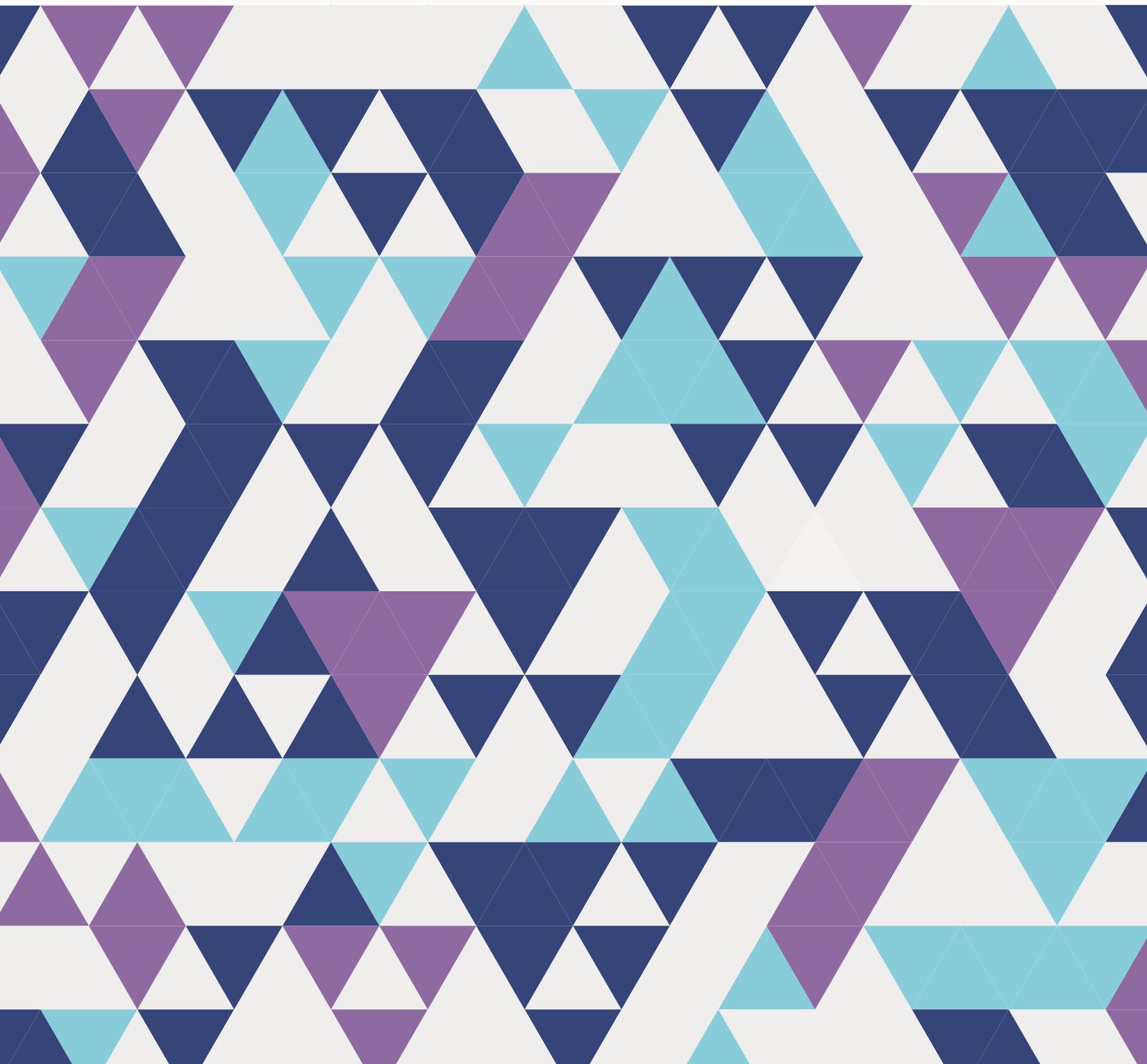


CANADA WATER MASTERPLAN

**Updated Draft Masterplan
Consultation Report**
Summer 2016 and Spring 2017



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Birdseye view of the Canada Water Masterplan area

Foreword from British Land

We'd like to thank everyone who has taken the time to be a part of this consultation. Over 1,500 people attended the revised masterplan exhibitions in May, and hundreds of feedback forms were completed. Your involvement in the masterplanning process has been invaluable and we continue to learn more about the area and community from the feedback collected.

