(by email)

Our reference: MGLA091026-9489

3 November 2026

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 8 October 2026. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

Please provide the following information under the Environmental Information Regulations 2004, for the period from 1 January 2025 to the date of this request.

1. The memorandum of understanding on Charlton Riverside between the Royal Borough of Greenwich, the Greater London Authority and Transport for London, announced in August 2026.
2. The terms of reference and membership of the Charlton Riverside strategic partnership board, and the agendas, minutes and papers of its meetings.
3. Any map or plan showing the area covered by the partnership, including any sites identified for acquisition, land assembly, "meanwhile" use or the proposed public sector-led landowners' partnership.
4. Any record within items 1 to 3, and any briefing or meeting note about Charlton Riverside, that refers to land at Harrington Way or Warspite Road, London SE18 (including Mellish Industrial Estate and Trinity Wharf).
5. The reference numbers of any Mayoral Decision or Director Decision relating to the partnership.

Our response to your request is as follows:

1. Please find attached.

2. The terms of reference are within the MOU and the meeting agenda is attached. No minutes of the meeting were taken.

   Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that

Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

Some further information has been redacted, namely the cost estimate prepared as part of feasibility work relating to options for a new east-west connection linking Westmoor Street to Anchor and Hope Lane via Herringham Road to provide bus access to the site.

The information has been withheld under Regulation 12(5)(e) of the Environmental Information Regulations 2004, which provides an exception where disclosure would adversely affect:

> *"the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest."*

The requested information comprises detailed cost estimates developed to inform the assessment of potential transport infrastructure options. The information has commercial value because it would reveal estimated construction costs, pricing methodologies, risk allowances, procurement assumptions and financial benchmarks that could be used by potential suppliers, contractors or developers in future procurement, negotiation or commercial discussions relating to the scheme.

The information is subject to an obligation of confidence arising under common law and its disclosure would prejudice the legitimate economic interests of the public authority and potentially third parties involved in the development of the estimates. Disclosure at this stage could weaken the authority's negotiating position in any future procurement exercise and could distort competition by providing market participants with insight into the authority's expected costs and budget assumptions.

Accordingly, we consider that disclosure would adversely affect the confidentiality of commercial information that is protected by law and that Regulation 12(5)(e) is engaged.

Public interest test

Regulation 12(5)(e) is subject to the public interest test and we have considered whether the public interest in disclosure outweighs the public interest in maintaining the exception.

Factors in favour of disclosure

- Promoting transparency and accountability in relation to the assessment of transport infrastructure proposals.
- Enabling public understanding of the potential financial implications of the proposed east-west connection.
- Facilitating informed public debate regarding transport planning and investment decisions.

Factors in favour of maintaining the exception

- Protecting the authority's ability to secure best value in any future procurement or commercial negotiations.
- Preserving fair competition by preventing the release of commercially sensitive pricing information and cost assumptions.
- Protecting legitimate commercial interests associated with the development of the scheme and any third-party commercial information incorporated within the estimates.
- Avoiding prejudice to the authority's financial position through the disclosure of information that could influence future bidding behaviour or negotiations.

Conclusion

Having weighed the competing public interests, we consider that the public interest in maintaining the exception outweighs the public interest in disclosure. We therefore withhold the requested cost estimate under Regulation 12(5)(e) of the Environmental Information Regulations 2004.

3. The MOU contains a map of the area covered by the partnership.

4. The GLA does not hold information in relation to this part of your request.

5. There is no Mayoral Decision or Director Decision in place relating to the partnership.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA091026-9489.

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at: https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information

Memorandum of Understanding between:

Royal Borough of Greenwich,

Greater London Authority,

and

Transport for London

in respect of housing, regeneration, and infrastructure delivery within Charlton Riverside Opportunity Area.

Dated

Parties:

1. Royal Borough of Greenwich (RBG), The Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ, UK; and

2. Greater London Authority (GLA), Kamal Chunchie Way, London E16 1ZE, UK

3. Transport for London (TfL), Palestra House, Blackfriars Road, London SE1 8NJ, UK.

together, the **Parties**

Background

1. Charlton Riverside has been designated as an 'Opportunity Area' (OA) by the Mayor of London since 2008. In the London Plan 2021 Charlton Riverside has an indicative capacity for up to 8000 new homes and 1000 jobs.

   The London Plan 2021 places a strong emphasis on maintaining the supply of industrial land and recent evidence suggests (LESD 2024) that there is potential for 2,800 jobs at Charlton Riverside over the next 20-25 years. There are also an emerging Local Plan and the Draft London Plan (2026) to consider.

   Charlton Riverside will be an important and critical piece of the Thames riverside landscape, connecting the Greenwich Peninsula to Woolwich town centre. Both areas have already undergone major changes in recent years with further developments planned or underway including new homes and transport connections, therefore there is a timely opportunity to build on that momentum to benefit existing and new communities in and around Charlton Riverside.

2. RBG will leverage their position as majority landowner to engage with other key stakeholders and develop a joined-up plan to deliver the vision for this complex site.

3. The GLA will, through the Mayor's strategic planning, regeneration and housing functions, support RBG to develop a shared, policy-aligned vision and delivery approach for Charlton Riverside by convening key partners, providing London Plan-aligned strategic advice, and where appropriate, facilitating access to relevant GLA expertise and programmes to help coordinate and support delivery.

4. TfL will, through its role as the integrated strategic transport authority, work with RBG and the GLA to develop a joined-up plan to support the development of the vision for this complex site.

Objectives

The parties jointly agree the below objectives:

a. To unlock the regeneration of Charlton Riverside and create an exemplary new urban district of London. The area will become a mixed-use neighbourhood - a place where people live, work, and thrive. With high quality, mixed tenure residential development, integrated with community facilities upgraded infrastructure and a revised network of streets and open spaces.

b. To support Charlton Riverside's function as a hub of production and employment and to encourage and enhance its existing position supporting the creative and industrial sectors of London's economy.

c. To identify temporary interventions in Charlton riverside to pave the way for long-term transformation, harnessing the power of collaboration, innovation, and community engagement.

d. To work together to develop a vision that presents the ambition of the partnership and a joint communications strategy.

