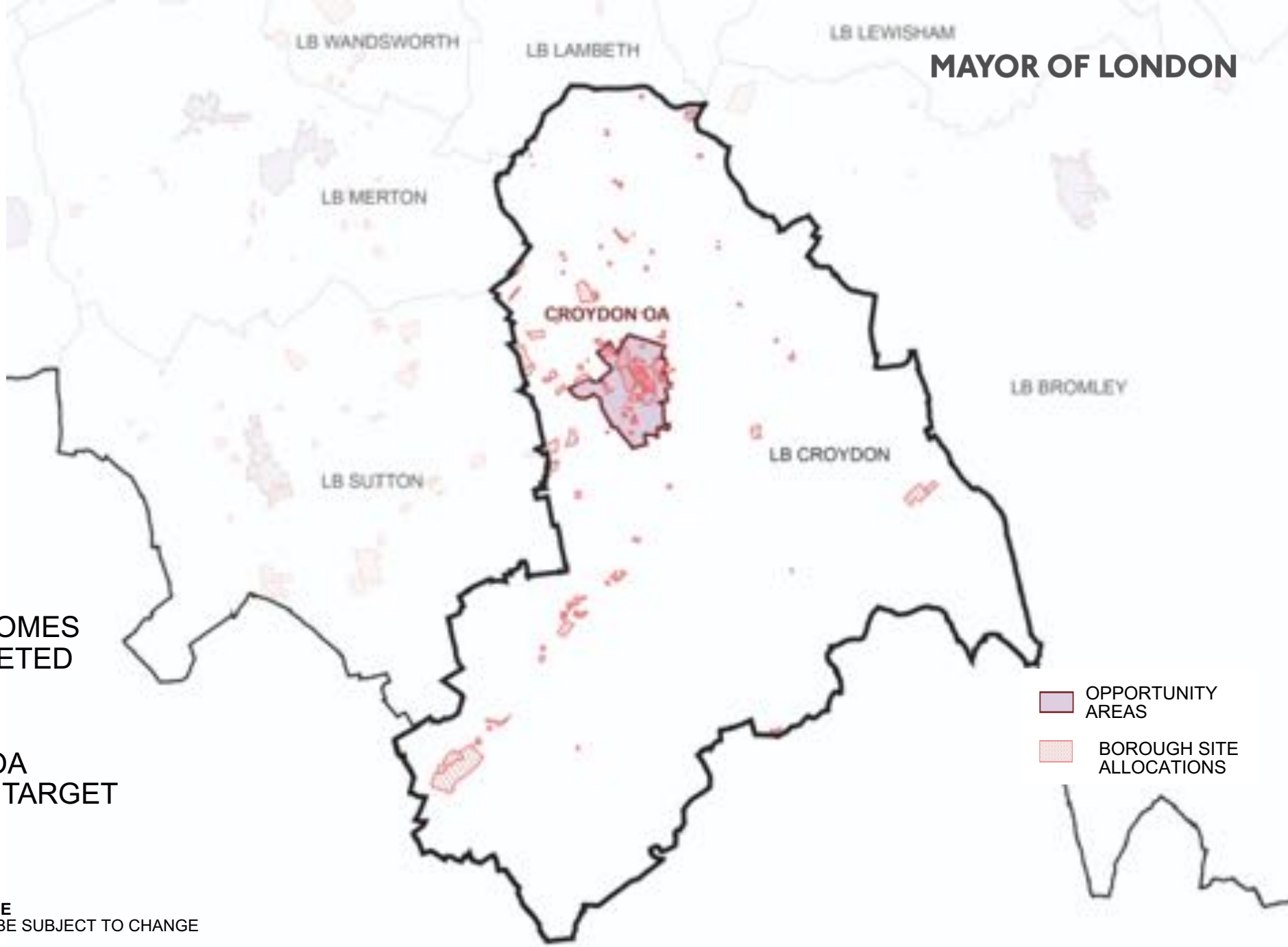
1,024 STARTS

5,552 PIPELINE



4,120 HOMES COMPLETED 2014-19

14,500 OA HOMES TARGET



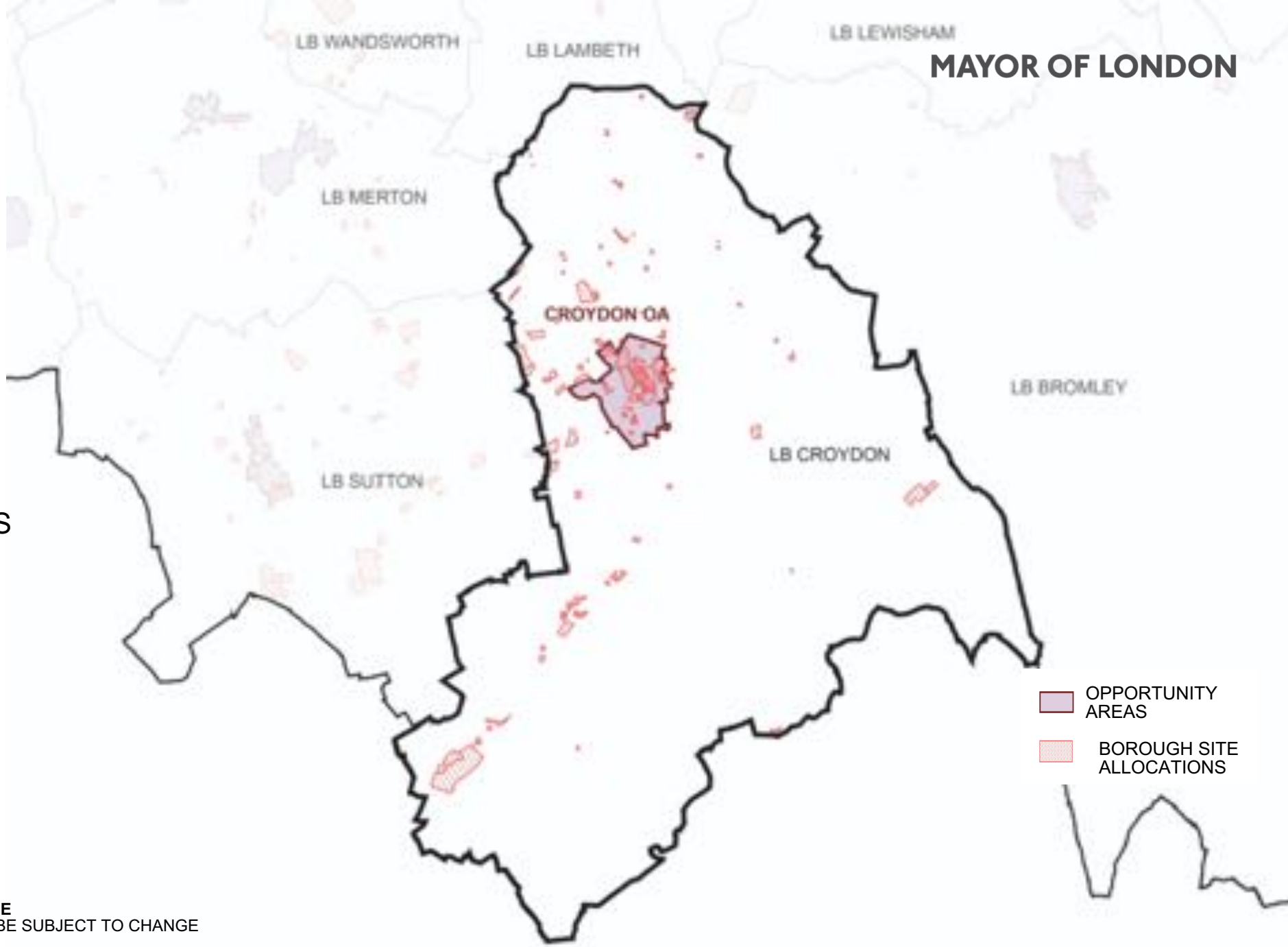
SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

CROYDON OA

WORKSPACE DELIVERY 2018/19

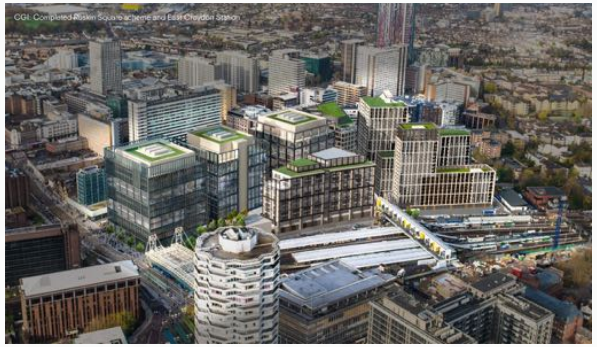
-40,947 sqm COMPLETIONS

122,967 sqm PIPELINE



SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

Whitgift Centre Redevelopment
- 7,000 jobs across 150,000 m² of retail and leisure space
- £1.4 billion redevelopment into new Westfield Croydon
- 700 new homes
- 507,571 m²



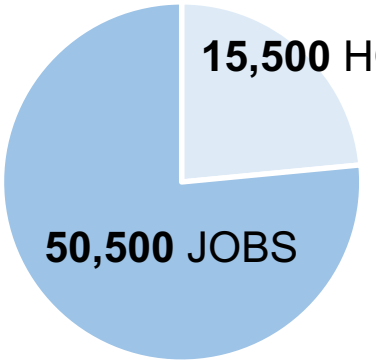
East Croydon Station Redevelopment
- Significant increase in station capacity
- Improved accessibility and public realm
- New mixed use developments around station
- Expected Completion 2041
- Expected Cost in the Range of £1-2 billion