The most recent round of consultation was our fourth round. This report presents some of the key themes emerging from the consultation, including general comments on how the masterplan has evolved, as well as our response and the proposed next steps.

Since the draft masterplan was shared in February 2016, we have been challenging earlier design assumptions, looking at ways to respond further to the consultation, considering alternative approaches and developing a deeper understanding of some of the key issues. The Masterplan site has also expanded due to the acquisition of the historic Dock Offices, and we are reviewing alternative locations for the new Leisure Centre.

The Canada Water Masterplan is a long term investment for British Land. We intend to own and manage jointly with Southwark Council the spaces and places created, and ensure the masterplan is properly integrated into the local area. This creates a unique opportunity over the next 5 to 20 years to create a new piece of the city which everyone can find their place in – by connecting with the local community, enhancing local skills, creating opportunities, growing local businesses and enlivening Canada Water. Fostering a strong relationship with the community is a crucial part of this.

Since the previous round of consultation, we have been thinking further about how we can enhance the social and economic legacy of the Masterplan. We have developed an outline legacy vision and strategy, based on what we have learnt about the local area, feedback from the consultation and working locally, conversations with key stakeholders, and getting to know community partners over the years. This has helped us understand the many fantastic organisations, opportunities and assets there are locally, and also where challenges or gaps may lie.

We are proud of how we have listened and responded to the valuable feedback we have gained. However, we are conscious that we need to address the community's concerns regarding transport, schools, health facilities, the mix of homes and access to them. We also want to ensure that the opportunities the Masterplan creates benefit the whole community, including employment, training, new leisure facilities, shops, workspaces and having an amazing environment to walk through.

This is an ongoing process and we know that there are areas where thorough testing or more detailed information is needed. Your input is crucial to ensure we get the priorities and balance right. We recently held topic sessions to build upon the ideas we heard during the exhibitions – these will provide vital feedback ahead of further consultation.

We welcome your continued feedback and look forward to hearing your views and ideas throughout the development of the Canada Water Masterplan.

Thank you,

Roger Madelin
Head of Canada Water Development, British Land

British Land
August 2017

EXECUTIVE SUMMARY



AN OVERVIEW OF
CONSULTATION
ACTIVITIES, HEADLINE
FINDINGS ON THE
UPDATED DRAFT
MASTERPLAN & NEXT
STEPS

MASTERPLAN SUMMARY



Overview

Soundings are carrying out community consultation to help inform each stage of the Canada Water Masterplan development and raise awareness of the project in the local community.

In May 2017, we held a series of exhibitions to share the Updated Draft Masterplan and gather feedback. The plans will continue to evolve and become more detailed throughout the year and it is anticipated that a planning application will be submitted towards the end of 2017.

British Land and the project team are using the feedback received to help inform and guide the next design stages.

This report explains the consultation process, shares the findings from the Updated Draft Canada Water Masterplan feedback and looks at next steps for the Canada Water Masterplan consultation process.

Thank you

We would like to thank everyone who has taken part to date and given their valuable input, ideas and time. We look forward to continuing conversations during the next stage of the consultation process.

Summary of activities

Main exhibitions

Five separate public exhibitions were held at the Canada Water Masterplan Hub in Surrey Quays Shopping Centre. The exhibition shared the Updated Draft Canada Water Masterplan and the key updates that the team have been working on over the past year.

Alongside the exhibition, there was a 3D model of the masterplan on display, an interactive digital model of the masterplan and two videos summarising the masterplan updates and sharing a snapshot of local perspectives. The exhibition also included British Land's study on the potential locations for a new leisure centre as part of the masterplan.

Local mini-exhibitions

Two mini-exhibitions were held at local TRA halls to go out to neighbouring communities who had been less engaged in the past.

Feedback

At the exhibition, attendees had the opportunity to speak directly to British Land and the consultant team as well complete feedback on the Updated Draft Masterplan and the location of the leisure centre.

During and after the consultation events, an online feedback form was available on the project website.

Keeping in touch

26,000 newsletters were distributed locally (at each stage). Regular emails, local advertisements, a dedicated project website and social media have all been used to raise awareness about this stage of the consultation.