Purpose

The overarching aim of this Memorandum of Understanding and role of the respective Parties is to transform Charlton Riverside. The combined aim of all Parties is to create an exemplary new urban district of London. The boundary of the area is defined in Annex 1.

All parties are committed to further developing the vision that the area will become a revived neighbourhood - a place in which people live, work and thrive. They will ensure the resulting regeneration delivers:

- high quality, mixed tenure residential development, integrated with industrial uses and safeguarded sites.
- new community facilities for existing and future residents.
- upgraded infrastructure and a revised network of streets and open spaces.
- better connections between the Charlton Riverside, Charlton, Woolwich and the rest of London.
- the promotion of sustainable and active travel modes and high-quality bus routes and a car-free neighbourhood.
- protected and enhanced employment and industrial opportunities and activities.

The delivery of Charlton Riverside will be a complex endeavour with multiple stakeholders and delivery partners. Crucial to the success of this programme will be

the integration and coordination of numerous programmes, projects and workstreams within RBG and across partner departments and agencies.

Actions

RBG, GLA and TfL agree to work together collaboratively and efficiently in connection with masterplanning, land assembly, the delivery of infrastructure and the development and implementation of a comprehensive programme of regeneration, committing sufficient officer resource.

Provisos

Nothing contained or implied in this MOU shall:

a. fetter or prejudice or otherwise affect the rights powers duties and obligations of RBG, GLA or TfL in the exercise of their respective statutory functions or in any other capacity; and/or

b. be legally binding or create any obligations, rights or benefits enforceable by any Party.

Nothing in this MoU is intended to or shall be deemed to establish any partnership or joint venture between the Parties, create any agency or other fiduciary relationship or authorise any of the Parties to make or enter into any commitments for or on behalf of any other Party.

This MoU does not replace the requirement to engage with any other part of RBG, GLA or TfL on planning and transport issues.

Signed by: _____ Date: _____

Print name: _____

On behalf of **Royal Borough of Greenwich**

Signed by: _____ Date: _____

Print name: _____

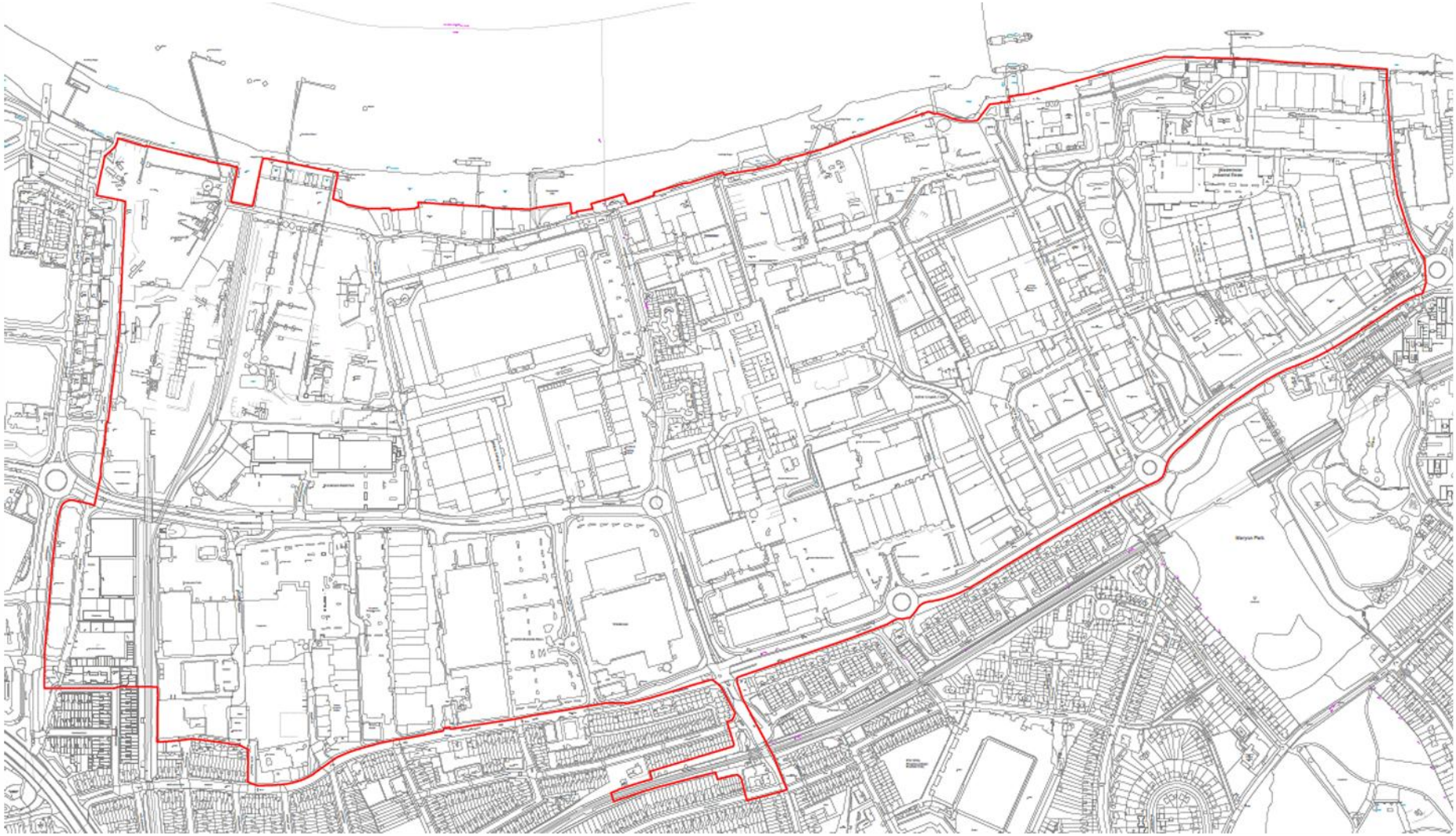
On behalf of **Greater London Authority**

Signed by: _____ Date: _____

Print name: _____

On behalf of **Transport for London**

APPENDIX 1 – Charlton Riverside OA Boundary



APPENDIX 2 – Governance Structure

Charlton Riverside OA Regeneration – RBG, GLA, TfL Governance Structure

Purpose of this Document

This document sets out the Terms of Reference (ToR) for the three groups formed to support the Charlton Riverside development opportunity. The Royal Borough of Greenwich is project lead and will receive input and expertise where appropriate from the GLA and TfL. The three organisations form the core delivery partnership.

