

Summary note – proposed temporary haul road and future pedestrian and cycle route

Southwark Council's Planning Committee resolved to grant planning permission for the Canada Water Masterplan on 30 September 2019. The Mayor of London provided a positive Stage 2 report in February 2020 allowing Southwark Council to proceed with issuing the permission.

These approval stages are key milestones in the approval process for the project and British Land continues to work with Southwark Council to achieve an implementable planning consent, which is anticipated in the coming months.

Following an implementable planning consent being achieved, British Land intends to begin the works to enable the first phase of the Masterplan, which includes Zone A and Development Plots A1 and A2. Plots A1 and A2 will deliver new homes, office space and a new leisure centre. Zone A refers to the public realm surrounding Plots A1 and A2.

The enabling works package comprises the infrastructure needed to deliver Zone A and Plots A1 and A2. This includes laying utilities and services, as well as providing a temporary haul road to enable the construction of Plots A1 and A2.

This note provides details of the temporary haul road which will be used during construction of Zone A, and the subsequent conversion of the road into a key pedestrian and cycle route once it is complete.

Further information can be found within the following documents submitted as part of the Canada Water Masterplan planning application:

- Design and Access Statement, Volume I, Masterplan, May 2018
- Design and Access Statement, Volume V, Zone A Public Realm, May 2018
- Construction Management Plan, Plot A1, May 2018
- Construction Management Plan, Plot A2, May 2018

You can view the planning documents on Southwark Council's Planning Register (www.southwark.gov.uk/planningregister) by clicking on "NEW online planning register" and searching for 'Canada Water Masterplan' or by entering the case reference number 18/AP/1604.

Zone A Temporary Haul Road

The plan below (Figure 1) is taken from page 9 of the Zone A Public Realm Design and Access Statement (May 2018) and has been marked up (yellow dash) to show the alignment of the temporary haul road. The proposed haul road is to be used by heavy goods vehicles (HGV) accessing and leaving the site. The proposed haul road is located between the existing Tesco Petrol Filling Station and the Former Dock Offices and will run east to west from Surrey Quays shopping centre car park to Lower Road.



Figure 1: Mark-up showing the alignment of the temporary haul road

Figure 2 is an image taken from Google Maps showing where the haul road will meet Lower Road, between Courthope House and the former police station building.

The haul road is to be constructed by the enabling works contractor, with works currently programmed to start in spring/summer 2020 following an implementable consent for the Canada Water Masterplan planning application.

Construction of the haul road will be undertaken in strict accordance with Section 61 of the Control of Pollution Act 1974. Solid timber hoarding and access gates will be installed to restrict access to the public and prevent any antisocial behaviour on site during the construction programme.

Prior to works commencing, details of the construction will be submitted to Southwark Council and approved in writing. This is to ensure that all necessary enabling works required to facilitate the approved development are undertaken to the satisfaction of the Southwark Council in a timely manner and avoiding adverse impacts on local amenity as much as possible in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007).



Figure 2: Location of the proposed haul road (from Lower Road)

Following completion of the enabling works, the haul road is to be used by both the Plot A1 and A2 contractors as part of their construction logistics strategies.

Dock Office Walk

The delivery of Zone A creates the opportunity to provide multiple public areas, each with a distinctive and unique feel and identity. Figure 3 provides an illustrative plan of Zone A identifying these 'character areas'.

In line with the planning permission and once the enabling works and delivery of Plots A1 and A2 have been completed, the haul road will be resurfaced and landscaped to provide a key pedestrian and cycle route, known as the Dock Office Walk.

The gently sloping Dock Offices Walk will provide an important east-west pedestrian route supporting the proposed east-west 'green link' connecting Southwark Park via Gomm Road with Canada Water Dock, the proposed Park and Russia Dock Woodland to the east. Figure 4 provides some examples of similar spaces which are informing the detailed design of the Dock Office Walk.



Figure 3: Illustrative Plan showing Landscape Character Areas



Figure 4: Examples of Informal Playable Space and Soft Landscaping

Prior to works starting on the Dock Office Walk, detailed drawings of the proposals will be submitted to Southwark Council for approval in writing. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained and maintained by British Land for the duration of their use.

If you have any further questions please contact the Canada Water Masterplan team using the details below. When questions are asked that would be of benefit to the wider community then responses will be made to the individual requesting the information and also to everyone publicly via updates to the FAQ section on the Canada Water Masterplan website.

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