Before the Updated Draft Masterplan

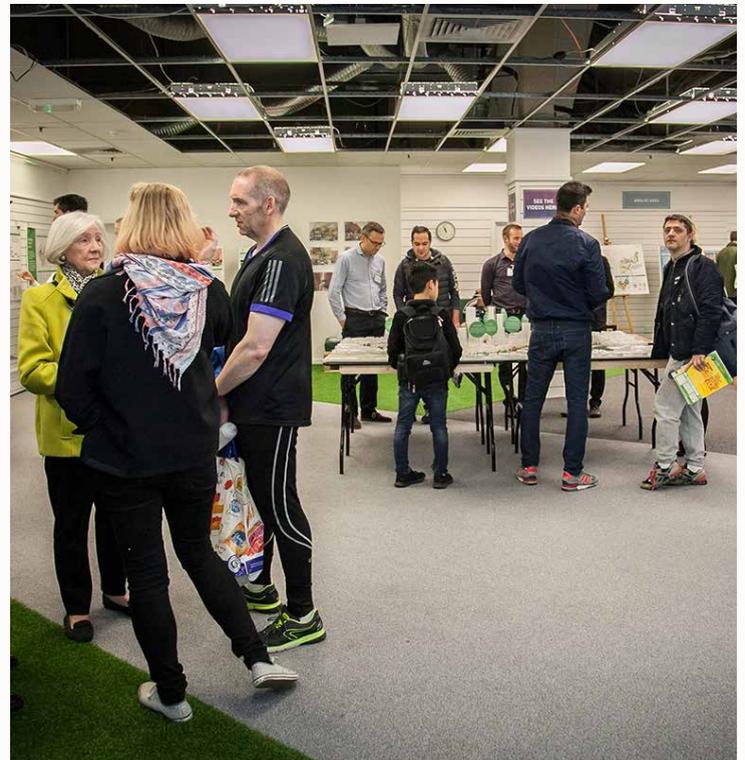
Prior to the Updated Draft Masterplan exhibition, a number of topic sessions were held to help inform key areas of interest, particularly transport. An overview of these events and findings can be found in Appendix A.



1500+

people involved





Selection of images from the Updated Draft Masterplan main exhibition, 5 May 2017

The Updated Draft Masterplan: emerging ideas May 2017

Please see Appendix B for a record of the exhibition boards.



- A CANADA WATER DOCK EDGE**
A joined-up approach to the dock edges. Including ecological enhancements to the western edge, a planted and active edge to the south and a potential new pedestrian and cycle crossing.
- B DOCK LINK & 'THE CUTS'**
An intimate network of pedestrian streets at the heart of the town centre, including a Dock Link between Canada Water Dock and Greenland Dock. A mix of different shops, cafés/ restaurants and workspaces, creating an interesting, diverse and active street frontage.
- C TOWN SQUARE**
Significant new public space for events, external dining and play. A focal point of a distinct character area in the southern part of the town centre.

- D HIGH STREET**
A new open-air high street with national and independent retailers, restaurants and cafés. It links the two stations and will have different character-areas as you move along it. Pedestrian and cycle access will be prioritised, with controlled access for buses and other vehicles.
- E LOWER ROAD GATEWAY**
Providing 'two - sided' streets at the junction by Surrey Quays Station/ Redriff Road will make it feel more like an integrated street connecting Lower Road and the masterplan area. The park walk to / from Russia Dock Woodlands now links to existing crossing points that connect with Southwark Park's entrance.
- F TESCO RELOCATED**
British Land are in constructive discussions with Tesco about building a brand new store of a similar size and timed in a way that would allow uninterrupted trading and customer service.

- G PARK**
The large public green space connects many routes through the site. It will provide an opportunity to encourage nature and biodiversity and activities for all (including activities at the edges).
- H DOCK OFFICES RETAINED**
The existing listed building will be protected and enhanced, linking better with the surrounding area and showcasing the area's dock history.
- I PRINTWORKS PRESS HALL**
There is potential to retain the Printworks Press Hall, ideas are still emerging. Current options include a) retaining and re-purposing the press hall to provide a range of uses, or b) redevelop to provide more residential and commercial uses. The current masterplan shows 'Option a'.

