

LONDON: FROM DOCKLANDS TO THAMES GATEWAY

Professor Sir Peter Hall

*Colloque Quels Grands Projets Urbains
pour l'Île-de-France?*

Paris

23 November 2007

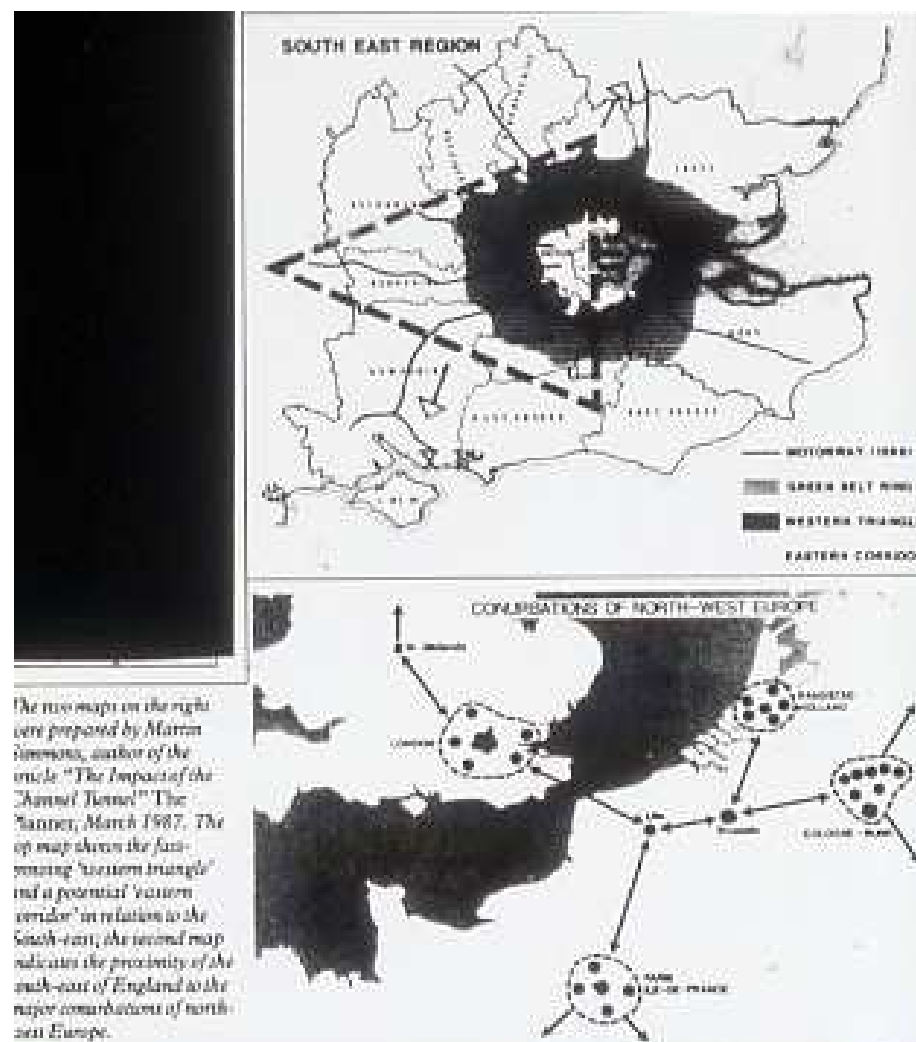
Docklands, Thames Gateway: Reversing London's Growth



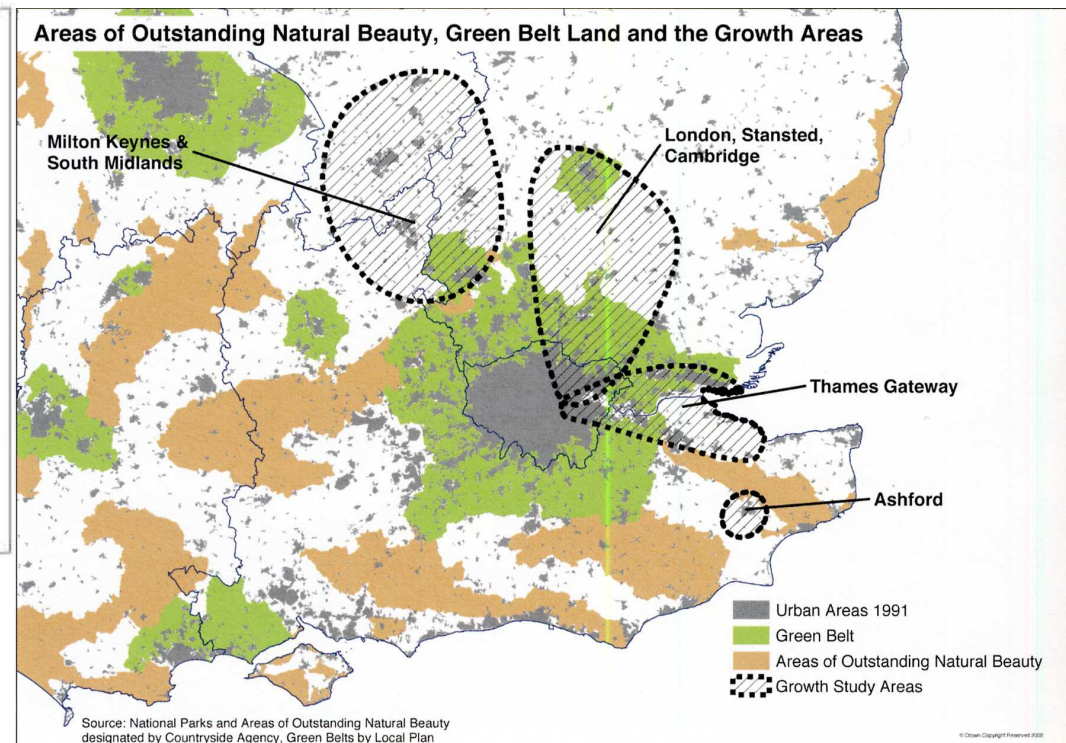
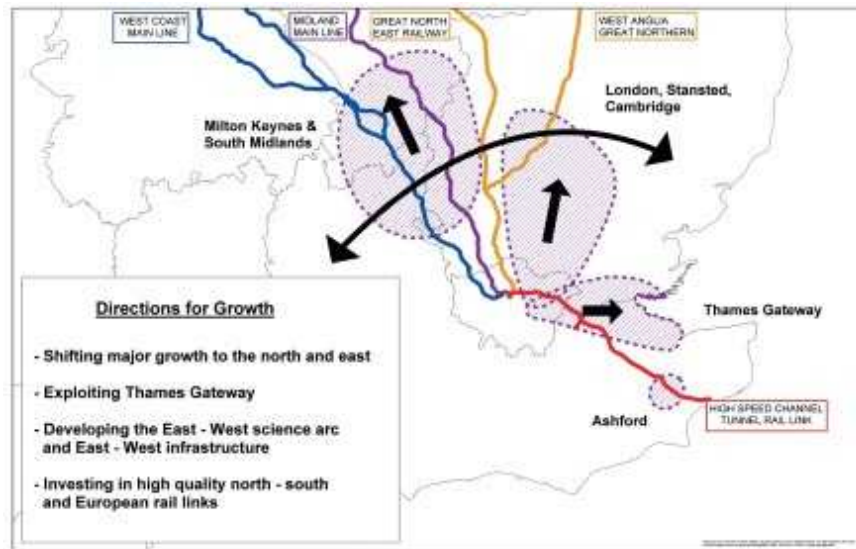
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Sustainable Communities (2003): Growing the SE ...