The key purpose of this Governance Structure is to develop a delivery model through engagement with the key stakeholders involved in or affected by the project and its outcomes.

There will be a series of working groups which will progress individual deliverables, these will inform the actions for the broader governance.

This document should be read in conjunction with the Memorandum of Understanding.

Roles and responsibilities:

RBG – Project Lead

- Promote residential led, mixed-use delivery and placemaking.
- Utilise plan-making powers to align the framework and ambitions for the Opportunity Area.
- Leverage RBG's position as the largest landowner and ensure assets are being used effectively to support the project.
- Convene the wider landowner and business stakeholder group.
- Liaise with the local community and prioritise their continued engagement.
- Ensure elected members are briefed and kept up to date with project progress as necessary and to keep partners informed of RBG's political picture.
- Utilise statutory powers where required, to ensure delivery i.e. Compulsory Purchase powers.
- Seek funding from government bodies and ensure local CIL charging is reviewed when appropriate.

GLA

- Support the delivery of new homes and jobs in this designated Opportunity Area
- Co-ordinate planning, urban design and regeneration advice.
- Work closely with the Borough and any RPs requiring AHP funding to support affordable housing delivery and optimise residential delivery within an exemplary mixed-use development
- Work collaboratively to ensure a high-quality experience for residents moving into the early phase affordable homes
- Establish a route for any potential capital and revenue funding coming from central government

TFL

- Work with the organisations which form the core delivery partnership to identify and define the transport requirements and outcomes or targets for the area
- Develop and test the usefulness of different options to tackle challenges
- Provide direction when deciding options to address transport challenges from growth
- Work with delivery to support the development, progression, funding and delivery of growth

Boards/Groups

The Governance is split into three functions. Two are public sector functions, being the Charlton Riverside Strategic Partnership Board (CRSPB) for senior member input and the Charlton Riverside Delivery Working Group (CRDWG) for project level input. The third function will be the Charlton Riverside Landowner Forum (CRLF), to involve both public and private sector organisations' input.

The CRLF reports to the CRDWG and the CRDWG reports to the CRSPB.

Strategic Objectives

The Strategic Objectives for the Governance Structure and its component groups, as agreed by the core team, are as follows:

- Ensure the agreement of a comprehensive development masterplan for the Charlton Riverside area:
    - Coordinate the vision and raise the ambition of this project in the context of wider development ambitions in London.
    - Lead discussions and coordinate input from landowners and key stakeholders.
    - Identify a phased approach to delivery that results in a comprehensive regeneration programme but allows for delivery to commence within 24 months.

- Develop an appropriate programme delivery strategy:
    - Account for project complexity and stakeholder ambitions and consider different programme options, including a phased delivery.
    - Agree on a delivery plan for the development, including the mechanisms for securing design, funding, financing and construction of the various phases of the scheme, including how other public sector and privately owned land will be incorporated into the scheme, using private capital wherever practicable.

- Support the development of an appropriate and plan-led industrial strategy for intensification, co-location and substitution, recognising that Strategic Industrial Locations (SIL) are designated for their strategic importance to London.
    - Where there are complex/conflicting agendas (e.g. Safeguarded Wharfs, land safeguarding), facilitate engagement with the relevant authorities and decision makers to develop a holistic and appropriate solution.

- Ensure the transport routes and infrastructure integrate with the new housing, business and other uses for the long-term:

    - Design and develop a transport strategy for the area integrated with the masterplan that enables buses to access the site
    - Reduce severance caused by existing built form and transport infrastructure, in relation to movement both east-west and north-south to/from the River Thames.
    - Improve access to the train station through establishing high-quality routes for walking, cycling and buses.
    - Improve the permeability, accessibility, comfort, safety and security of all streets in the masterplan area for pedestrians and cyclists, integrating the public transport needs.
    - Examine how improved bus services can be provided as a first phase of wider infrastructure improvements.

- Ensure development of an appropriate flood prevention / defence scheme to ensure the delivery of the long-term objectives of the scheme:
    - Identify key locations at risk and in need of flood mitigation works.
    - Review existing flood works if any, e.g. covenants etc.
    - Ensure a collaborative and single engagement with the Environment Agency, Port of London Authority and other key stakeholders.
    - Identify funding sources and co-ordinate the necessary steps to align the funding with the issues, including use of CIL, S106 and external monies.

- Ensure delivery of a new place in which people want to live and work:
    - Enable new housing to come forward in identified locations and typologies, including looking at the quantum of housing and affordable housing proportions across development sites.
    - Review existing employment and industrial space provision and agree the optimal quantum and location alongside existing and proposed housing as well as community infrastructure requirements.
    - Ensure public open space is provided to complement the built and natural character, history and culture of the site's immediate context and wider neighbourhood.

Charlton Riverside – Strategic Partnership Board (CRSPB)

The Charlton Riverside – Strategic Partnership Board (CRSPB) has been established to ensure effective management of the longer-term vision for Charlton Riverside regeneration project. It provides oversight of the project on behalf of the partners and the potential future funders of the project. Contributions from the private sector will also be invited where appropriate. The CRSPB will take decisions within its terms of reference. The Charlton Riverside Delivery Working Group (CRDWG) will escalate any matters to the Strategic Partnership Board for consideration.

Membership

Membership of the CRSPB comprises representatives from each of the organisations, confirmed as:

- The Royal Borough of Greenwich (RBG)
- The Greater London Authority (GLA)
- Transport for London (TfL)
- Chair: The Leader of RBG will chair the meeting. In their absence, RBG's Development and Regeneration Director will chair the meeting.

Attendance of officers, advisers or other persons shall be at the invitation of the Chair(s) for all or part of the meeting.

Frequency of meetings

The CRSPB will meet on a quarterly basis in the first instance either in person or online. The frequency of the meetings will be reviewed and where necessary the CRSPB will meet more or less frequently. Meetings of the Board shall be convened at the request of the Chair.