Headline feedback

Overview

- **There is increasing positivity for the masterplan proposals** and comments that the masterplan is ‘heading in the right direction’ often linked to the masterplan changes and a sense that the proposals are responding to feedback.
- **Particular support for the mix of uses and public streets and spaces.** This included support for a range of activities at different times of the day, the re-aligned streets and spaces in the masterplan and the approach to wellbeing through social legacy and the physical environment.
- **There are key issues yet to be resolved which remain important for many.** These predominantly link to the impacts of increased density. In relation to transport, affordable housing, schools and healthcare. British Land is working with Southwark Council and the relevant authorities to inform the approach ahead of the planning submission.
- **There are a number of areas that need more information to enable an informed discussion.** These include a number of the concerns above as well as aspects such as environmental impact. As the proposals and testing develop, further information will be made available and shared for discussion.
- **‘What makes a place feel like it’s for me?’** This question emerged from many different discussions. During the next stages of consultation, it will be useful to dig-deeper into this topic, to look at the social, environmental, design and character qualities that could make the Canada Water Masterplan feel like a familiar and welcoming place for all.

Key topics discussed

- **Uses:** This was an area of strong support. Particularly the inclusion of businesses, the opportunity to create a daytime destination and to provide a range of activities at different times of the day.
- **Streets & spaces:** The realigned masterplan was received very well. There were positive comments in relation to more integrated (less ‘grid-like’) routes and pedestrian / cycle priority. There is support for retaining the high street, the new dock link, ‘The Cuts’, dock edges, the park and key east-west routes now connecting with Southwark Park.
- **Building height & character:** There was feedback that building heights are now more balanced. However tall buildings remain one of the top concerns - often linked to density and concern about changes to the existing character of the area.
- **Transport & movement:** This remains the key issue for many. There was an appreciation of British Land’s efforts towards a joined-up approach with TfL and Southwark Council and wider improvements / initial approaches being developed. Nevertheless there needs to be a clearer understanding of what the impacts and resolutions are likely to be, in order to inform responses, or allay fears.
- **Canada Water Dock crossing:** Proposals for a pedestrian/ cycle crossing divided opinion. There was support for an improved connection, better experience of the dock and ‘something interesting’. There were concerns and questions about the purpose, whether it would increase litter and/ or allow sufficient space to protect wildlife habitats.
- **Affordable housing:** In principle, there was support for the approach to provide a wide range of tenures for different ages, incomes and life stages, but it was felt that more information is needed on the types, size and level of affordable housing.
- **Ecology & environment:** There was appreciation of the focus given to this topic so far, with support in principle for the intentions but a need to understand how this will happen and reassurance the ‘green/blue’ approach will follow-through.
- **Community, legacy & social infrastructure:** There was a desire to see more on social legacy and the community aspects of the proposals. As well as calls to ensure adequate school and health provision.
- **Printworks:** The option to potentially retain the Printworks Press Hall was received very well by most with only a few concerns.
- **Tesco relocation:** The proposed location was received very well with a small number of concerns about Tesco moving slightly further east and queries about how traffic will be routed to the new underground parking.
- **Timescale, construction & phasing:** Phasing was of high interest with questions about maintaining access routes, managing impacts as well as a number of comments to make it happen sooner.
- **Leisure Centre:** Feedback on British Land’s Leisure Centre Location Study indicated ‘Option A’ as a preferred location and there was support for the green area adjacent to the Prince of Orange Walkway, now being retained.

Headline feedback

Topic by topic quick responses

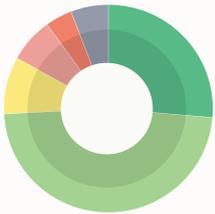
Below are a series of diagrams that illustrate responses from 226 feedback forms that asked participants to rate their thoughts on the Updated Draft Canada Water Masterplan in the following areas, to help the team understand if people think the masterplan is heading in the right direction and where the concerns are.

General response



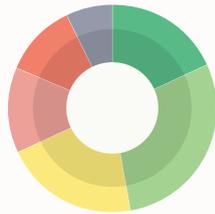
Use & activity

The proposed type and mix of uses across the masterplan.



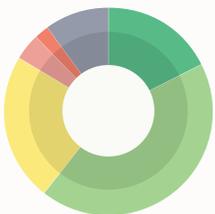
Getting around

The approach to movement and transport.



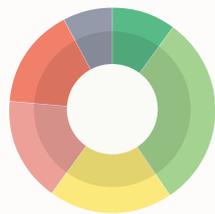
Social legacy & environment

Social legacy, employment, environment and local investment.