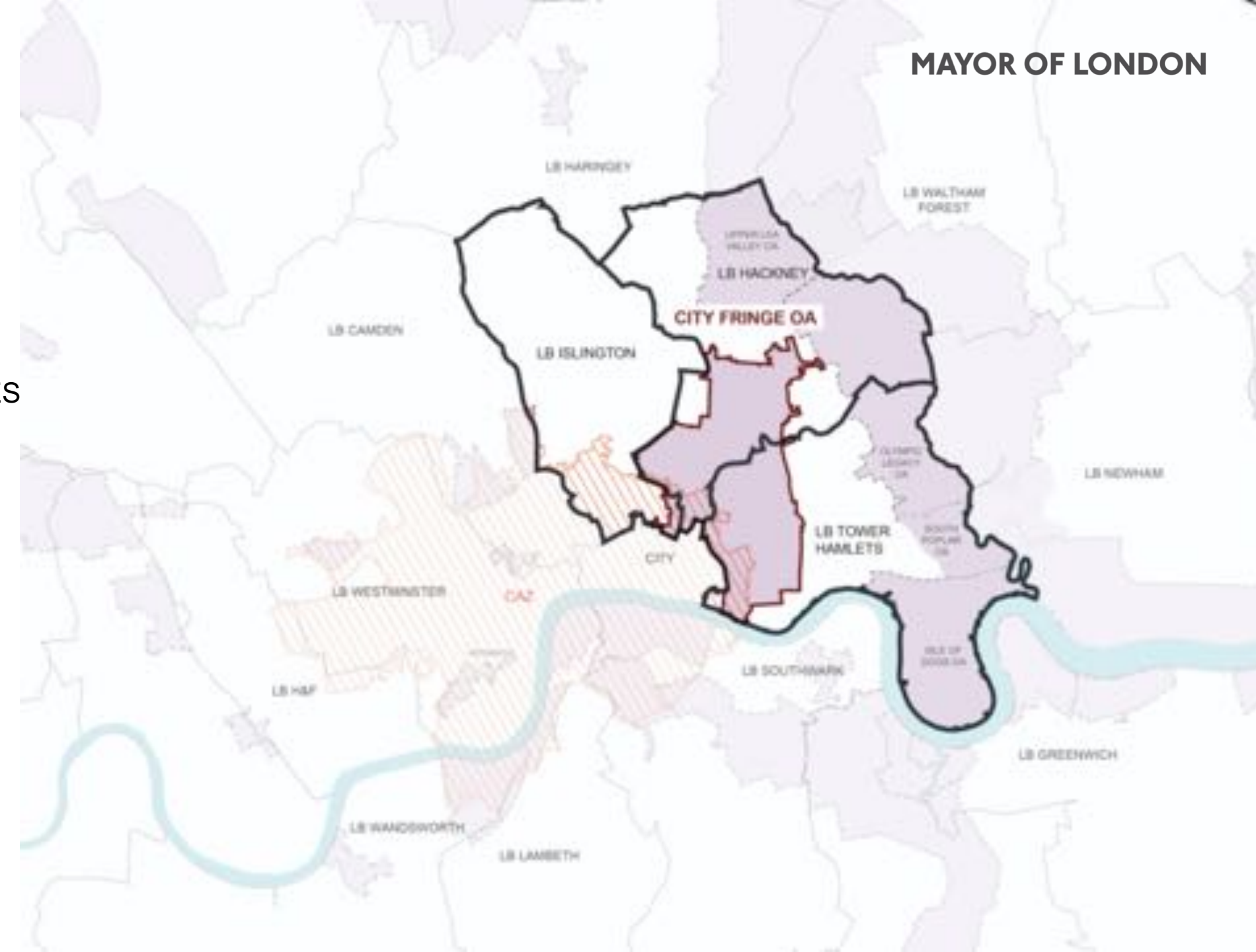
Ruskin Square
- New public square
- 120,000 m² of workspace
- 625 new homes
- 9,000 m² of retail and leisure
- 400 m² of community use

Fairfield Redevelopment
- 430 homes
- 1,500 m² commercial space
- Part of wider Fair Field Masterplan

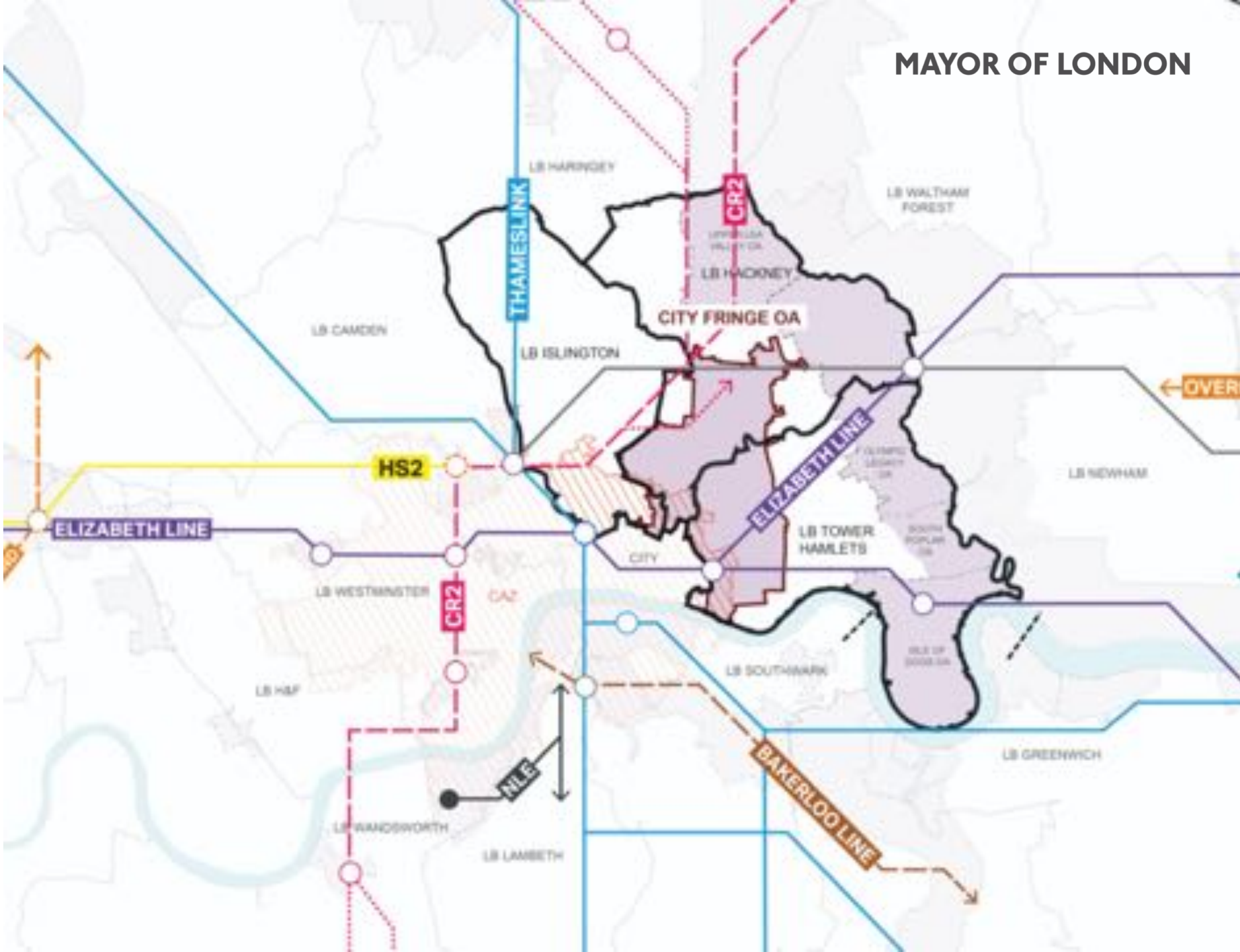
MAYOR OF LONDON

City Fringe


15,500 HOMES
50,500 JOBS


MAYOR OF LONDON
LB HARINGEY
LB WALTHAM FOREST
LB HACKNEY
CITY FRINGE OA
LB CAMDEN
LB ISLINGTON
LB NEWHAM
LB TOWER HAMLETS
CITY
LB WESTMINSTER
CAZ
LB SOUTHWARK
LB GREENWICH
LB WANDSWORTH
LB LAMBETH

Transport unlocking growth

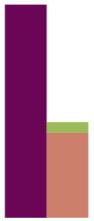


MAYOR OF LONDON

766
KING'S CROSS OA
10 YEAR HOUSING TARGET (PER BOROUGH)

7,750
ISLINGTON
10 YEAR HOUSING TARGET

3,096
CITY FRINGE OA
10 YEAR HOUSING TARGET (PER BOROUGH)



3,096
CITY FRINGE OA
10 YEAR HOUSING TARGET (PER BOROUGH)