The quorum for a meeting of the CRSPB shall be one member from each of the membership group, present either in person or via video or telephone call.

Purpose of the Strategic Partnership Board

- To provide strategic oversight to ensure the Charlton Riverside Project achieves the agreed Strategic Objectives.
- To have visibility of the gateway documents.
- To oversee activity across all relevant aspects of the Charlton Riverside development programme, working in collaboration to drive the project forward.
- To ensure the establishment of a shared delivery plan for the development over time, including the mechanisms for securing design, funding, financing and construction of the various phases of the scheme, including how other public sector and privately owned land will be incorporated into the scheme, using private capital.

- To endorse final deliverable(s) / business case(s) ahead of submission to government as appropriate.
- To resolve competing / conflicting objectives or requirements of the individual organisations as well as any issues escalated from the Charlton Riverside Delivery Working Group (CRDWG) where necessary.
- It will monitor strategic risks and issues in relation to the development of Charlton Riverside with a view to mitigating and managing these risks and issues.
- It will ultimately be responsible for the delivery of the Strategic Objectives as set out in these Terms of Reference.

Terms of Reference

1. The CRSPB will focus primarily on the co-ordination of the overall programme for Charlton Riverside. It will not take decisions on behalf of the respective organisations but will look to ensure that decisions taken by the partners organisations in relation to the programme and budget are open, co-ordinated, have input from and are engaged with the operations of all partner organisations.

2. All partners will commit, wherever practical and feasible, to bring any recommended decisions by their respective organisations which would impact on the overall delivery of the programme, to the Board for its awareness.

3. The main areas of focus for the CRSPB will be:

    - Oversight of the Strategic Objectives as set out in these Terms of Reference.
    - Programme management and oversight, including design, planning and procurement consistent with the authority of the individuals representing each of the partners.
    - Oversight of decisions taken by partner organisations.
    - Strategic risk management.
    - Monitoring the delivery of benefits, in line with the agreed Gateways.
    - Strategic stakeholder management.
    - Strategic budget setting

Procedural and reporting arrangements

4. An agenda shall be drawn up and circulated to the Board by RBG, together with the relevant supporting documents, no later than four working days prior to each meeting.

5. Matters arising and actions will be reviewed at the start of each CRSPB meeting.

6. An RBG representative shall minute the proceedings, actions and resolutions of all CRSPB meetings, including recording the names of those present. The minutes of the meetings will be circulated promptly to all CRSPB members within five working days.

Amendments

7. Any of these procedures and terms of reference may be altered or amended from time to time by resolution of the CRSPB. Notice shall be given of the proposed alteration(s) in a paper for the next meeting of the CRSPB.

Confirmed members as of June 2026:

Member	**Organisation**
Anthony Okereke, Leader of the Council (Chair)	RBG
Tom Creswell, Cabinet Member for Planning and Development	RBG
[redacted], Development and Regeneration Director	RBG
[redacted], Assistant Director, Planning and Building Control	RBG
Tom Copley Deputy Mayor for Housing and Residential Development	GLA
Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and the Fire Service	GLA
Heather Juman, Head of Area - South Area	GLA
Louise Duggan, Head of Regeneration and Growth Strategies	GLA
Lucinda Turner, Director of Spatial Planning	TfL
[redacted] Head of Growth and Masterplanning	TfL

As the project progresses it may be necessary to expand membership of the CRSPB to include the Ministry for Housing, Communities and Local Government (MHCLG), Homes England (HE) and the Department for Transport (DfT).

Charlton Riverside Delivery Working Group (CRDWG)

The Charlton Riverside Delivery Working Group is the governance and decision-making board for the Charlton Riverside regeneration project. It provides strategic direction in the short to medium term to ensure gateways are achieved and any perceived risks are escalated to the Strategic Partnership Board for consideration. The CRDWG will take decisions within its terms of reference. The CRDWG will report into the Charlton Riverside Strategic Partnership Board (CRSPB) which is chaired by the Leader of RBG.

Membership of the CRDWG comprises of representatives from each organisation, confirmed as:

- The Royal Borough of Greenwich (RBG)
- The Greater London Authority (GLA)
- Transport for London (TfL)

[redacted] Assistant Director Regeneration and Estate Renewal at RBG will Chair and in his absence, [redacted] at RBG, will.
Attendance of officers, advisers or other persons shall be at the invitation of the Chair(s) for all or part of the meeting.

Frequency of meetings

The CRDWG will meet monthly in the first instance. The frequency of the meetings will be reviewed and where necessary the CRDWG will meet more or less frequently.
Meetings of the Group shall be convened at the request of the Chair.
The quorum for a meeting of the CRDWG shall be one member from each of the membership group, present either in person or via video or telephone call.

Purpose of the Delivery Working Group

- To ensure the Charlton Riverside project achieves the agreed Strategic Objectives alongside the agreed short to medium term project gateways. To review the short to medium term project gateways periodically.
- To take design decisions which contribute to the achievement of the agreed Strategic Objectives.
- To develop an appropriate flood risk strategy by engaging with the Environment Agency and other relevant bodies.
- To develop potential solutions to the fragmented land ownership at Charlton Riverside to achieve the strategic objectives.
- To create and monitor the project delivery plan, including the mechanisms for securing design, funding, financing and construction of the various phases of the scheme.
- To ensure co-ordination across all partners for the identification and drafting of the any deliverable(s) / business case(s) ahead of submission to government as appropriate.

- To seek input and recommendations from appointed project consultants to feed into Group discussions.
- To seek information on overall masterplan costs to create a deliverable delivery strategy.
- To ensure early buy-in from stakeholders and ensure information is shared with stakeholders to build cohesion and to gain useful feedback.
- Formulate and engage with a set of desired outputs for the work of the Stakeholder Group meetings.
- To monitor risks and issues in relation to the development of Charlton Riverside with a view to mitigate and managing these risks and issues. Where necessary, risks and issues will be escalated to the CRSPB.
- Set out an initial proposal for short, medium and long-term project milestones for the CRSPB to approve.