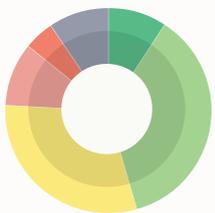
Building form & place

Distribution and rationale for building heights and locations across the masterplan.



Homes

The initial thinking about homes and affordable housing.



Streets & spaces

The overall approach to streets and spaces throughout the masterplan.



Leisure Centre Location Study

The Leisure Centre Location study looked at a range of sites for the Leisure Centre within the masterplan area based on a brief set by Southwark Council. 'Option A' was strongly preferred citing continued service and accessibility as top priorities. The most frequent other comments requested a swimming pool of the same size, or larger, than the existing Seven Islands Centre pool. There was also requests to provide the fullest possible range of sports facilities.

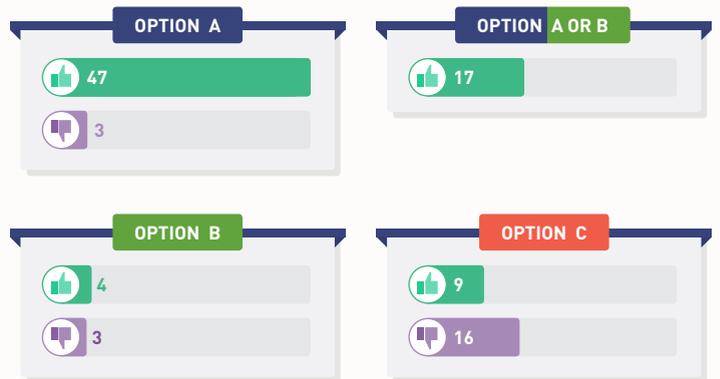


Diagram showing the Leisure Centre location options and level of support or concern for each.

Responding to key themes & next steps

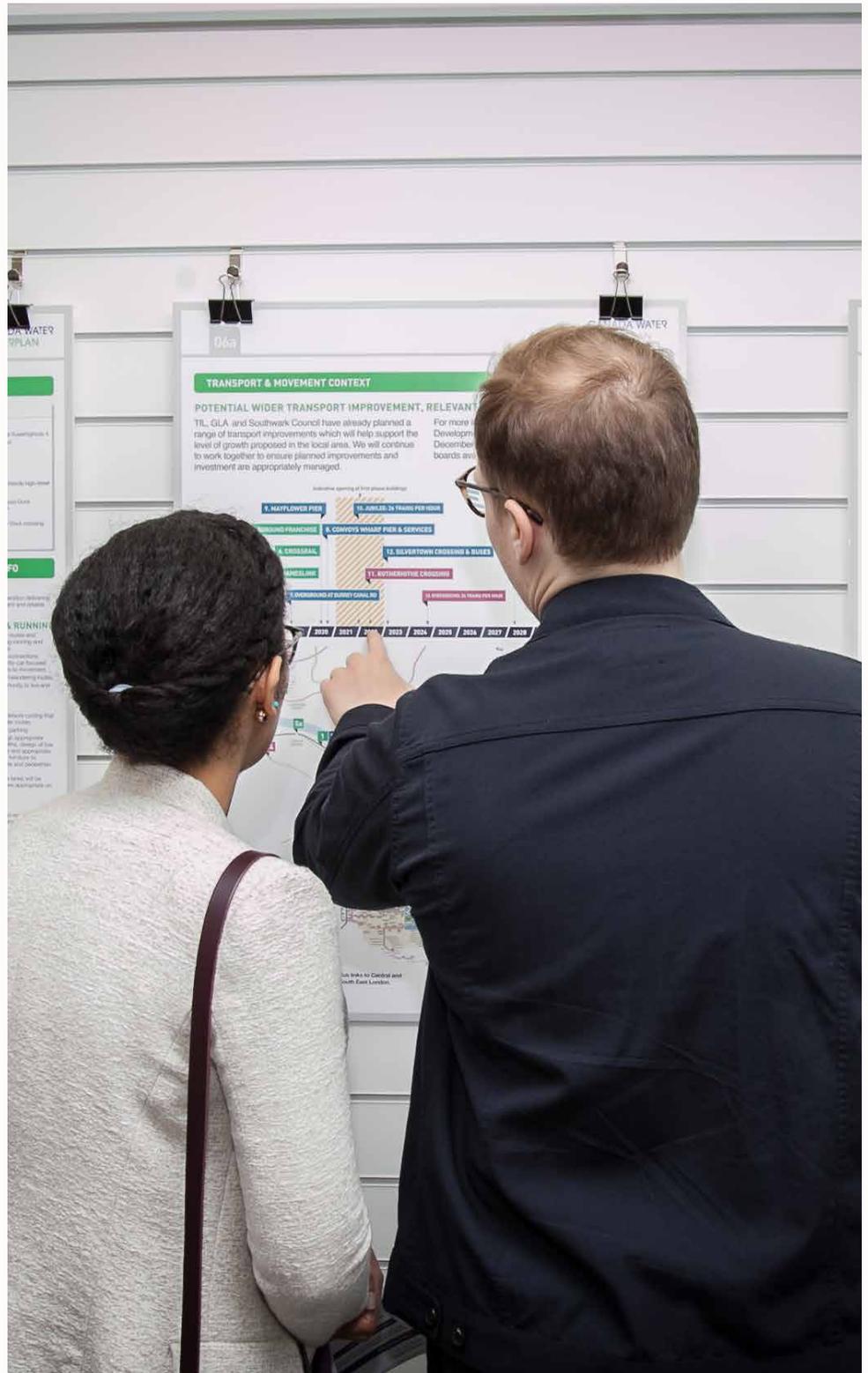
All the consultation findings have been discussed directly with British Land and the project team to inform the development of the masterplan. The next stages of design development will refine and fix the principles to enable more detailed design and assessments in the preparation for the planning submission.