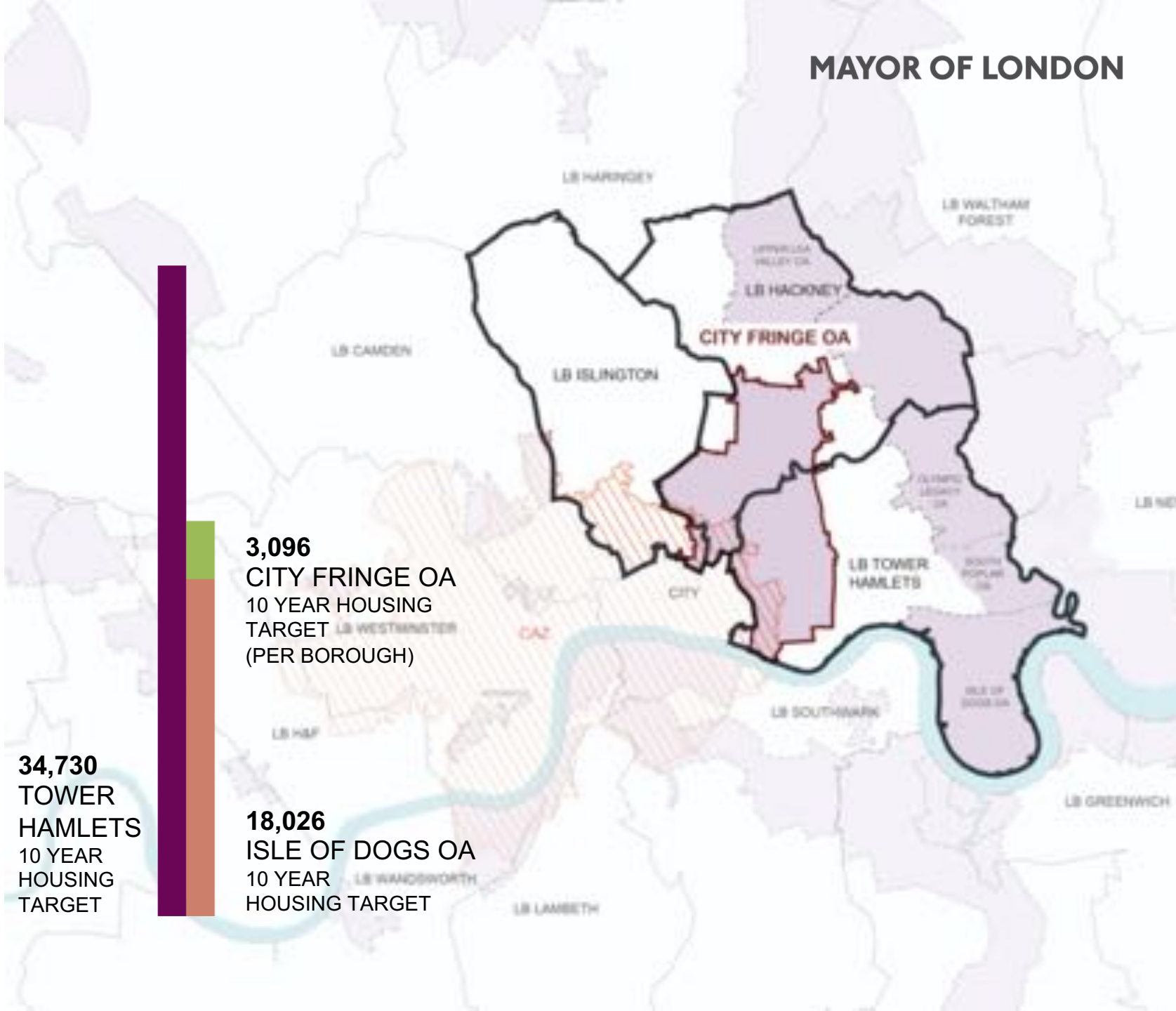
13,280
HACKNEY
10 YEAR HOUSING TARGET

4,027
UPPER LEA VALLEY
OA 10 YEAR HOUSING TARGET (PER BOROUGH)

34,730
TOWER HAMLETS
10 YEAR HOUSING TARGET

3,096
CITY FRINGE OA
10 YEAR HOUSING TARGET (PER BOROUGH)

18,026
ISLE OF DOGS OA
10 YEAR HOUSING TARGET



CITY FRINGE OA

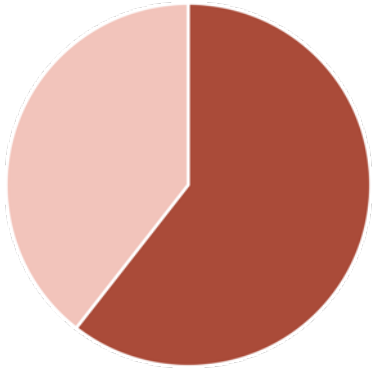
HOUSING DELIVERY 2018/19

898 APPROVALS

847 COMPLETIONS

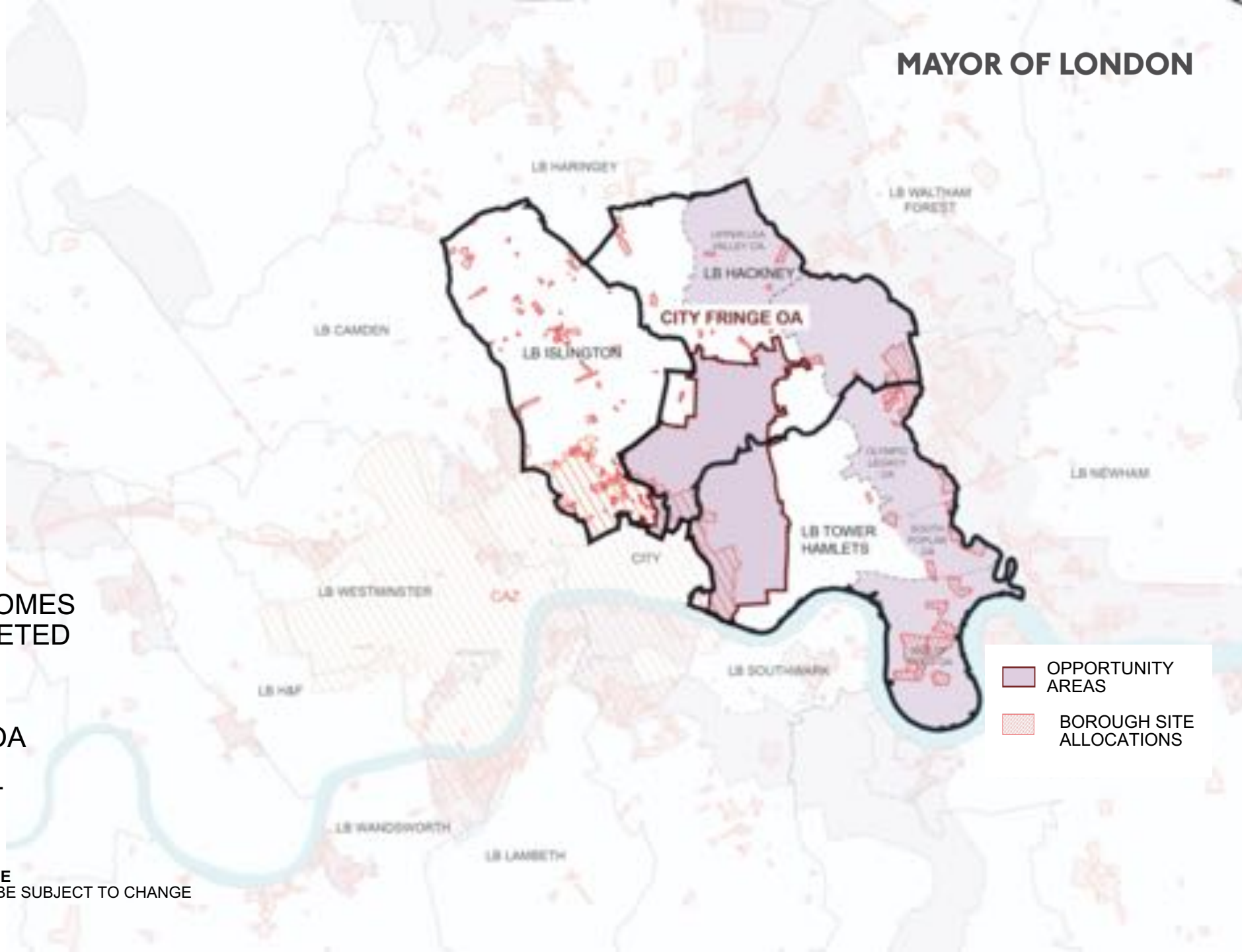
384 STARTS

6,767 PIPELINE



6,116 HOMES COMPLETED 2014-19

15,500 OA HOMES TARGET



SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

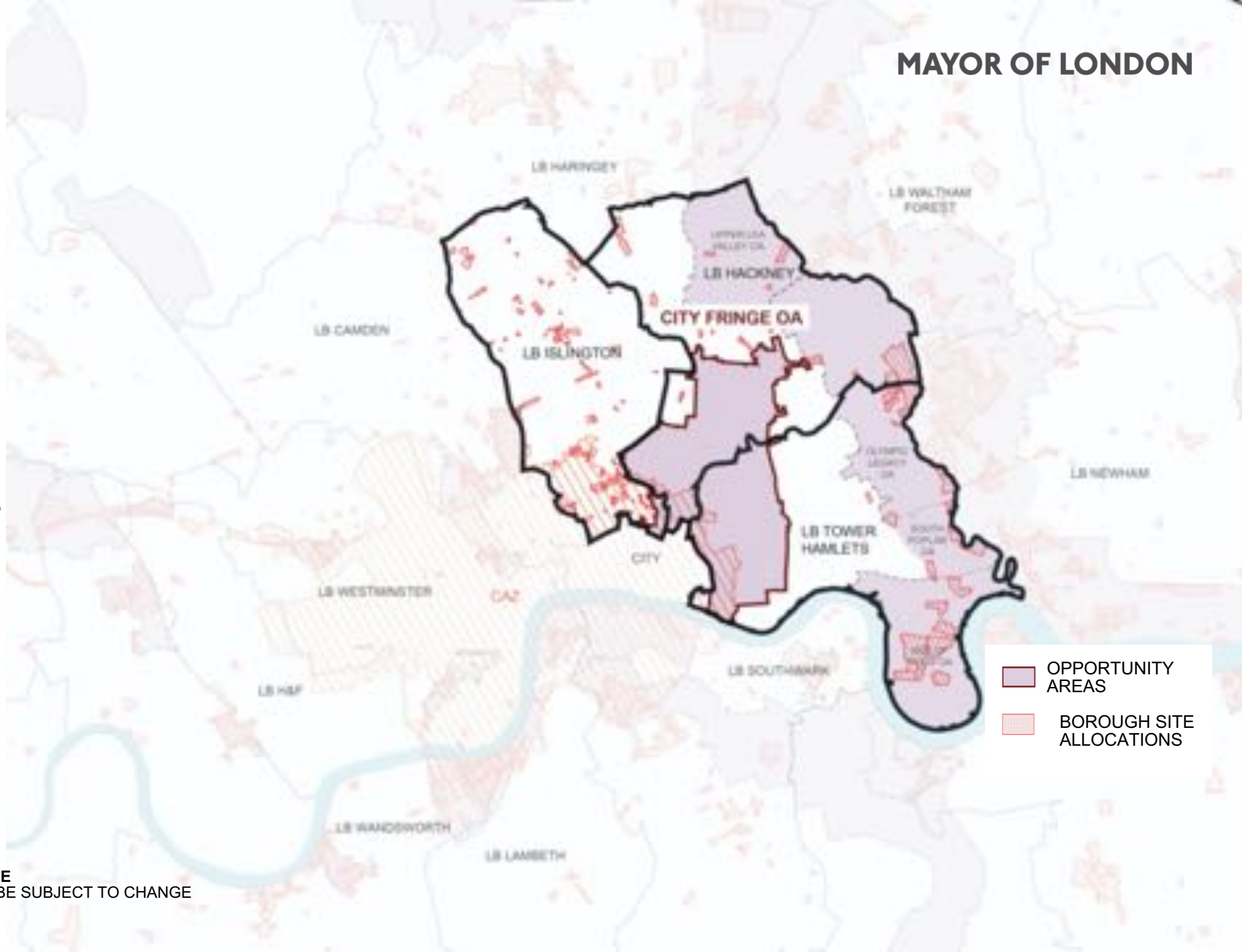
MAYOR OF LONDON

CITY FRINGE OA

WORKSPACE DELIVERY 2018/19

23,252 sqm COMPLETIONS

284,700 sqm PIPELINE



SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

MAYOR OF LONDON

Colville Estate Regeneration

- Replacing 432 homes with 925 new high quality homes
- 52% affordable homes
- Improved and additional community, commercial and leisure spaces