Terms of Reference and Delegated Authority

1. The CRDWG will focus primarily on short to medium term project tasks to ensure the overarching strategic targets are met. It will not take decisions on behalf of the respective organisations but will look to ensure that decisions taken by the partners organisations in relation to the programme and budget are open, co-ordinated, have input from and are engaged with the operations of all partner organisations.

2. The CRDWG will be responsible for ensuring that any such decisions, wherever appropriate, are taken to the CRSPB for reflection and discussion.

3. The main areas of focus for the CRDWG will be:

    - Monitoring of all project gateways.
    - Programme management and co-ordination.
    - Programme level consensus building.
    - Monitoring and reporting on the Strategic Objectives as set out in these Terms of Reference.
    - Stakeholder engagement.
    - Reporting to the CRSPB and relevant internal Boards and Councils.

Procedural and reporting arrangements

4. The Group members may participate in a meeting by means of conference telephone, conference videophone or any similar communication equipment.

5. RBG shall circulate actions and resolutions of CRDWG meetings. Matters arising and actions will be reviewed at each CRDWG meeting.

Amendments

Any of these procedures and terms of reference may be altered or amended from time to time by resolution of the CRDWG and with the agreement of the CRSPB. Notice shall be given of the proposed alteration(s) in a paper for the next meeting of the CRDWG.

Confirmed members as of June 2026:

Member	Organisation
[redacted], Assistant Director Regeneration & Estate Renewal (Chair)	RBG
[redacted] Head of Regeneration	RBG
[redacted] Regeneration & Delivery Manager	RBG
[redacted] Head of Plan Making and Place Shaping	RBG
[redacted] Head of Programme & Public Realm	RBG
[redacted] Spatial Planning Manager, Regeneration & Growth Strategies Team	GLA
[redacted] Area Manager (East), Regeneration & Growth Strategies Team	GLA
[redacted] Senior Area Manager	GLA
[redacted] Growth Area Lead	TFL

As the project progresses it may be necessary to expand membership of the CRDWG to include Homes England (HE) and the Environment Agency (EA).

Charlton Riverside Landowner Forum (CRLF)

The Charlton Riverside Landowner Forum has been established to ensure effective management of the wider Charlton Riverside regeneration project. It provides key stakeholder coordination for the project. The CRLF does not have any decision-making powers.

Membership:

The CRLF will report into the Charlton Riverside Delivery Working Group (CRDWG) which is chaired by [redacted]

The membership of the CRLF comprises of representatives from:

- The Royal Borough of Greenwich (RBG)
- The Greater London Authority (GLA)
- Transport for London (TfL)
- Environment Agency
- Hyde Housing
- GLi/Patrizia
- Other landowners as required

The intention is that attendees and attendance will flex depending on the project stage. Attendees will be invited by the Chair with sufficient notice.

[redacted] at RBG, will chair the meeting. In her absence, [redacted] at RBG, will.

The membership of the Group is set out in this document. Attendance of other officers, advisers or other persons shall be at the invitation of the Chair (s) for all or part of the meeting.

Frequency of meetings

The CRLF shall be set up after the CRSPB and CRBD have been established so that a plan for meetings can be formulated and aligned. Following this, they will meet monthly. The frequency of the meetings will be reviewed and where necessary the CRLF will meet more or less frequently. Meetings of the CRLF shall be convened at the request of the Chair.

Purpose of the Landowner Forum

- To act as a forum for the sharing and collaboration across the relevant day-to-day partner activity across all relevant aspects of the Charlton Riverside programme, working in collaboration to drive the project forward and agree any issues for resolution. To bring private and public stakeholders together and encourage cohesion. Provide a forum to share ideas and concerns in a joined-up way.

- Feedback key outputs from Landowner Forum conversations to the Delivery Working Group for consideration and action, as appropriate.
- To seek to resolve competing or conflicting objectives or requirements of the individual members at a project level.
- To provide a collaborative forum to discuss infrastructure provision (including but not limited to transport and flooding) which impact multiple sites / schemes to formulate an appropriate approach and consensus.
- To provide a single forum for discussions with selected landowners to input into the delivery strategy.
- Escalate issues or concerns to the CRDWG and CRSPB as appropriate and necessary to ensure a collaborative, engaged and clear route for concerns and issues to be raised and addressed.

Terms of Reference and Delegated Authority

1. The CRLF will focus primarily on the day-to-day co-ordination of the partners involved within the Charlton Riverside project.

2. The main areas of focus for the CRLF will be:
   - Project level consensus building.
   - Management & co-ordination of technical work.
   - Monitoring of project programme and interdependencies.
   - Alignment with the strategic objectives as set out in these Terms of Reference.
   - Internal and external stakeholder engagement.
   - Reporting issues, risks and partner progress to the Charlton Riverside Delivery Working Group and relevant internal governance bodies.

Procedural and reporting arrangements

3. The Group members may participate in a meeting by means of conference telephone, conference videophone or any similar communication equipment.

4. An agenda shall be draw up and circulated to the Group, together with the relevant supporting documents, no later than four working days prior to each meeting.

5. An RBG representative shall keep an actions log, minuting them and any resolutions from each meeting. The actions log will be reviewed at each CRLF meeting. No formal minutes of the meeting will be taken.

Amendments

Any of these procedures and terms of reference may be altered or amended from time to time by resolution of the CRLF and with the agreement of the CRDWG. Notice shall be given of the proposed alteration(s) in a paper for the next meeting of the CRDWG.

Confirmed members as of June 2026:

Member	**Organisation**
[redacted] Head of Regeneration (Chair)	RBG
[redacted]	RBG
[redacted]	RBG
[redacted]	RBG
[redacted] Principal Project Officer	GLA
[redacted] DM Planner, Team Leader	GLA
[redacted] Area Manager (South), Housing and Land	GLA
[redacted] Growth Area Lead	TfL
[redacted] Principal Area Planner	TfL
TBC	EA
TBC	Hyde
TBC	GLi

As the project progresses it may be necessary to expand membership of the CRLF to include Homes England (HE).