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Table 1 The four growth areas – targets and achievements

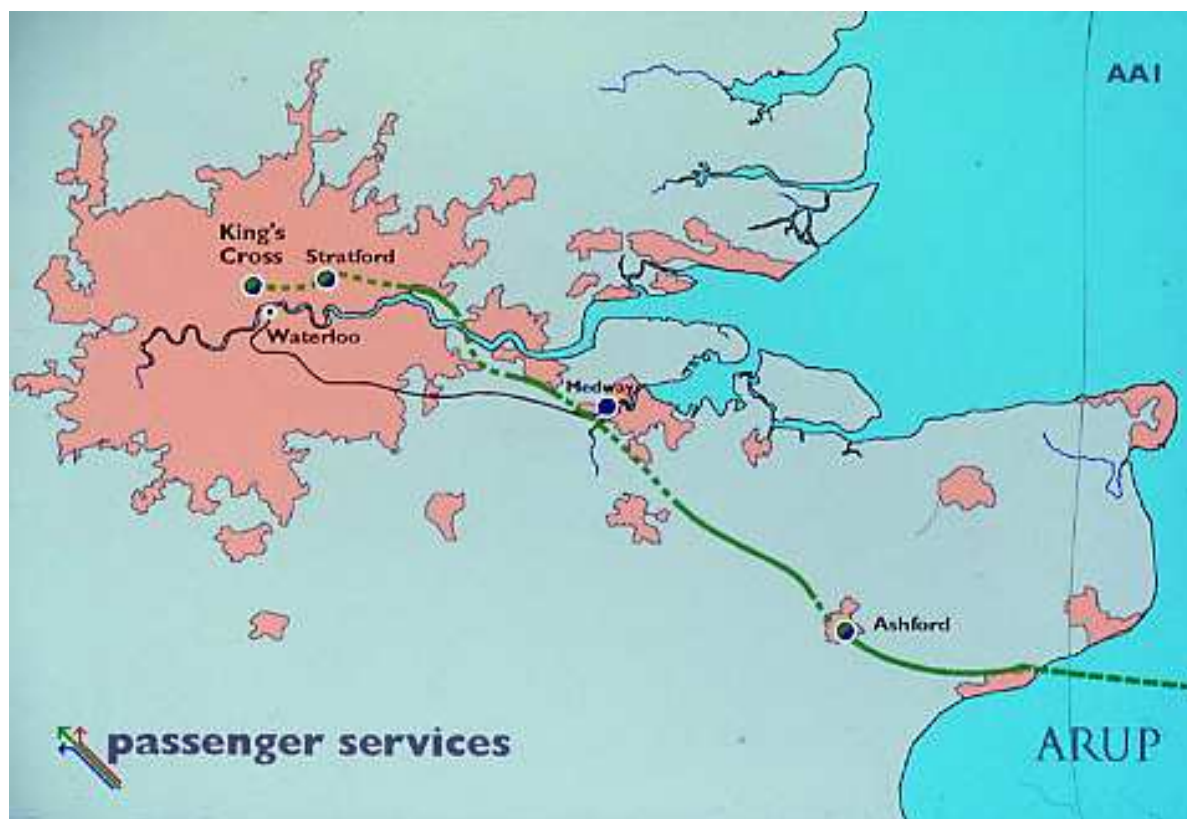
Area	Planned homes, 2001-	Housing starts, 2003-06	Percentage of plan target
Milton Keynes-South Midlands	153,000*	24,246	15.9
London-Stansted-Cambridge-Peterborough	180,000*	20,171	11.2
Thames Gateway	160,000+	29,311	18.3
Ashford	31,000#	1,382	4.5