Old Street Roundabout Redevelopment

- Creation of a new public space
- 2 new entrances to Old Street Station
- New lift access to the station platform
- Improved cycling infrastructure
- Total Cost of £18 Million

Bishopsgate Goodsyard

- 500 new homes
- ~130,000 m² workspaces
- 11,000 m² hotel
- ~18,000 m² retail and restaurants
- ~6,000 m² leisure uses
- new pedestrian and vehicle routes

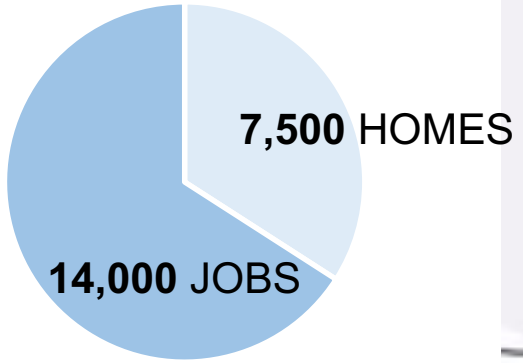
Whitechapel Masterplan

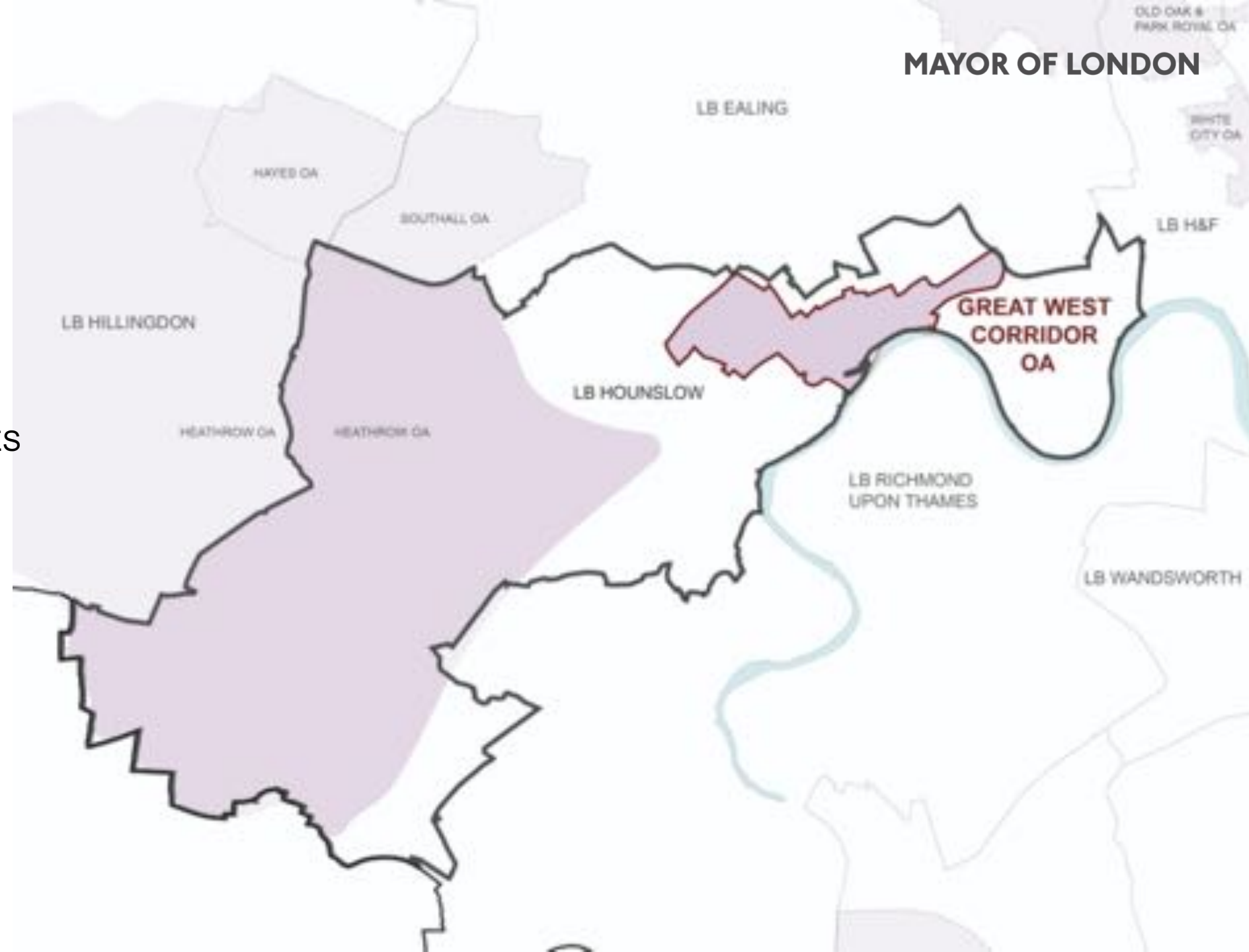
- 3,500 new homes
- 5,000 local jobs
- New civic hub
- 7 New open spaces
- Public realm improvements along Whitechapel High street

