

The **Thames Gateway** is a great place to invest, work and live. It has a proud past, a vibrant economic future and offers improved quality of life.

# The Delivery Plan

## Executive Summary



# Foreword by Yvette Cooper

**Minister for Housing and Planning**



The Thames Gateway is a great location. Through its rivers, its ports and its increasingly world class transport infrastructure, it is the Gateway between a great capital city and the world. The success of the Gateway is key to the wider UK economy and ensuring that London remains a global capital. And its unique and beautiful estuary landscape is home to local communities with distinct and proud identities and history.

Twelve months ago we published the Thames Gateway Interim Plan: a vision of the Thames Gateway as a great place to invest, to live, to work and to visit. That vision was based on the hard work of key local partners and set out a programme of regeneration focused on the needs and opportunities for local people and communities as well as the wider regional and national economy.

Since then a turning point for the Gateway has been achieved with the go-ahead for Crossrail rail, approval of major planning applications at London Gateway, Ebbsfleet and Barking Riverside, the opening of the new high speed channel tunnel rail link and the start of work on the Olympic site – itself laying the foundation for a transformational legacy in East London and the wider gateway.

Now, as promised, we are publishing a Delivery Plan with the next steps for the coming three years. It includes over £9 billion planned cross-Government investment in the Gateway, in addition to Crossrail. And this means investment in people and their communities as much as in physical infrastructure.

So the Plan sets out programmes of investment around the key objectives to boost the economy of the Gateway, and improve the quality of life across the area. It includes backing for new jobs, major expansion in further and higher education, substantial increases in affordable housing, improvements to quality and design, investment in schools and health services as well as in transport improvements. It also sets out the next steps to enhance the natural and urban environment across the Gateway, through major investment in the Thames Gateway Parklands and in local town centres, squares and public spaces reflecting the priorities of local communities across the Gateway.

But this Delivery Plan also sets out a new focus for the Gateway – as an eco-region leading the way to the higher environmental standards, the new environmental technologies and jobs that every part of the country will need to embrace. So we include proposals to cut carbon emissions from existing homes as well as new homes in the Gateway, and plans to invest in new environmental research and skills for a more sustainable future.

No one organisation or agency can deliver this alone. The Plan is the result of intense collaboration and co-ordination, not just between government departments and agencies, but between public and private sector and between national, regional and local partners reflecting the different needs and diverse communities along the Gateway. By working together around the key projects and strategic locations, we can build investor confidence and lever in the tens of billions of private sector investment needed to truly transform the Gateway.

The challenge for us now is to work together to make the most of the opportunities of the Thames Gateway – combining economic growth and development, with ever higher standards of sustainability, for the sake of local communities now and in generations to come. The Thames Gateway has a proud history. Our challenge is to work together so we can be even prouder of its future.





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# Executive Summary

## Purpose

Last November, we set out our vision for the Thames Gateway – Europe’s largest regeneration programme stretching 40 miles along the estuary from Canary Wharf in London to Southend in Essex, and Sittingbourne in Kent.

The region is a great place to invest, work and live. It has a proud past and a vibrant economic future, and is located in a stunning and sustainable environmental setting.

Through this delivery plan, we are backing our vision with clear cross-government priorities and funding commitments. The Plan provides a framework for making the best use of public investment, local ownership, big project expertise and private sector entrepreneurship. It sets out a proposed spending programme for 2008-11 which includes £500 million for regeneration and £100 million for local transport improvements within a total Government investment commitment of over £9 billion.

The Plan is structured around the three driving forces for positive change in the Gateway: a strong economy, improvements in the quality of life for local communities and the development of the Gateway as an eco-region.

For the first time in the Thames Gateway we are publishing a truly cross-government Delivery Plan. Using the new Cross-Government Board, we have brought focus and commitment from across government to the Gateway.