* 2001-16

+ 2001-21

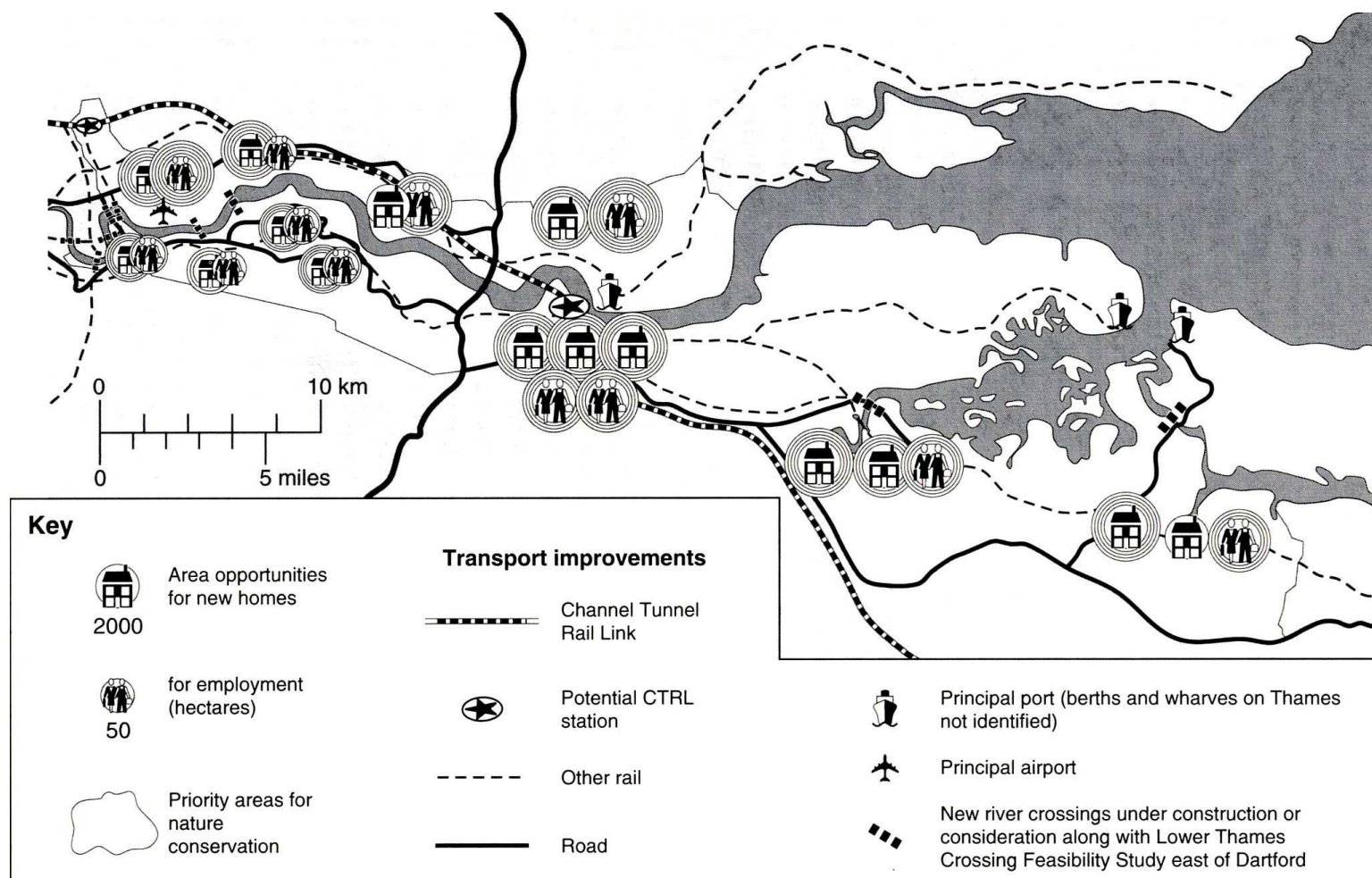
2001-31

Thames Gateway Concept: 1990-5

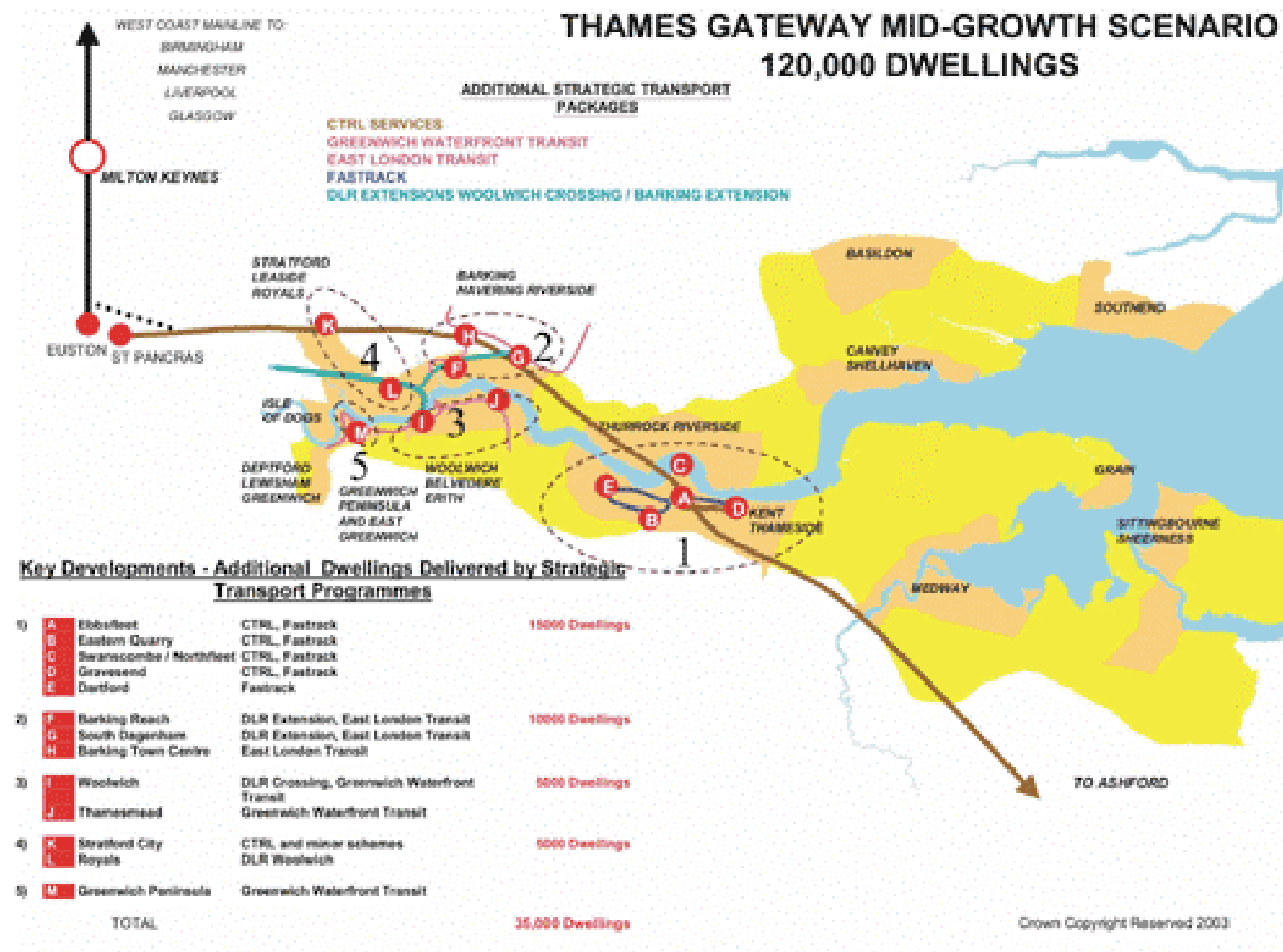


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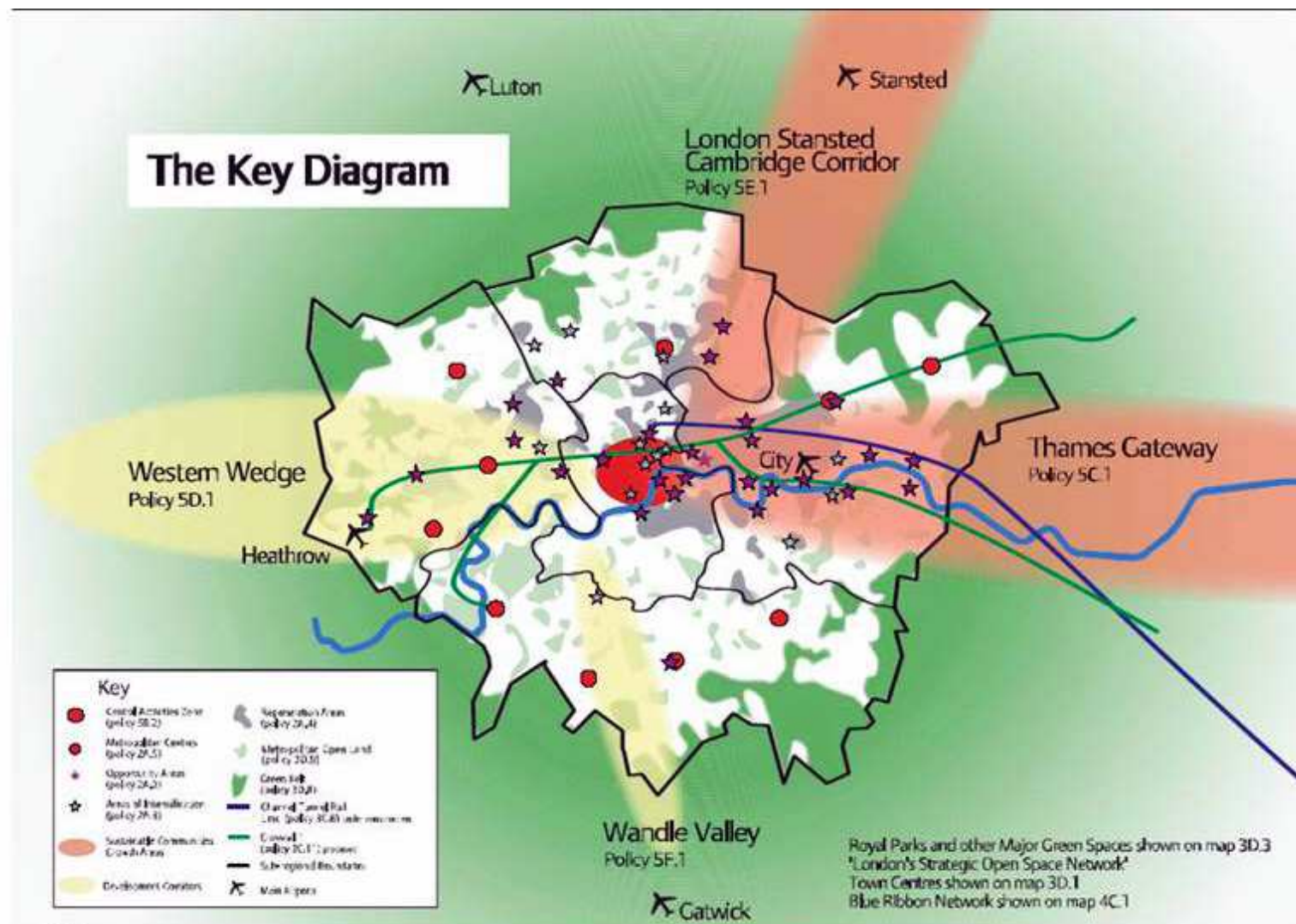
Thames Gateway Concept: 1990-5



Thames Gateway Targets: 2003



London Plan: Pushing East



source: GLA

London Plan: Pushing East

table 5A.1 Indicative sub-regional population, housing, and employment growth, 2001 –2016

Sub-region	Population ²		Annual growth ('000)	Minimum annual housing target ³ ('000)	Employment ⁴		
	2001 ('000)	2016 ('000)			2001 ('000)	2016 ('000)	Annual growth ('000)