MAYOR OF LONDON

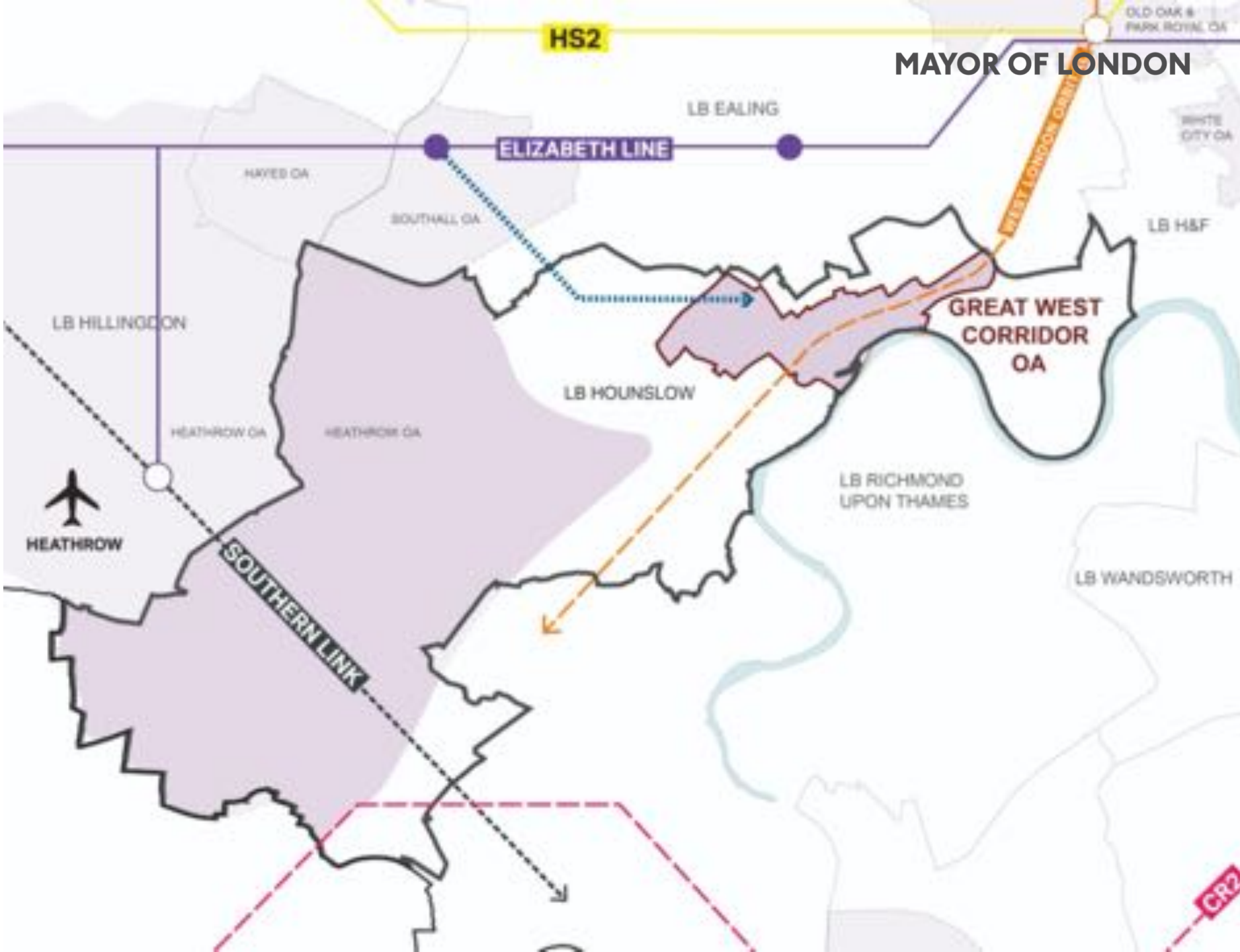
Great West Corridor

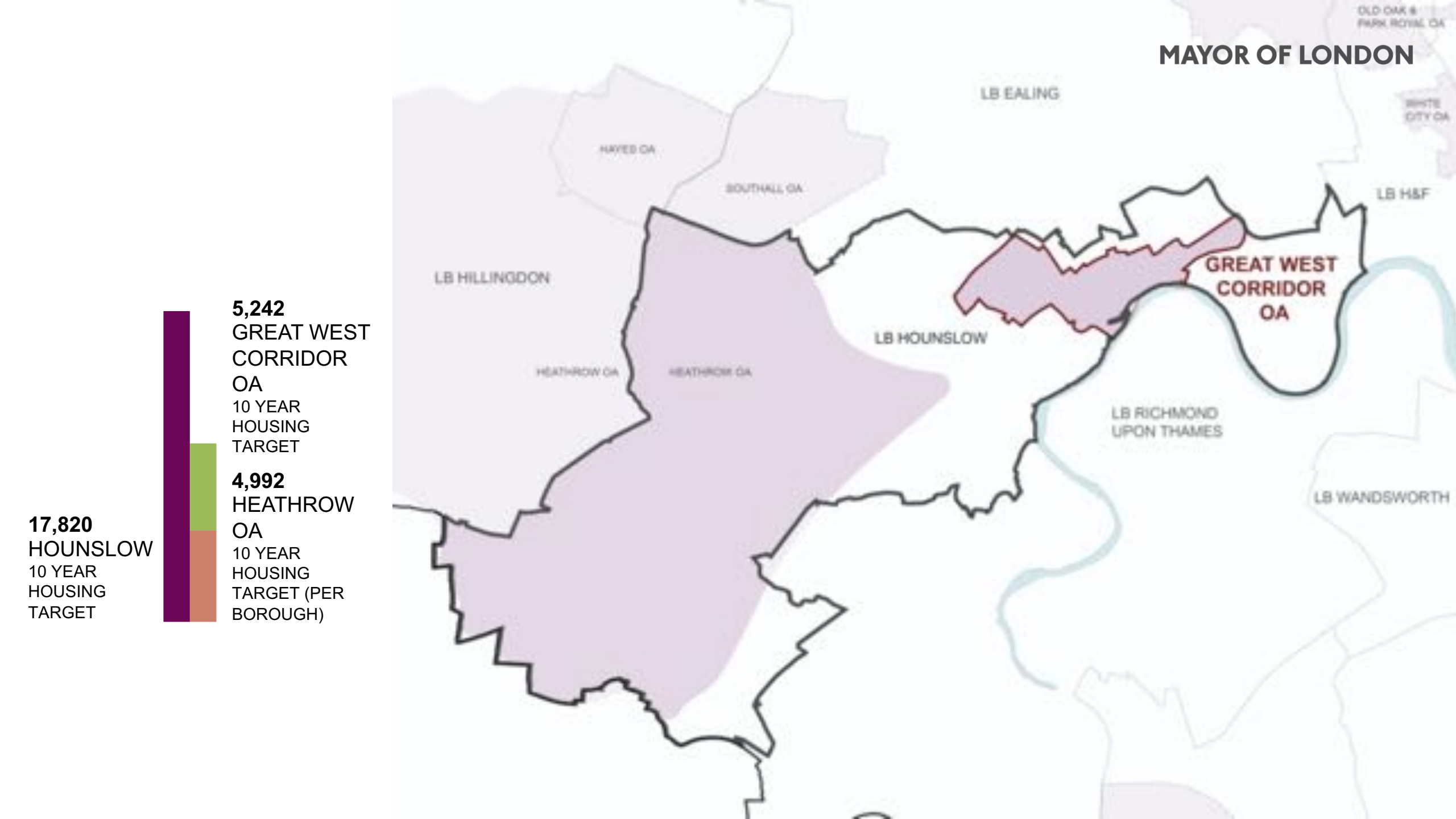
MAYOR OF LONDON





Transport unlocking growth




MAYOR OF LONDON
LB EALING
HAYES OA
SOUTHALL OA
LB HILLINGDON
LB H&F
GREAT WEST CORRIDOR OA
LB HOUNSLOW
HEATHROW OA
HEATHROW OA
LB RICHMOND UPON THAMES
LB WANDSWORTH
5,242
GREAT WEST CORRIDOR OA
10 YEAR HOUSING TARGET
4,992
HEATHROW OA
10 YEAR HOUSING TARGET (PER BOROUGH)
17,820
HOUNSLOW
10 YEAR HOUSING TARGET