MGLA091026-9489 - Part 1

GLA and TfL Update

Charlton Riverside Strategic Partnership Board Meeting

30 July 2026

GLA Planning & Regeneration

MAYOR OF LONDON

TfL Spatial Planning

MGLA091026-9489 - Part 1

Collaborative Working

GLA and TfL supportive of a focus by **RB Greenwich** for regeneration at Charlton Riverside **working together** via new formal governance arrangements



MGLA091026-9489 - Part 1

London Plan

The current **draft London Plan** sets out the **strategic growth vision** for the Charlton Riverside Opportunity Area based on a brownfield first approach.

Charlton Riverside

- **Indicative homes:** 8,000
- **Indicative jobs:** 2,800 (LESD 2024)
- **OA status:** ready to grow

Charlton Riverside is a site of production and employment within the Thames Estuary Production Corridor, accounting for over nine percent of jobs in Greenwich. Its industrial heritage defines the area's character and role. Future development should retain and strengthen this employment function, safeguarding SIL while delivering strategies that integrate a mix of employment types with homes and outdoor amenities. New and adapted workspaces can accommodate a broad spectrum of businesses, from logistics and light industry to creative, cultural, and emerging sectors.

Alongside modern and affordable workspaces, Charlton Riverside will deliver 8,000 new homes. Growth should be supported by improved public transport connectivity, including a new riverside bus route and enhanced walking and cycling infrastructure, strengthening connections between new and existing communities.

To avoid piecemeal development and unlock a critical mass of growth, land assembly is needed. Sites under public ownership should be identified for early delivery, acting as catalysts for a diverse, inclusive, and economically resilient mixed-use neighbourhood.

The de-designation of Riverside Wharf could be explored if its capacity can be appropriately re provided elsewhere within the same wharf region. This could increase development capacity and enable a continuous link between the proposed linear park and the riverfront.

Much of the OA lies within Flood Zone 3 and has limited open space. Development should embed green infrastructure to support flood resilience, ecological connectivity and access to nature. Charlton Riverside should also be integrated with the wider south bank, complementing regeneration at Deptford/Greenwich, Greenwich Peninsula and Woolwich through improved walking and cycling links, particularly along the Thames Path, delivering an activated, accessible waterfront, and a more permeable, legible and people friendly street network.