Central	1,525	1,738	14.2	7.1	1,644	1,883	15.9
East	1,991	2,262	18.1	6.9	1,087	1,336	16.6
West	1,421	1,560	9.3	3.0	780	866	5.7
North	1,042	1,199	9.0	3.1	386	412	1.7
South	1,329	1,380	3.4	2.8	587	623	2.4
London	7,308	8,117	53.9	23.0	4,484	5120	42.4

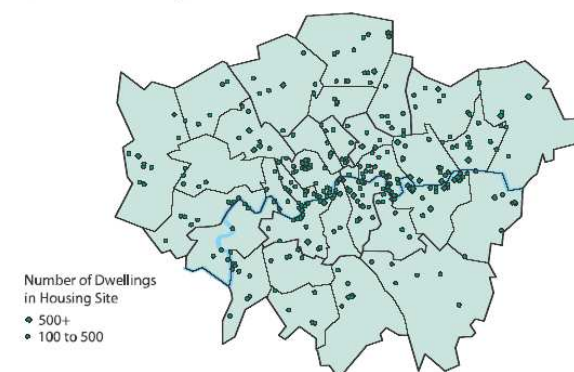
note Columns and rows may not total exactly because of rounding.

source (2) GLA Population and Household Forecasts: 2001 – 16, SDS Technical Report 5. GLA, 2003

(3) London's Housing Capacity, GLA, 2000. The table shows the housing capacity estimates over the last three phases of the study. The annual average figures differ from those in table 3A.1, which are based on four phases.