GREAT WEST CORRIDOR OA

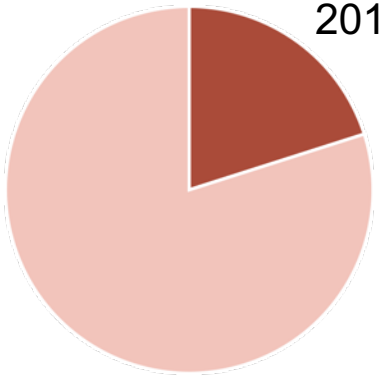
HOUSING DELIVERY 2018/9

943 APPROVALS

172 COMPLETIONS

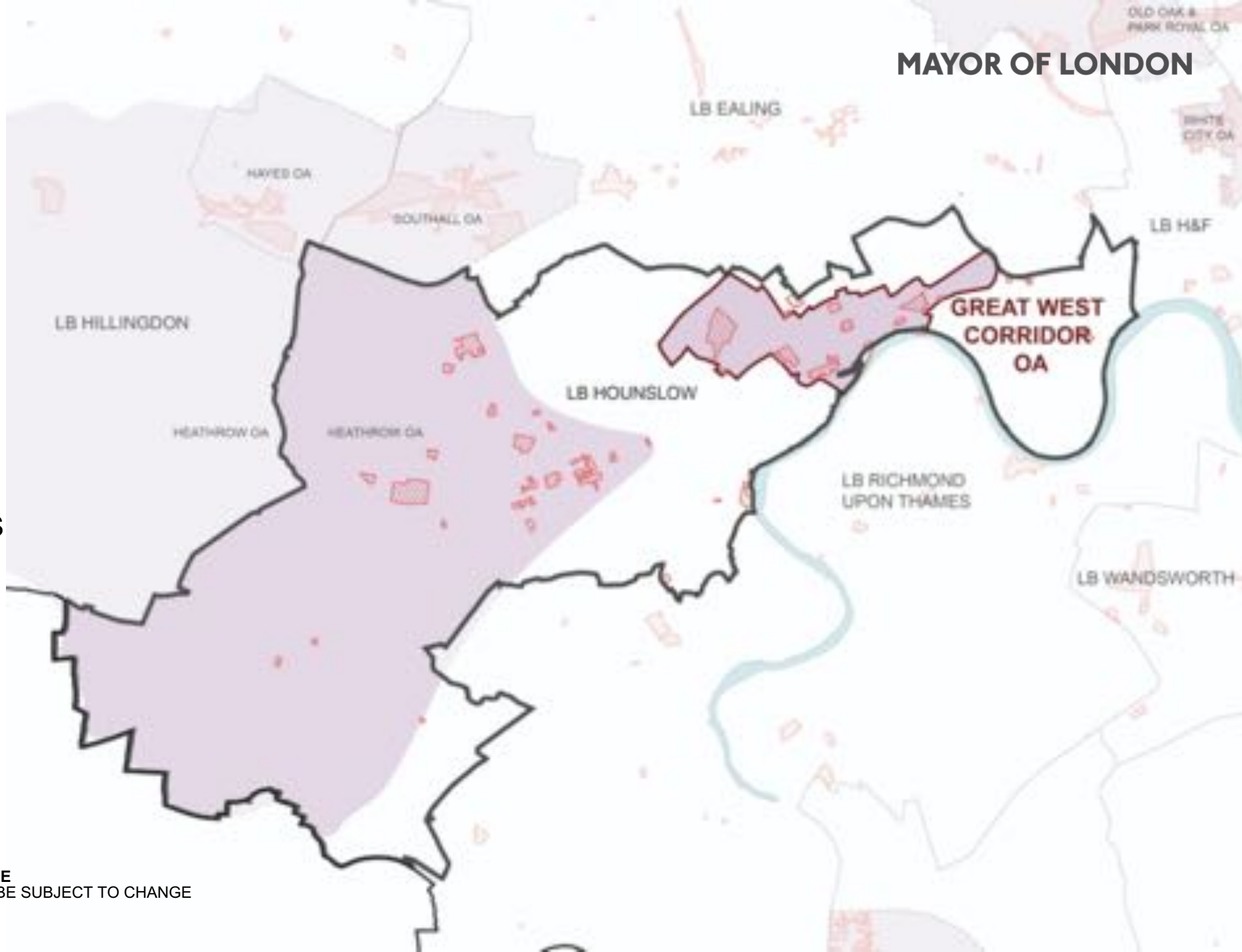
1,563 STARTS

3,410 PIPELINE



1,506 HOMES COMPLETED 2014-19

7,500 OA HOMES TARGET



SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

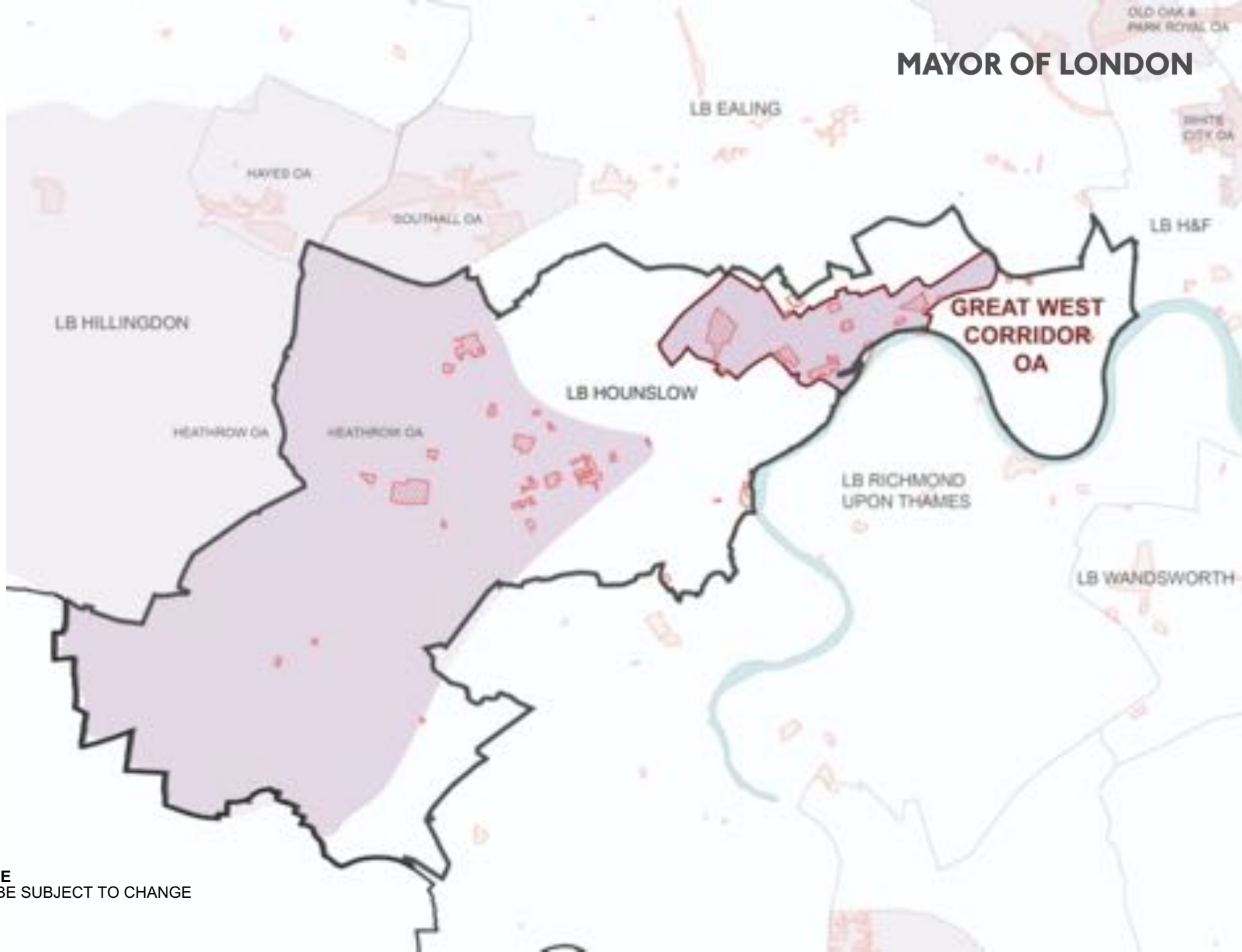
MAYOR OF LONDON

GREAT WEST CORRIDOR OA

WORKSPACE DELIVERY 2018/19

0 COMPLETIONS

-108,878 sqm PIPELINE



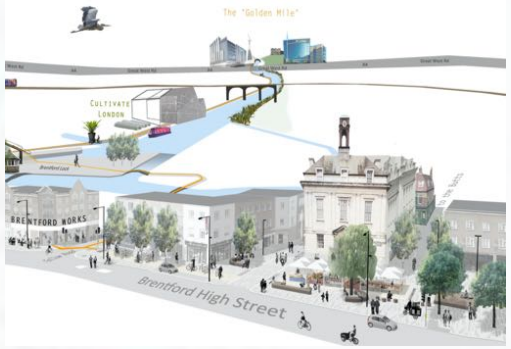
SOURCE: LONDON DEVELOPMENT DATABASE
NOTE: THIS DATA IS PROVISIONAL AND MAY BE SUBJECT TO CHANGE

MAYOR OF LONDON

Great West Quarter Development
- Almost 13 Acres of Development
- 900 new homes
- Mixed Use: Retail, Residential, Commercial.

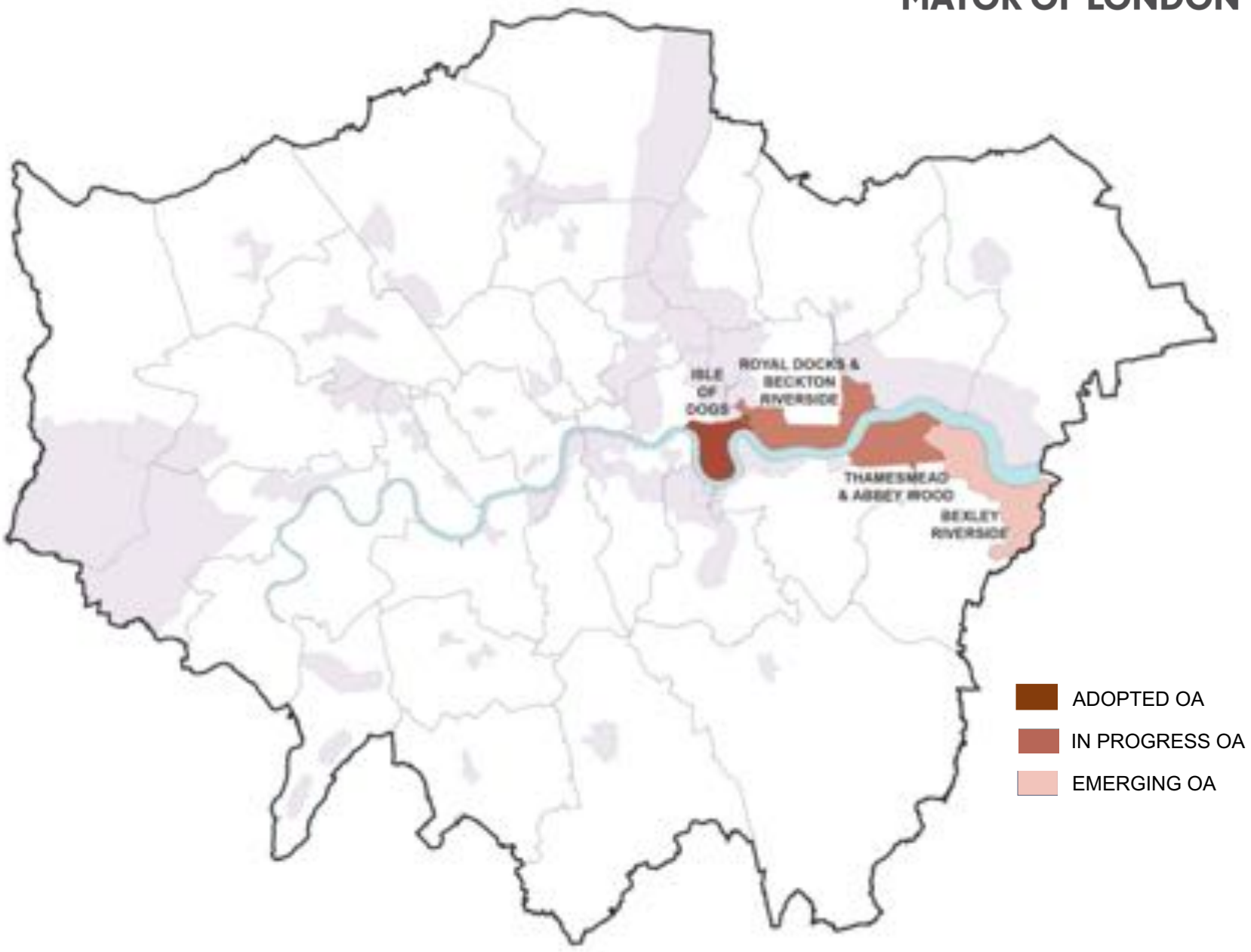
Brentford Community Stadium
- 17,250 Capacity
- 400m² of Solar Panels
- 928 new homes
- Community and retail facilities

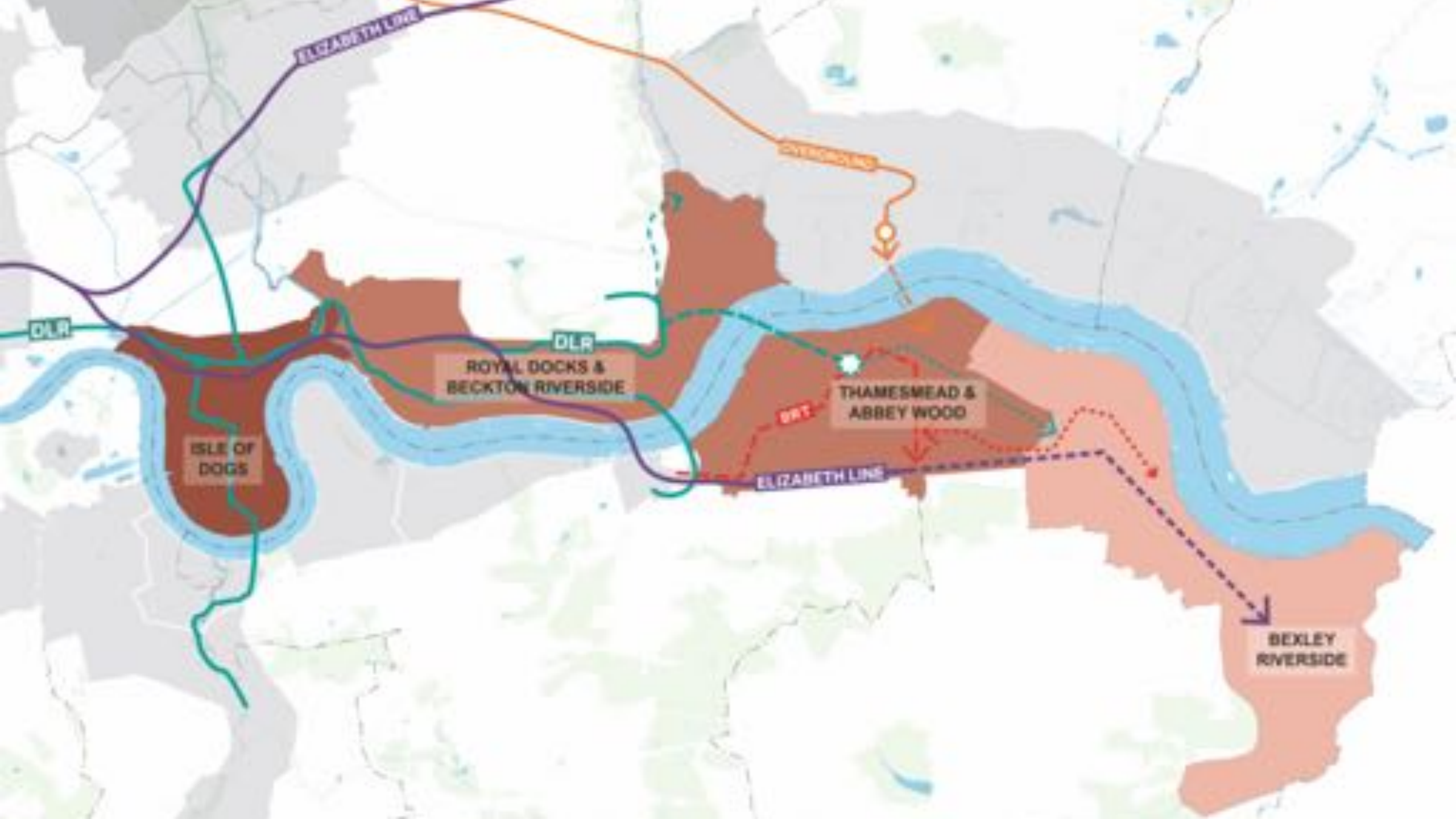
Brentford Waterside
- 867 new homes
- Commercial and leisure space
- Designed to connect Brentford High Street and the waterside