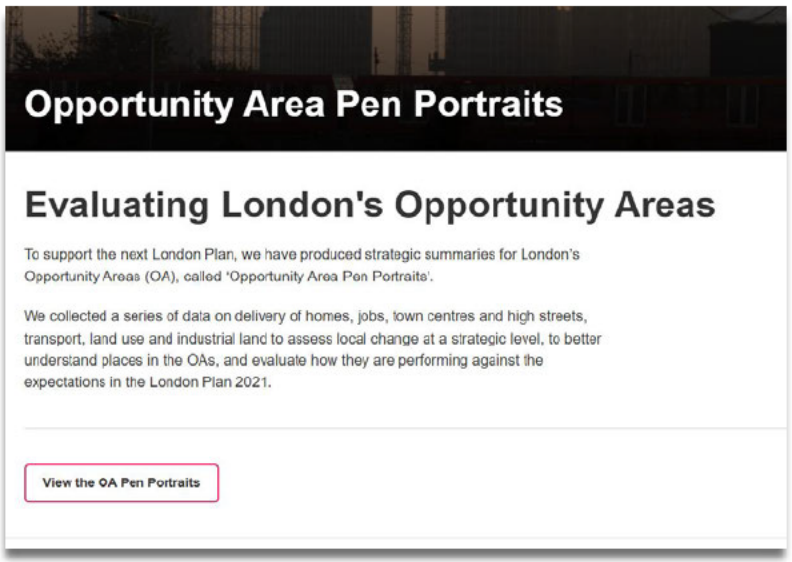
Charlton Riverside

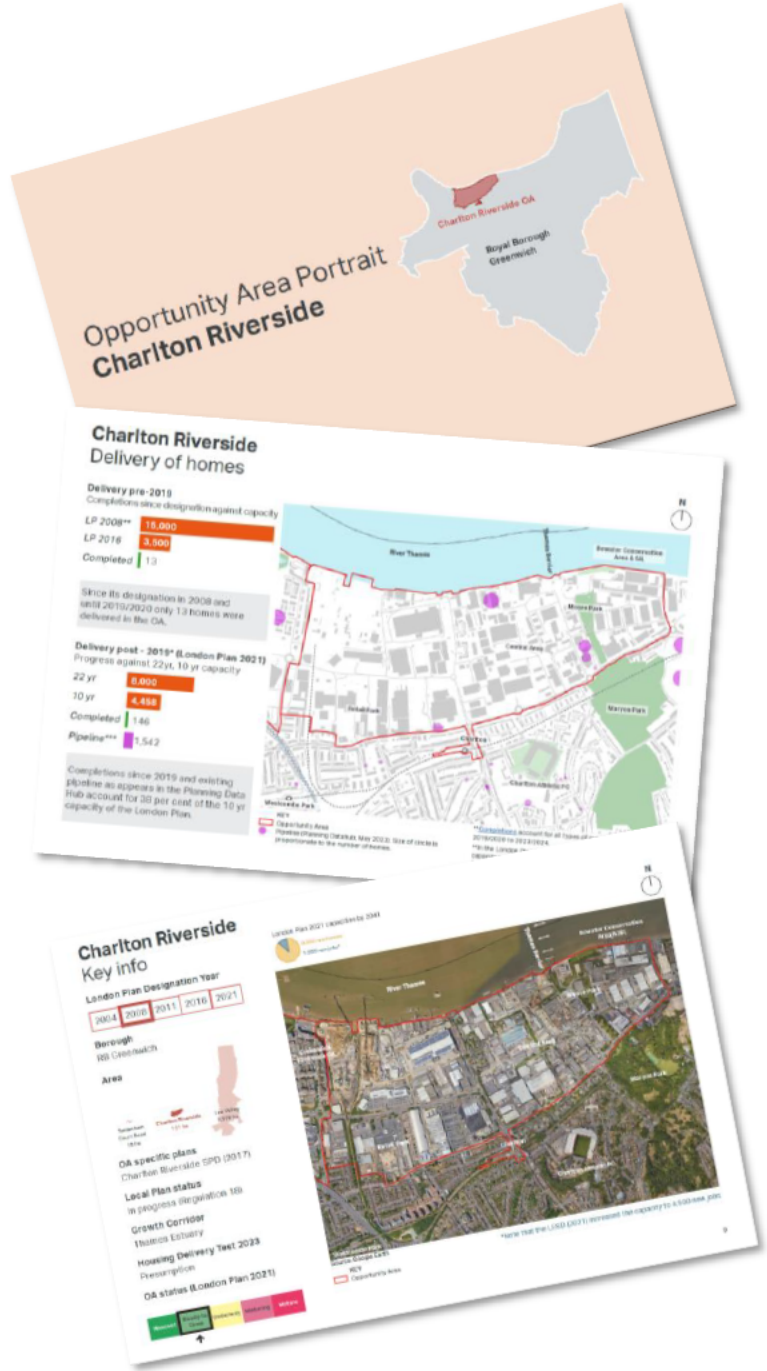
OA Pen Portraits

A **strategic analysis/ summary of an OA**. Looking at delivery of homes, jobs, town centres and high streets, ownership, land use, industrial land that helped us:

- Evaluate **change**
- Highlight high level **propositions** for new London Plan
- **Prioritise**

Published **May 2025** with the *Towards a new London Plan* document.





Publicly available on the GLA OA website/London Datastore

MGLA091026-9489 - Part 1

Local Plan

A **new vision** for the OA has now been **reflected in the emerging RB Greenwich Local Plan,** which is at Regulation 19 consultation stage, alongside **specific site allocations that integrate with the new east-west riverside route.**



MGLA091026-9489 - Part 1

Charlton Riverside

Live Planning Applications

Site Name	LPA Reference Number	Description	Planning Status
Herringham Quarter	19/3456/F	Hybrid application for up to 1,292 residential units, including 50% affordable. Detailed planning permission for Phase 1 for 762 residential units and 3,592 sq.m of flexible employment, retail, community and leisure floorspace. Outline permission for Phases 2 and 3 for up to 530 residential units and up to 3,559 sq.m of flexible non-residential floorspace, with appearance, landscaping, layout and scale reserved	Approved and permission issued
Flint Glass Wharf	18/0732/F	Hybrid application. Detailed component comprises the development of existing buildings and structures on site and redevelopment of eastern area comprising of 142 dwellings, 482sqm of employment space. Outline component to provide up to 45,000sqm of GEA comprising 358 residential unis and up to 1,300sqm of non-residential floorspace within Class E, F1 and F2	Approved at committee, Stage 2 pending

Charlton Riverside

Live Planning Applications

Site Name	LPA Reference Number	Description	Planning Status
Land at Nos. 6, 61-81 and Coopers Yard, Eastmoor Street and Nos. 6 & 10 Westmoor Street	20/1924/F (original) 23/2423/MA	182 residential units, 631sqm of B1/B8 flexible employment floorspace and 510 retail and community use with associated landscaping and new public realm	Original application was approved by appeal. 2023 application also approved, and decision notice issued. Implementation underway
Evelyn House (non-referable development)	20/2186/F	Demolition of existing building and construction of a part 4/part 6/part 7 storey building comprising 67 homes (100% affordable) and 646sqm of non-residential floorspace	Granted by appeal. Development completed earlier this year

Pre-App

Data Centre (GLI Site)	There is currently a proposal to develop a data centre in Charlton Riverside going through the pre-application process. There have been 3 pre-apps and one presentation to the Council's Design Review Panel to date.	To resolve the outstanding matters and provide the certainty required for an Outline Application, the LPA consider the following are still to be addressed • Grid Capacity • Employment & Economic Mitigation • Infrastructure & Permeability • Design & Heritage • Sustainability & Heat Reuse

MGLA091026-9489 - Part 1

GLA Affordable Housing Funding

To date the GLA has grant funded 3 schemes which will provide 700 + affordable homes across Charlton Riverside

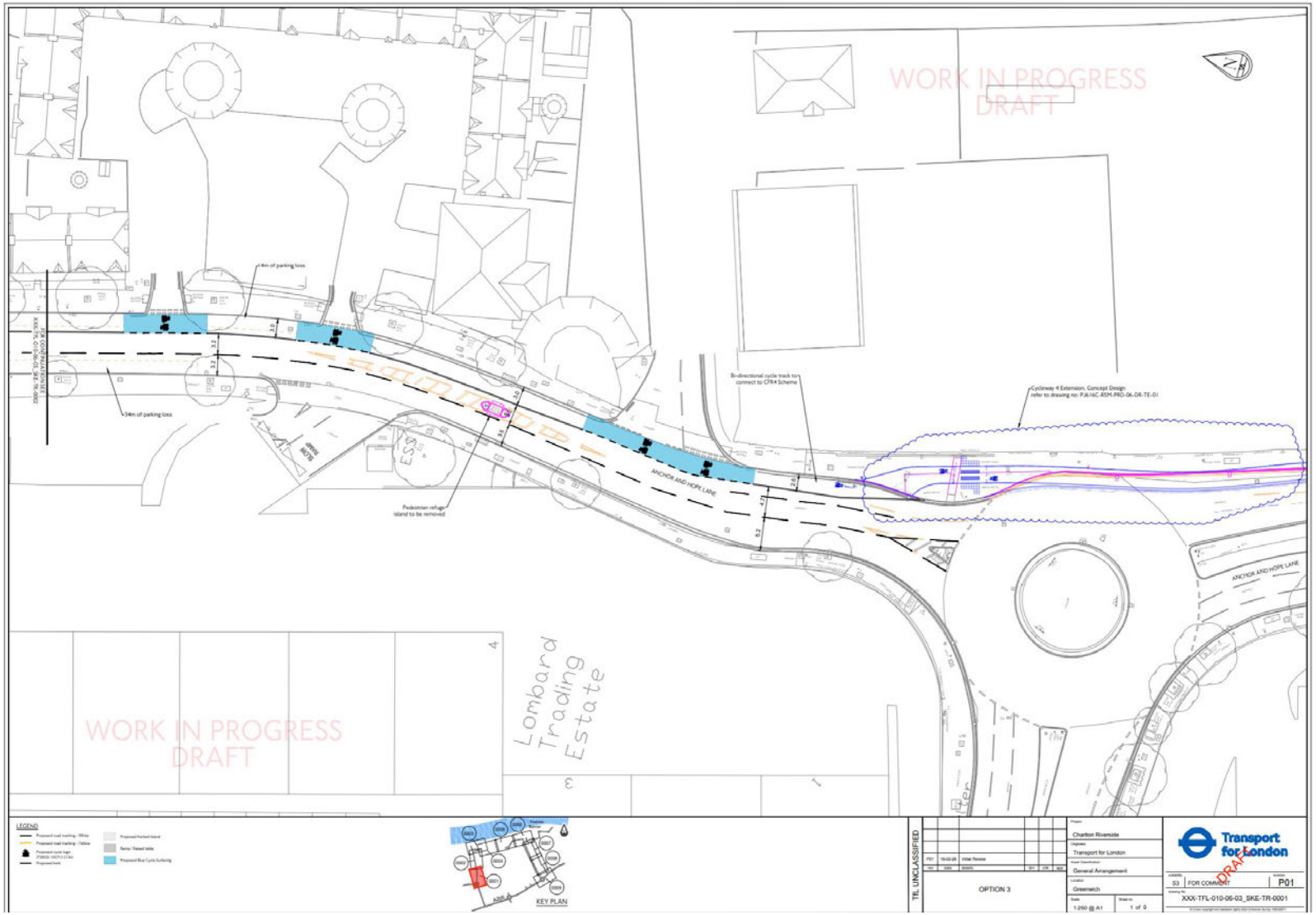
Project	Update
Herringham Quarter (Hyde)	GLA funded the 500+ home scheme, but this has stalled due to viability challenges and Hyde is likely to make a further affordable housing bid in the near future to support delivery and is actively considering the option of partnering with other landowners in the area.
Evelyn House (Southern Housing)	GLA grant funded this scheme which provided 67 London Affordable Rented Homes and completed in March 2026.
Eastmoor Street (Hyde)	GLA has grant funded this 182 home social rented scheme which is on site and under construction.