## Progress

Real progress has been made since we published our Interim Plan last year:

- the announcement that Crossrail will proceed through Canary Wharf and Woolwich to Stratford, Woolwich and Abbey Wood, bringing with it a £16 billion investment that will open up new employment opportunities and accelerate housing growth;
- the completion of the new High Speed 1 line, with Eurostar services from St Pancras stopping at Ebbsfleet, boosting the economic prospects of East London and North Kent;
- planning permission for three substantial Gateway projects: London Gateway – the world-class new deep-water port and business park; Eastern Quarry, a new residential community by Ebbsfleet station; and Barking Riverside, the largest residential planning permission ever;
- the opening of the acclaimed O<sub>2</sub> concert venue and entertainment complex on the Greenwich Peninsula, which had over 600,000 ticket sales in the first three months;
- progress at the Olympic Park, with outline planning permission secured and the site cleared so construction can begin.

## Delivering the vision

Key to the success of the Gateway are:

- economic transformation in four key areas: Canary Wharf, London Gateway, Ebbsfleet Valley, and the Olympic Park with Stratford City;
- new housing developments in our ten priority areas for new homes;
- the Thames Gateway Parklands initiative
- making the Gateway an Eco-Region;
- investing in a skilled workforce.

In terms of local communities, we have given priority in our spending allocations to six priority locations: Stratford, the Lower Lea and the Royal Docks; London Riverside; Greenwich Peninsula and Woolwich; Thurrock; Kent Thameside; and Medway. There are also five urban renewal areas receiving support: Barking; Basildon; Erith; Sittingbourne and Swale; and Southend.

## Proposals

### The Gateway economy

The Thames Gateway is strategically well positioned between London and mainland Europe. We want to use the area's unique advantages – and address its weaknesses – to create the right conditions for further economic growth. We have already:

- seen employment growth of 9% over the years 2001-2005, faster than the national average
- funded 2 new universities at Southend and Medway with nearly 5,000 new higher and further education places so far to boost the skills of local people
- procured high speed domestic services serving East London and North Kent and to start operation in 2009
- started construction on the extension to the Docklands Light Railway to Woolwich to be completed in 2009
- secured doubling of the capacity of the DLR from Bank to Lewisham also starting operation in 2009
- almost completed improvements to M25 junction with the A2, with completion of further widening to come by 2009

However we need now to go further to make the most of the economic potential of the Gateway, encourage new investment and jobs, and boost the skills of local people so they can take up new opportunities and local communities can benefit from growing prosperity.

In this Plan we announce:

- an increase in the number of new jobs we expect in the Gateway to 225,000 by 2016;
- a £200 million Strategic Economic Investment Fund to support priority projects from the RDAs' Thames Gateway Economic Development Investment Plan, that the RDAs estimate will lever in an additional £75 million and is on top of their baseline annual investment;



- a Pan-Gateway Skills Plan developed by the Learning and Skills Councils to invest £1.6 billion in teaching and learning, and £850 million in new building for further education;
- the building and opening of new further and higher education campuses in Grays and Basildon, Swale and Medway, creating around 9,000 further education places;
- commitment to a recommended approach to the biggest remaining constraint to development in the Thames Gateway, J30 of the M25 (the junction with the A13) with an announcement in 2008;
- an allocation of £100 million from the Community Infrastructure Fund to invest in 13 local transport schemes.

### **Quality of life**

Economic investment alone is not sufficient. The Thames Gateway must be a beautiful place to live, work and visit, so that local communities can thrive and enjoy the benefits regeneration can bring. Improving the quality of life for all residents in the Gateway is a critical part of regeneration – building more affordable houses, investing in thriving town centres, beautiful public places and spaces, improving the quality of public services, and supporting community cohesion are all vital parts of the Thames Gateway programme. We have already:

- Unlocked the problems preventing housing development at Ebbsfleet Valley
- Completed new flood defences and land raising at Rochester Riverside to bring this flagship site to market
- Spent £34 million over the last three years improving green spaces, including Rainham Marshes
- Spent £122 million in the last three years providing new Sure Start Centres

But now we need to go further, investing in more and better homes – including more affordable homes for local people. We also need to ensure new development is supported by growing and improving public services, including schools and health facilities, and we want to ensure regeneration is part of a vision for a beautiful Thames Gateway, a green thread around vibrant town centres with strong local communities.