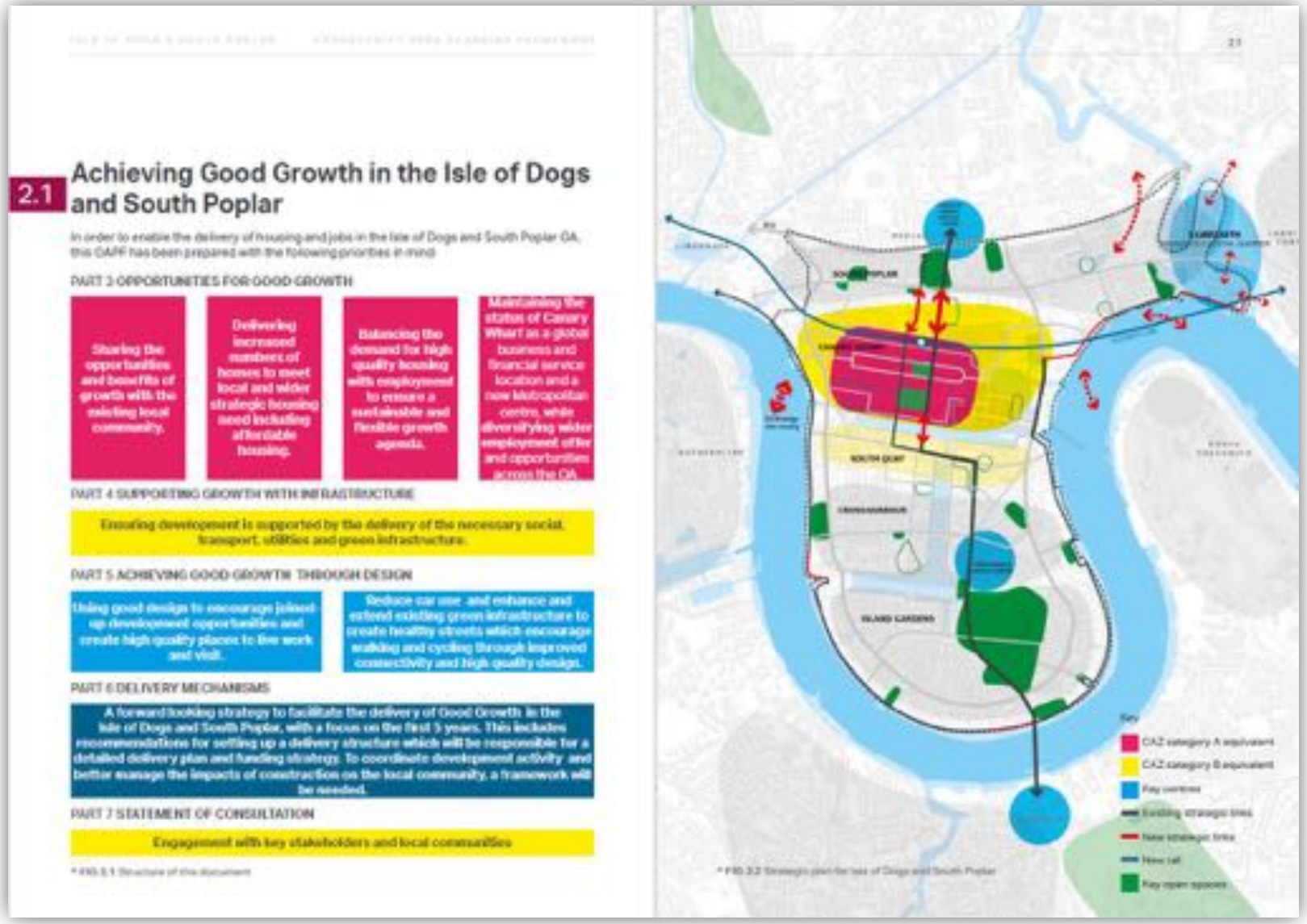
Brentford Regeneration
- Funding from GLA Outer London Fund
- Local events programme
- Public space improvements
- Supporting businesses

Current OAPF Programme




ELIZABETH LINE
DLR
DLR
ROYAL DOCKS &
BECKTON RIVERSIDE
ISLE OF
DOGS
THAMESMEAD &
ABBEY WOOD
BRT
ELIZABETH LINE
BEXLEY
RIVERSIDE

Isle of Dogs



2.1 Achieving Good Growth in the Isle of Dogs and South Poplar

In order to enable the delivery of housing and jobs in the Isle of Dogs and South Poplar OA, this OAPF has been prepared with the following priorities in mind:

PART 3 OPPORTUNITIES FOR GOOD GROWTH

- Sharing the opportunities and benefits of growth with the existing local community.
- Delivering increased numbers of homes to meet local and wider strategic housing need including affordable housing.
- Balancing the demand for high quality housing with employment to ensure a sustainable and flexible growth agenda.
- Maintaining the status of Canary Wharf as a global business and financial service location and a new Metropolitan centre, while diversifying wider employment offer and opportunities across the OA.

PART 4 SUPPORTING GROWTH WITH INFRASTRUCTURE

Ensuring development is supported by the delivery of the necessary social, transport, utilities and green infrastructure.

PART 5 ACHIEVING GOOD GROWTH THROUGH DESIGN

- Using good design to encourage joined up development opportunities and create high quality places to live work and visit.
- Reduce car use and enhance and extend existing green infrastructure to create healthy streets which encourage walking and cycling through improved connectivity and high quality design.

PART 6 DELIVERY MECHANISMS

A forward looking strategy to facilitate the delivery of Good Growth in the Isle of Dogs and South Poplar, with a focus on the first 5 years. This includes recommendations for setting up a delivery structure which will be responsible for a detailed delivery plan and funding strategy. To coordinate development activity and better manage the impacts of construction on the local community, a framework will be needed.

PART 7 STATEMENT OF CONSULTATION

Engagement with key stakeholders and local communities

* FIG 2.1 Structure of this document

* FIG 2.2 Strategic plan for Isle of Dogs and South Poplar

Key

- CAZ category A equivalent
- CAZ category B equivalent
- Key centres
- Existing strategic links
- New strategic links
- New rail
- Key open spaces

Isle of Dogs

5.5 Implementing the components of good design

Joining up growth across multiple land ownerships through area masterplans

5.5.1 Development within the growth areas will need to be considered comprehensively across multiple sites. Land owners should establish working groups to produce a single coordinated masterplan for each area which meets the objectives set out in this document alongside other planning obligations.

5.5.2 Working groups should include representatives from LBTH, GLA and TfL alongside all relevant parties, including land owners and key local stakeholders.

5.5.3 Working groups will be encouraged to submit a Growth Area masterplan as part of a planning application. This masterplan should be developed through a combined LBTH, GLA and TfL pre-app process.

Development outside the Growth Areas

5.5.4 All development should complement the existing character and context.

5.5.5 Applicants should engage early in the pre-app process. All proposals will be expected to demonstrate engagement with the relevant landowners to show comprehensive development has been considered across multiple ownerships in the wider area.

5.5.6 Should large or complex parcels of land come forward, the working group model above should be adopted.

Checklist: what should be in the area masterplans?

5.5.7 **Land use strategy** setting out the locations for employment, housing, social infrastructure and open space in addition to the strategic infrastructure requirements set out in LBTH's site allocations, inc. a strategy for active ground floor frontage

5.5.8 **Building heights strategy** responding to the existing context in terms of visual impact and designed to create good microclimate (eg daylight / sunlight, wind etc).

5.5.9 **Public realm strategy** demonstrating how the sites will contribute to the delivery of wider local connections. This should set out how sites will work together to deliver key routes, open space, negotiate any land changes and enhance the waterways.

5.5.10 **Transport strategy** assessing the wider transport impacts of the proposal.

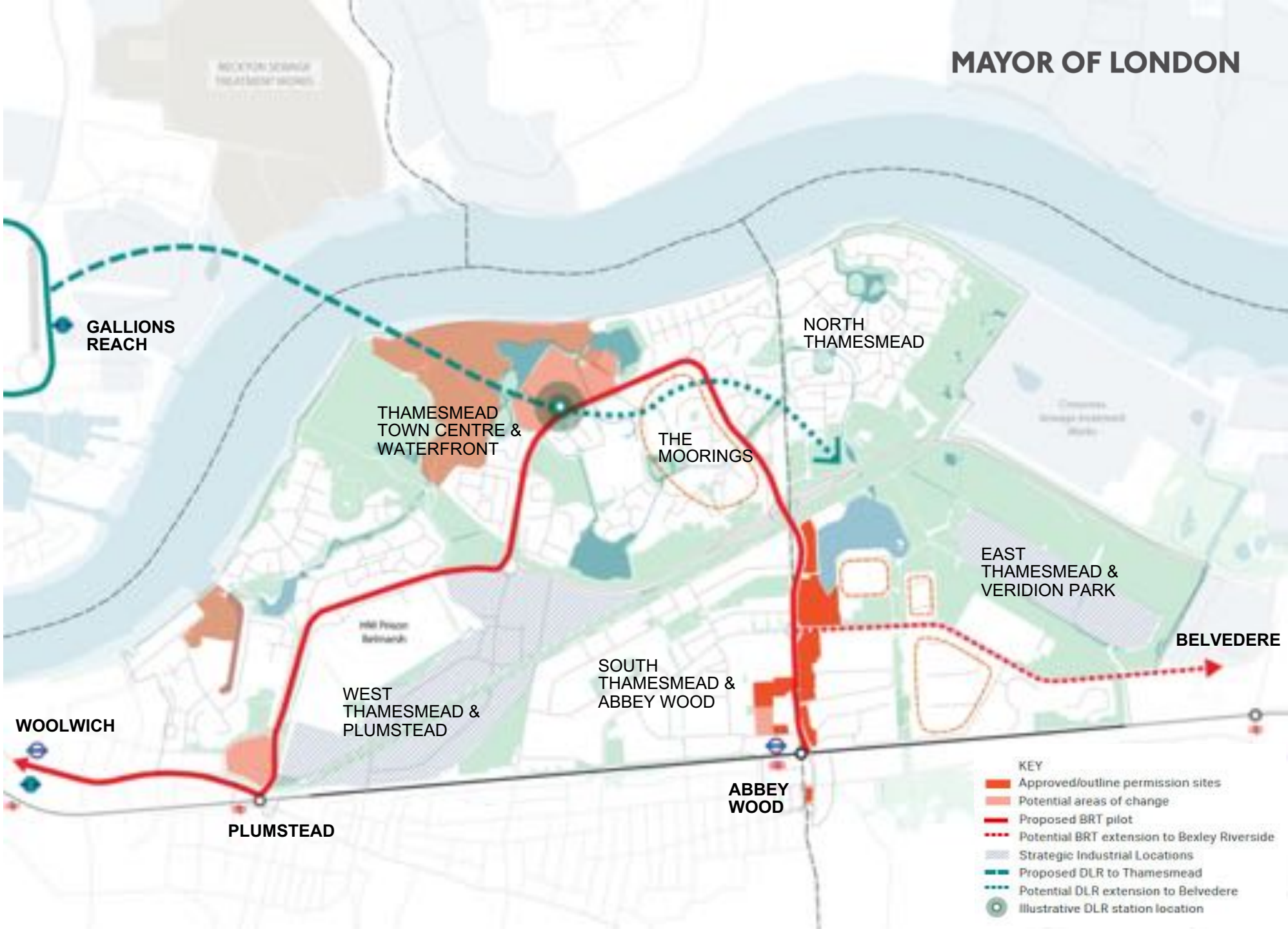
5.5.11 **Utilities and sustainability strategy** a coordinated approach to utilities, renewable energy and sustainable construction across all sites to maximise disruption to the wider community.