(4) The Future of Employment in Greater London. SDS Technical Report 8. GLA, Volterra Economic Consulting, 2002. Demand and Supply of Business Space in London, SDS Technical Report 21. GLA, Roger Tym & Partners, 2002

map 5A.2 Spatial location of housing sites by gross capacity – (100 or more dwellings)



source London's Housing Capacity Study (2000), GLA

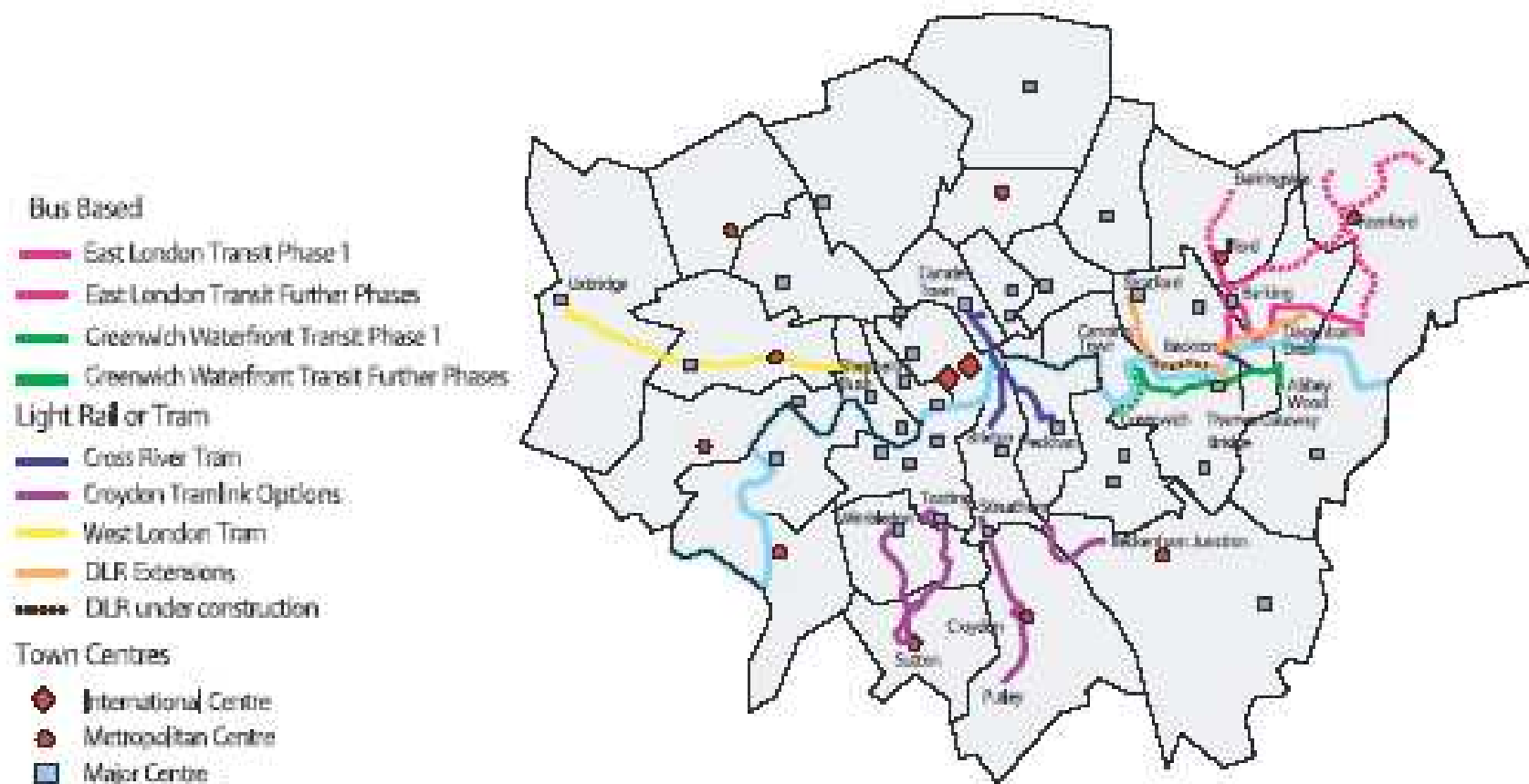
London Plan: Pushing East: Transport???

map 3C.1 Proposed major rail transport schemes and development opportunities in London