In this Plan:

- we prioritise our funding from the Thames Gateway programme to secure housing programmes in the ten locations where extra homes are most urgently needed. These ten programmes are expected to deliver nearly 110,000 homes by 2016, the majority of our target figure;
- we set out the Housing Corporation intention to invest over £800 million in around 15,000 affordable homes;
- we confirm that Communities and Local Government will ask the Commission for Architecture and the Built Environment (CABE) to do a further Housing Audit in the Gateway in 2010 to measure progress in improving design quality;
- we include planned spending of over £600 million in this CSR period as part of a longer term £1.4 billion programme on new or refurbished hospital provision serving the Gateway;
- we include planned investment of £1.2 billion on schools in Gateway authorities, as well as £278 million allocated for Sure Start centres including 90 new ones;



- we announce the appointment of Sir Terry Farrell as Design Champion for the Thames Gateway Parklands, a new programme to celebrate and enhance the individual character of the Gateway backed by a £35 million allocation of Thames Gateway funding to invest in improving the natural and urban environment.

## **Developing an eco-region**

The new challenge for the Gateway is to combine increasing economic growth, development and prosperity with tackling climate change. The sheer scale of development underway means it is a great location to pioneer the new environmental technologies and approaches of the future. The Thames Gateway can lead the way with environmental jobs, greater use of renewables and new technologies, and environmental improvements to existing homes and building – truly becoming an eco-region for the rest of the country and other countries to follow. So this plan takes the first steps to promote higher standards for cutting carbon emissions, water conservation, reducing waste, and protecting people against flood risk.

We have already:

- Completed a ground-breaking study into whether and how to ensure the Thames Gateway can become a truly low-carbon region
- Completed a study into how the Gateway can become water neutral
- Produced the high level options from the Thames Estuary 2100 study to safeguard the people of the Gateway from flood risk.

In this Plan, we announce:

- that Communities and Local Government will invite proposals for a new Eco-Quarter in the Gateway, similar to the plans for Eco-Towns but this time – for the first time – within an existing urban area;
- a continuing commitment to 80% of new homes being built on brownfield land;
- £2 million available to promoters and developers to fund eco-assessments of the top ten housing programmes, to ensure they will design in climate change mitigation, flood risk management, energy and water efficiency from the start;
- planned investment of £15 million in a community-focused programme to retrofit existing homes with energy saving measures that will reduce emissions by up to 60%;
- an allocation of £1.5 million from the Thames Gateway fund to work with the Energy Savings Trust to establish the first of the new national energy service centres to deliver the Green Homes Services across the Gateway;
- a follow-up to our ‘water neutrality’ feasibility study, investigating costs and possible delivery mechanisms;
- work on the costs and possible delivery mechanisms for a zero construction waste target across the Gateway;
- invest by the RDAS in an International Institute for Sustainability.

## **Public investment**

The government will ensure that public funds invested in the Gateway are subject to rigorous appraisal to secure value for money and, wherever possible, be used to attract additional private funding to maximise the benefit for Thames Gateway communities.

The levels of funding set out in this Delivery Plan are therefore indicative and subject to final confirmation as individual projects come forward for appraisal.

## **The time to invest is now**

The role of Government across the Gateway is to ensure that key infrastructure is provided to promote improvement and growth and to provide the conditions that enable investor confidence to flourish. We recognise that we need the market to respond to the new opportunities on offer and we are confident they will. The ultimate measure of our success will be when that investor confidence is assured and places in the Gateway take on a new and self-sustaining identity.







HM Government

Thames Gateway

The **Thames Gateway** Delivery Plan fulfils the commitment to back the vision with clear cross-Government priorities and funding. It provides a framework for making the best use of public investment, local ownership, big project expertise and private sector entrepreneurship. And it announces the details of a spending programme from 2008–2011 to accelerate regeneration in the **Thames Gateway**, while showing where resources are needed longer term.