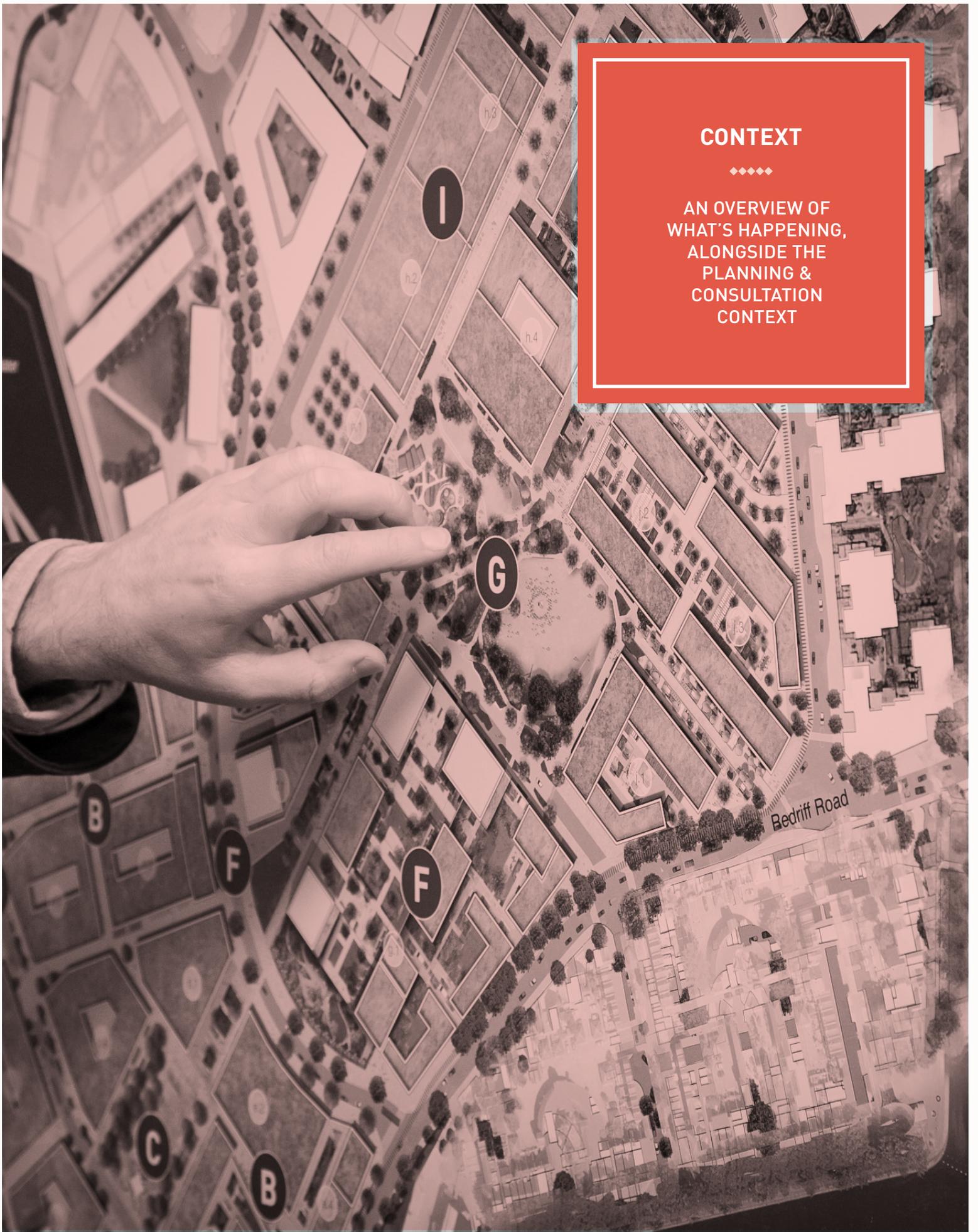
As the masterplan process happens over a series of stages, where requests for further information have been made or more detail is needed to inform opinion / provide assurance, this will be shared publicly as soon as it is available and in advance of planning submission.