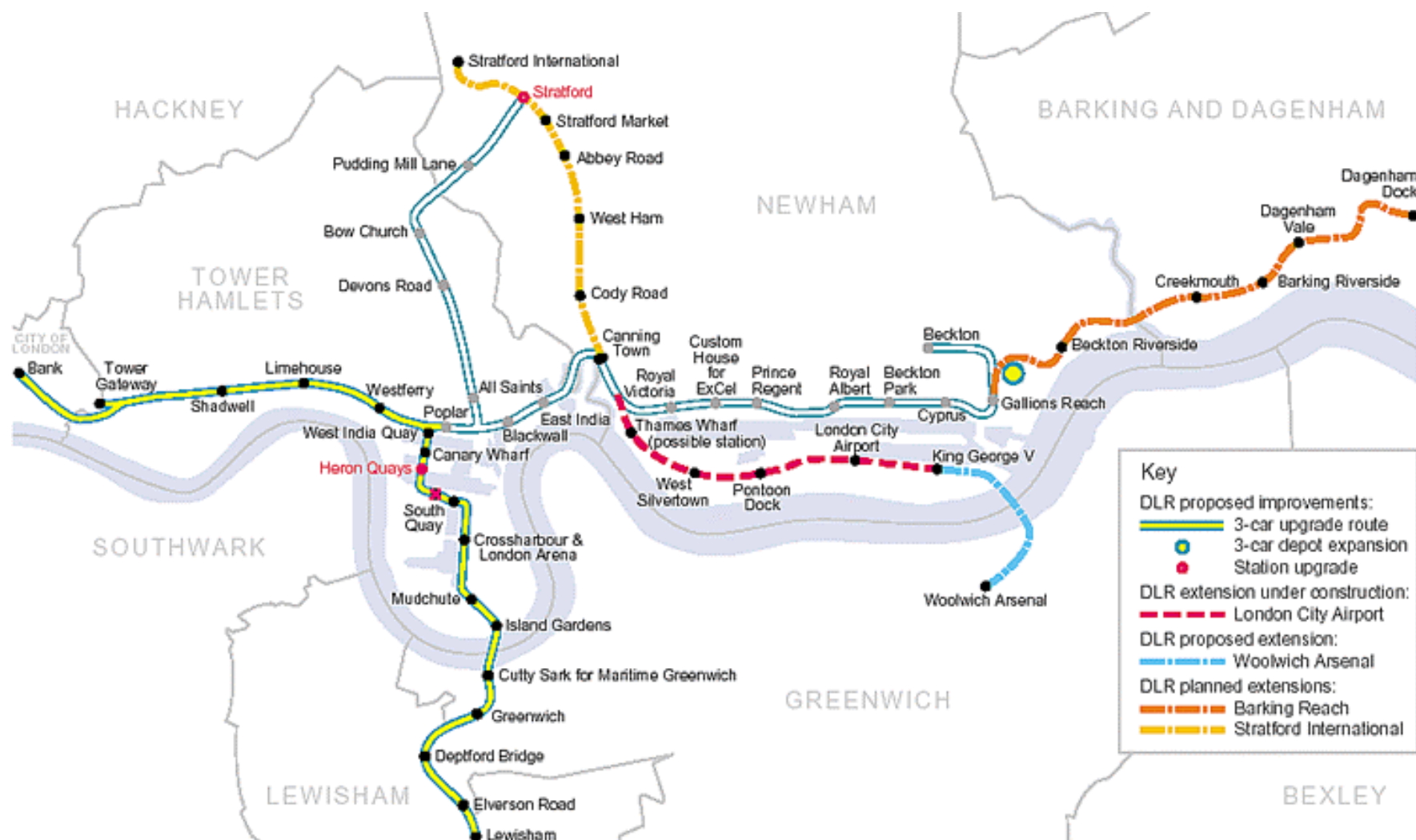
London Plan: Pushing East: Transport???

map 3C.2 Proposed light transit schemes in London



source: Transport for London

London Plan: Pushing East: Transport???



Barking Riverside: The Missing Element

- Long in plan
- Little development
- Poor quality
- Density controversy
- Higher density: Needs DLR
- But postponed – Olympics!



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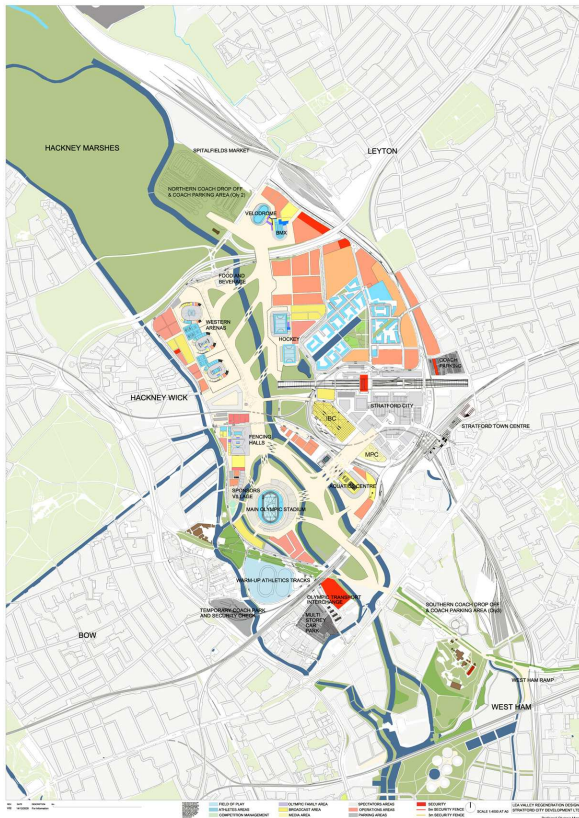
Thames Gateway: Stratford 1999, 2006, 2012