MGLA091026-9489 - Part 1

Transport

In 2026, TfL engineering were commissioned to develop **feasibility options** for a **new east-west connection** linking **Westmoor Street to Anchor and Hope Lane through Herringham** Road to enable bus access to the site.

Cost estimate for the preferred option in range of [redacted]. mid-point of [redacted]. Early stage level of feasibility, this cost estimate has a high level of risk and excludes enabling works.



MGLA091026-9489 - Part 1

Potential TfL support:

- Providing **advice on transport requirements** and assumptions to inform the **next stage of masterplanning**
- Supporting the development and review of **Riverside route options** as they progress to a more advanced stage of design
- Providing input to the refinement of **cost estimates**
- Working with partners to consider the implications of different **phasing and delivery scenarios**, including whether an **interim bus access solution** may be a practical and cost-effective option ahead of full build-out
- Updating the bus tariff to align with the new masterplan approach
- Collaborating with RBG and the GLA to develop a coordinated programme of work, helping to **identify key dependencies**, resource requirements and the timing of critical inputs and decisions

CHARLTON RIVERSIDE STRATEGIC PARTNERSHIP BOARD

Thursday, 30th July 2026 @ 1600-1700

The Gallery, The Woolwich Centre, 35 Wellington Street, SE18 6HQ

Attendees:

Anthony Okereke (Chair)	Leader of the Council	RBG
Tom Creswell	Cabinet Member for Planning and Development	RBG
[redacted]	Development and Regeneration Director	RBG
[redacted]	Assistant Director Planning and Building Control	RBG
Tom Copley	Deputy Mayor for Housing and Residential Development	GLA
[redacted] (deputising)	Area Manager (East), Regeneration & Growth Strategies Team	GLA
Lucinda Turner	Director of Spatial Planning	TfL
[redacted]	Head of Growth and Masterplanning	TfL

Apologies/TBC:

Jules Pipe CBE	Deputy Mayor for Planning, Regeneration and the Fire Service	GLA
Heather Juman	Head of Area – South Area	GLA
Louise Duggan	Head of Regeneration and Growth Strategies	GLA

AGENDA

1. Welcome and introductions (Chair)
2. Memorandum of Understanding (RBG)
3. Project Intro and Work to Date (RBG)
4. Opportunities and Recommendations (RBG)
5. GLA and TfL Update
6. AOB
7. Close (Chair)

CHARLTON RIVERSIDE STRATEGIC PARTNERSHIP BOARD

MEETING NOTES

30/07/2026 16:00-17:00	Location	The Gallery, The Woolwich Centre, 35 Wellington St, London SE18 6HQ

Attendees	Organisation
Cllr Anthony Okereke, Chair	RB Greenwich (RBG)
Cllr Tom Creswell	RBG
Cllr Jeremy Fraser	RBG
Cllr David Gardner	RBG
[redacted]	RBG
[redacted]	RBG
[redacted]	RBG
[redacted]	RBG
[redacted]	RBG
[redacted]	RBG
Lucinda Turner	Transport for London (TfL)
[redacted]	TfL
Tom Copley, Deputy Mayor	Greater London Authority (GLA)
Louise Duggan	GLA

Meeting Agenda

Item	Lead
1. Welcome and introductions	Chair
2. Memorandum of Understanding	Chair / [redacted]
3. Project Intro and Work to Date	[redacted]
4. Opportunities and Recommendations	[redacted]
5. GLA and TfL Update	LD / [redacted]
6. AOB	All
7. Close	Chair

Item No.	Notes
2	- [redacted] presented and the Board noted the origins and terms of the tripartite MoU - All three parties agreed to the MoU and related Terms of Reference - AO and LT signed on behalf of RBG and TfL - LD took the MoU back to City Hall for Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and the Fire Service, to sign on behalf of the GLA - LD to return fully signed MoU to RBG
3	- [redacted] and [redacted] presented (slides attached)
4	o [redacted] presented (slides attached)
5	- LD and [redacted] presented (slides attached)
6	- Board agreed to release of the associated Comms - RBG to diarise next meetings asap