Further studies

5.5.12 This chapter has not considered the potential for estate regeneration. Should any form of estate regeneration come forward in the future, additional design work will need to be considered to ensure any proposal takes the opportunity to truly reintegrate into the surrounding neighbourhood.

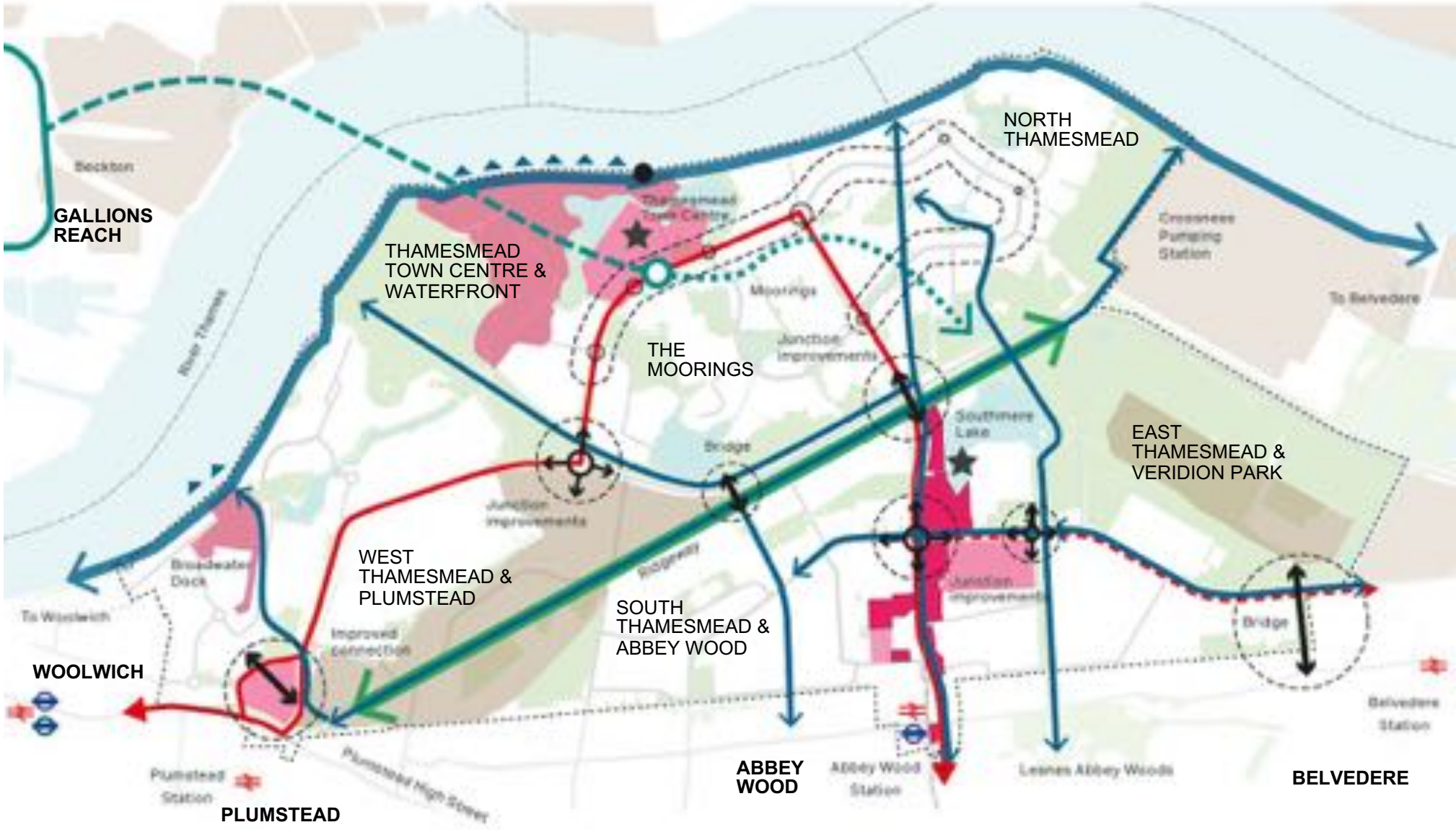
5.5.13 This could take the form of an **OAPF refresh**, new **Growth Area Working Group** or **Masterplan SPD** (see **chapter 6 delivery and monitoring**).

Thamesmead & Abbey Wood



Thamesmead & Abbey Wood:

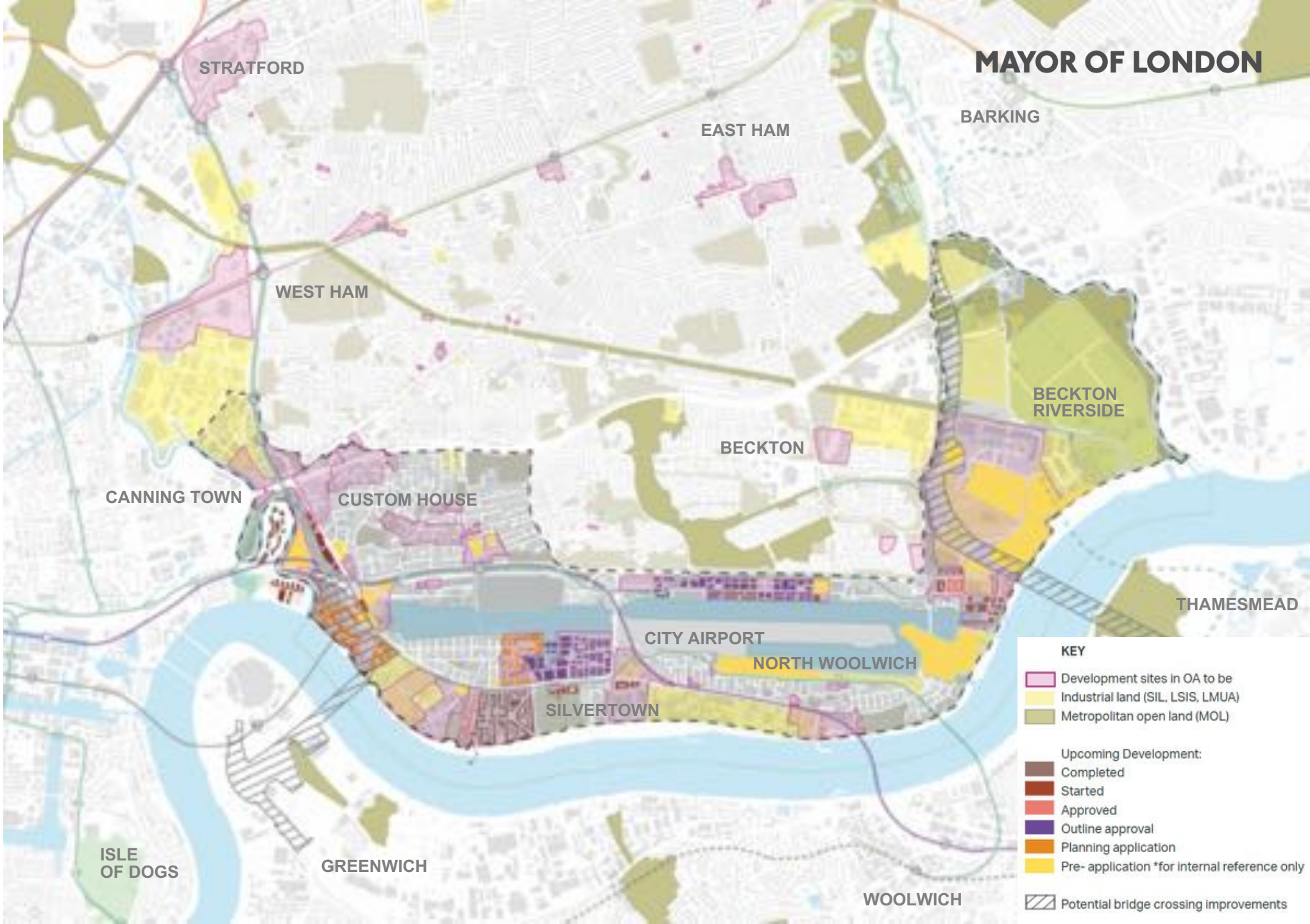
Spatial Framework



Royal Docks & Beckton Riverside

Royal Docks & Beckton Riverside:

Planning policy map



Royal Docks & Beckton Riverside:

Embedding engagement through the project