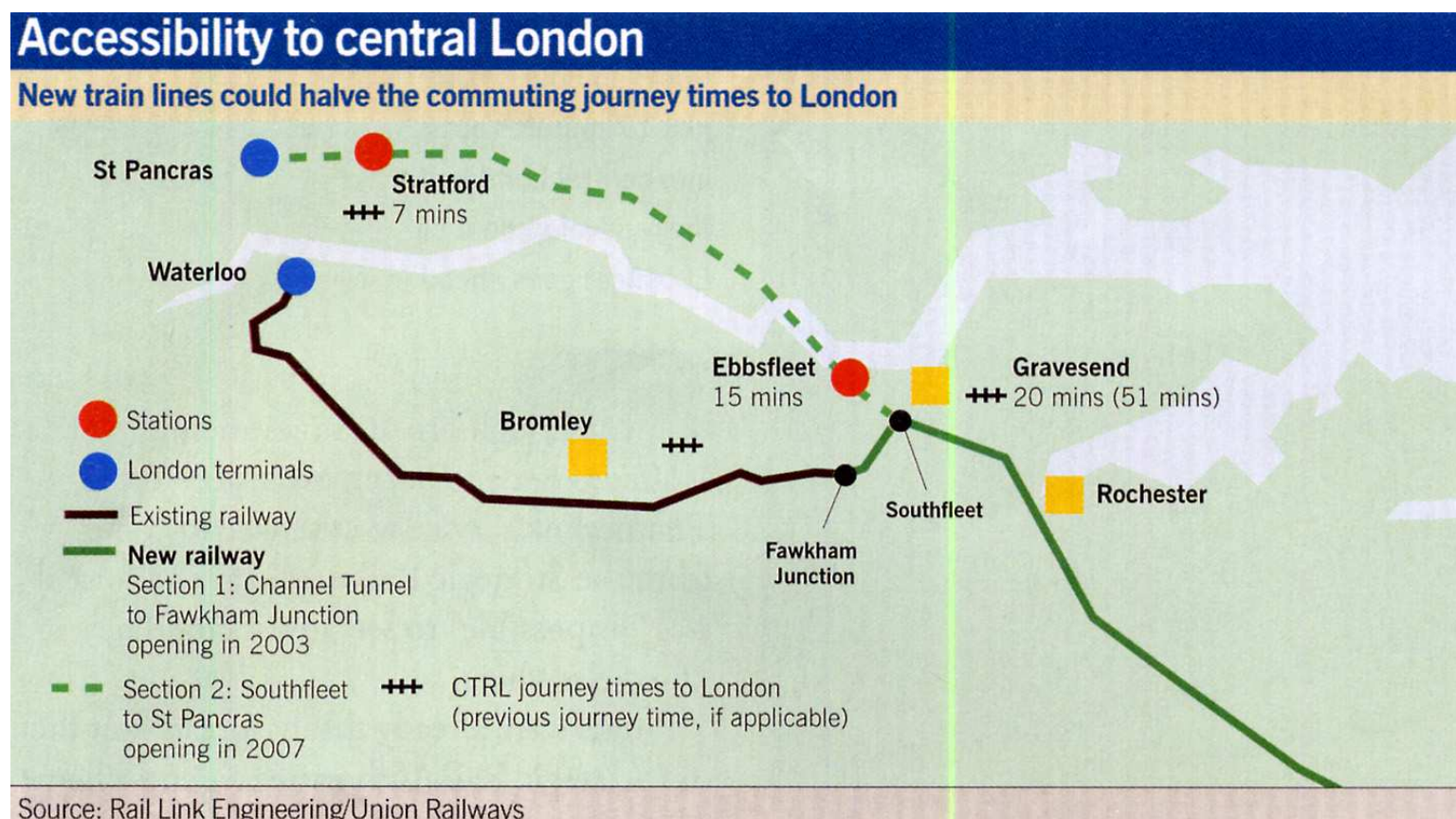
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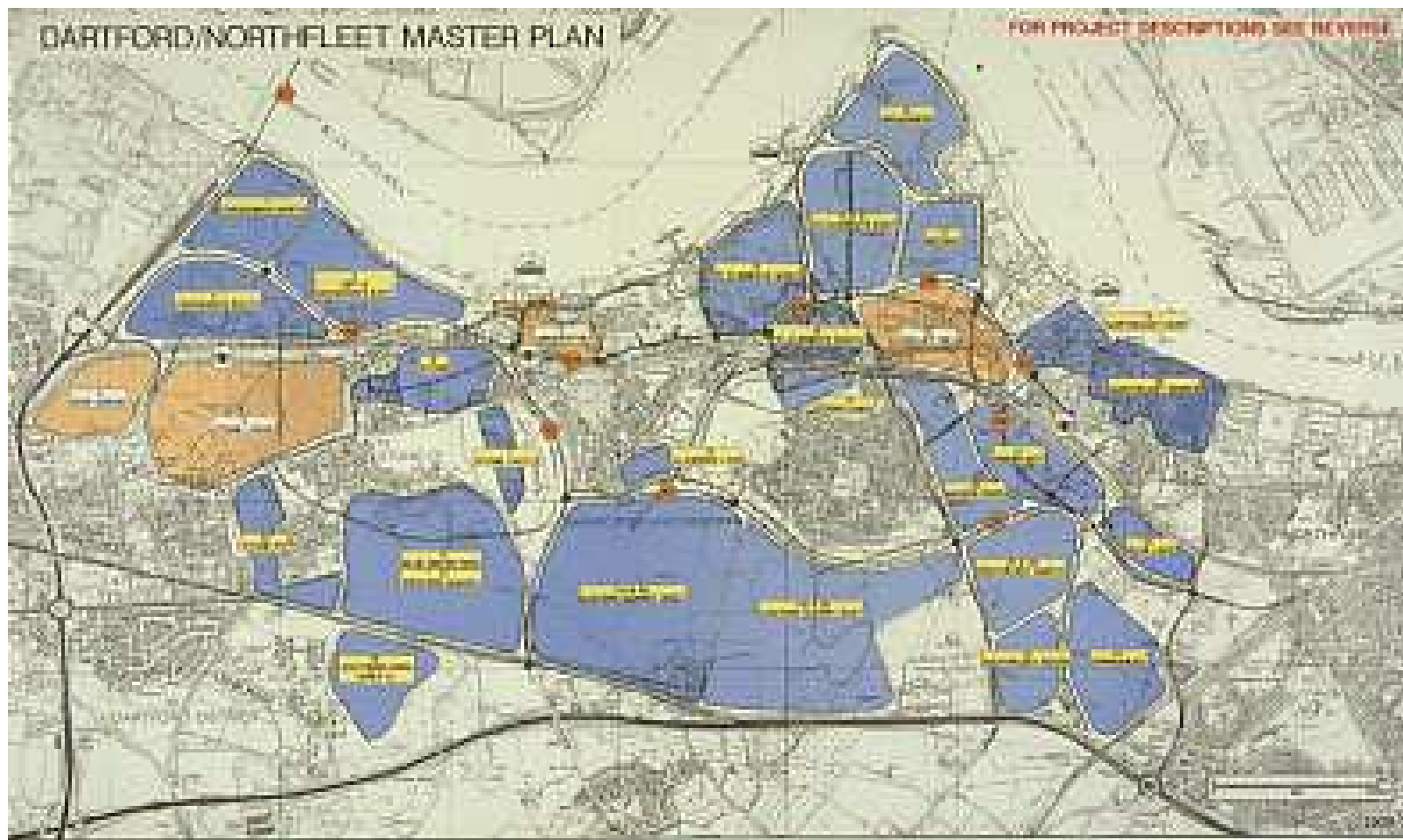
Kent Thameside: Ebbsfleet, Key Sites