Pages 38 to 45 provide a cumulative overview of the key areas of interest that need responding to, alongside an explanation of how these will be addressed in the masterplanning process, the relevant planning documents and comments from British Land.

Tracking changes

Since consultation began in Spring 2014, a wide range of principles, ideas and design approaches have been informed by the feedback received through consultation. On pages 54 to 55 we have mapped these key updates. These updates will continue to be tracked throughout the next stages of design and consultation.





CONTEXT



AN OVERVIEW OF
WHAT'S HAPPENING,
ALONGSIDE THE
PLANNING &
CONSULTATION
CONTEXT

Project background

Since spring 2014, there has been an ongoing consultation process to look at the future of the Canada Water Masterplan. Since then, the masterplan has grown to include a much wider area between Canada Water and Surrey Quays (see the diagrams to the right).

The Canada Water Masterplan is at the centre of a significant area of change outlined in planning policy, with a number of other neighbouring developments coming forward.

Since the last main consultation in February 2016, British Land has been challenging earlier design assumptions, looking at ways to respond further to consultation, considering alternative approaches and developing a deeper understanding of some of the key issues.

In May 2017, we shared the Updated Draft Masterplan proposals for community review, and this report provides a record of the events and the consultation findings.

About this report

This report focuses on the May 2017 Updated Draft Masterplan consultation activities, findings and next steps.

Appended to the report is a summary of the topic discussions that were held during the project review and in the lead-up to the Updated Draft Masterplan consultation.