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Kent Thameside: Ebbsfleet Valley, Fastrack

Kate Thameside sites and transport plan



1 Bean Gateway

Primary vehicular access to Eastern Quarry from the west

2 Craylands Gorge

Landscaped gorge is one of the most dramatic landforms in the area. Connects Eastern Quarry to the River Thames

3 Market Centre

At the heart of the Eastern Quarry, the Market Centre sits on the lake edge, connected to Ebbsfleet Parkway and the Leisure Peninsula

4 Residential Villages

Five peninsular landforms defined by parks and lakes, providing 1,000-1,500 homes on sloping landscaped hills and valleys

5 Ebbsfleet Park

The 74-acre park is one of the primary recreation spaces

6 CTRL Domestic Station

Serving destinations in east Kent

7 Northfleet Rise

Bounded by the North Kent Line, North Kent Chord and the CTRL lines, the site will provide CTRL parking and commercial development

8 Future Crossrail station

Anticipated site for the proposed Crossrail station

9 Northfleet Station

On the North Kent Line, serving Medway Towns and London

10 Ebbsfleet International and Domestic Station

Greater density of office, residential, retail, leisure and civic amenities will make this the heart of the Ebbsfleet Valley

12 Channel Tunnel Rail Link

The Eurostar line to St Pancras Station. Journey times: to London, 15 mins; to Paris, 2 hours

13 Springhead

Phase I of development within the Ebbsfleet Valley, providing commercial and residential schemes

14 New A2 junction

Connections to the A2 create a strategic highway access to the site

15 Substation

Part of the substation site is still reserved for the electrical distribution system

16 Ebbsfleet Parkway

Landscaped parkway from Bluewater to Ebbsfleet, connecting neighbourhood centres with Fastrack

17 Leisure Peninsula

On the site of the existing Washmills, the area will provide the main leisure facilities

18 Lakes

Seventy acres of lakes will provide recreation and wildlife habitats along the south cliff face

19 A2 – Bean Road Interchange

Tunnel link to Bluewater providing connectivity for Fastrack, pedestrians and cyclists



Thames Gateway: Eastern Quarry 1997, 2006, 2015



Thames Gateway: Eastern Quarry 1997, 2006, 2015



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Final Questions: for Discussion

- *National Audit Office Report 2007*
- Economic basis: realistic?
- Housing targets: can they be achieved?
- Transport: under-investment?
- Financing infrastructure: will Local Tariffs work?
- Administrative structure: too complex?



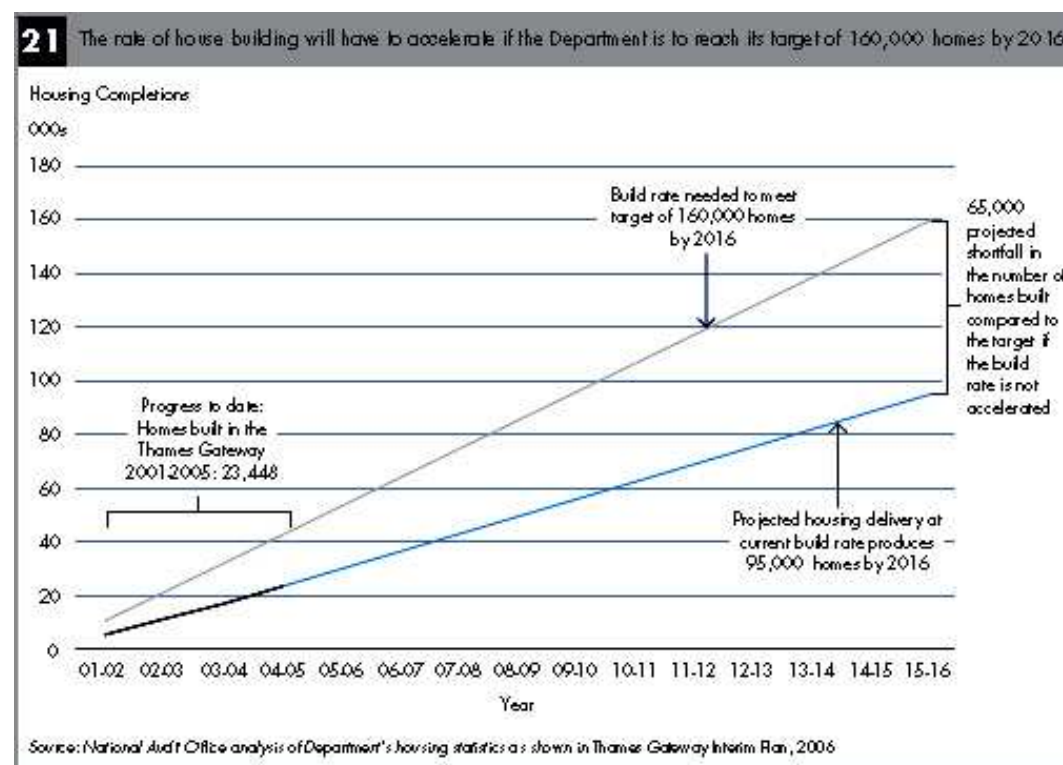
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9 Communities and Local Government spend £10 million a year funding the Local Regeneration Partnerships

Region	Local Regeneration Partnership	2006-07 (Budgeted) (£000)
Essex	Basildon Renaissance	269.6
	Thurrock Thames Gateway Development Corporation	2,989.6
	Renaissance Southend	248.2
	Essex Total	3,507.4
Kent	Swale Development Board	394.3
	Medway Renaissance Partnership	907.0
	Kent Thameside Delivery Board	849.4
	Kent Total	2,150.7
London	Bexley Partnership	492.5
	Woolwich Regeneration Agency	325.0
	London Thames Gateway Development Corporation	3,449.7
	London Total	4,267.2
Grand Total		9,925.3

Source: National Audit Office analysis of Department's files

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