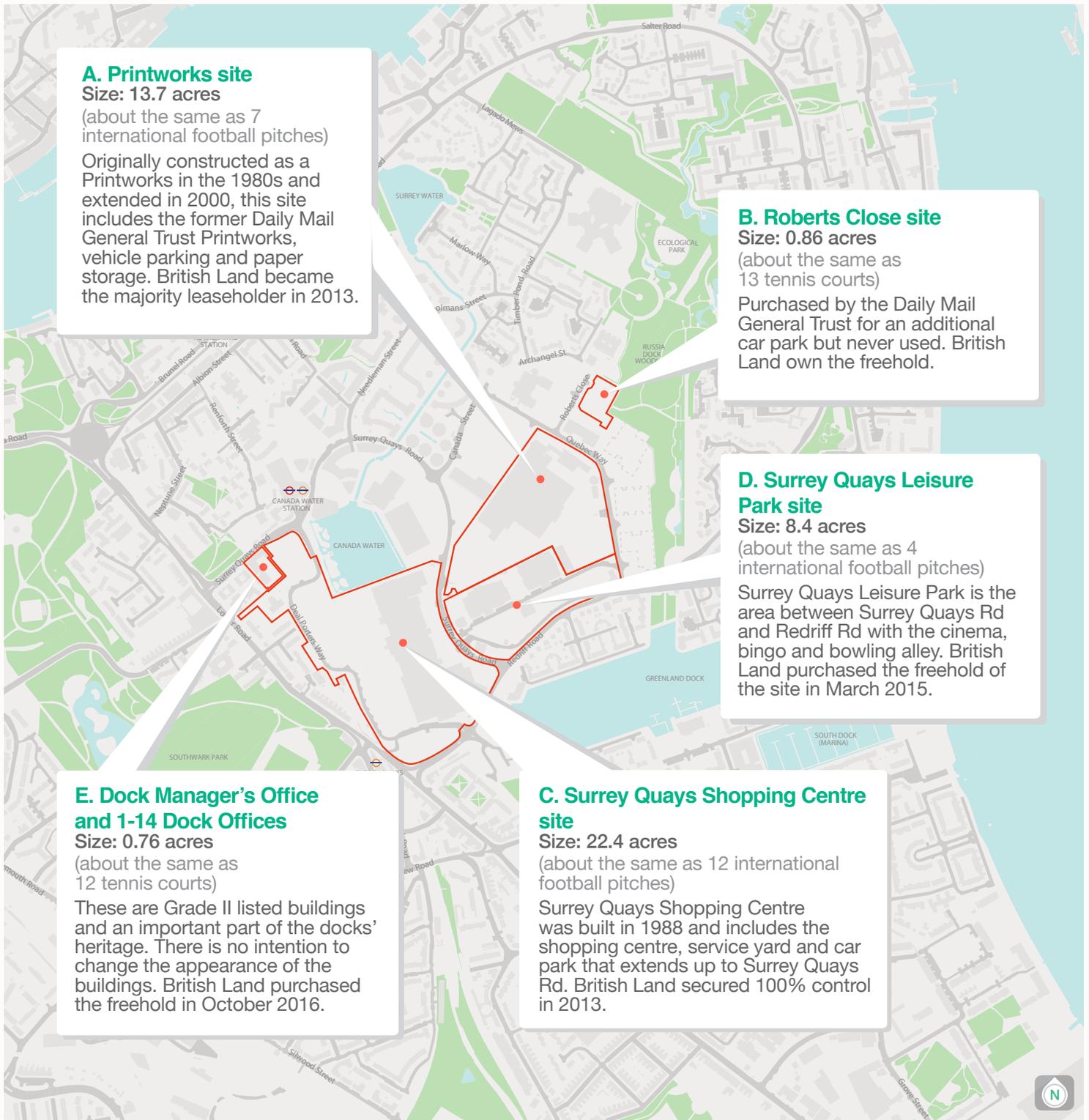
The previous consultation reports (Stage 1, Stage 1A, Stage 2, Stage 2C), and the Context for Development report, which contains further information about the proposals, are all available online at:

www.canadawatermasterplan.com

Alternatively, please contact us if you would like to view a hard copy - contact details on page 66.



View over the Canada Water Masterplan area (photo taken from the top of Ontario Point)



A. Printworks site

Size: 13.7 acres

(about the same as 7 international football pitches)

Originally constructed as a Printworks in the 1980s and extended in 2000, this site includes the former Daily Mail General Trust Printworks, vehicle parking and paper storage. British Land became the majority leaseholder in 2013.

B. Roberts Close site

Size: 0.86 acres

(about the same as 13 tennis courts)

Purchased by the Daily Mail General Trust for an additional car park but never used. British Land own the freehold.

D. Surrey Quays Leisure Park site

Size: 8.4 acres

(about the same as 4 international football pitches)

Surrey Quays Leisure Park is the area between Surrey Quays Rd and Redriff Rd with the cinema, bingo and bowling alley. British Land purchased the freehold of the site in March 2015.

E. Dock Manager's Office and 1-14 Dock Offices

Size: 0.76 acres

(about the same as 12 tennis courts)

These are Grade II listed buildings and an important part of the docks' heritage. There is no intention to change the appearance of the buildings. British Land purchased the freehold in October 2016.

C. Surrey Quays Shopping Centre site

Size: 22.4 acres

(about the same as 12 international football pitches)

Surrey Quays Shopping Centre was built in 1988 and includes the shopping centre, service yard and car park that extends up to Surrey Quays Rd. British Land secured 100% control in 2013.

Site boundaries



Planning context

Before and after masterplan development

Led by Southwark Council, a great deal of consultation on the development of planning guidance and policy has taken place to guide the evolution of the masterplan.

- The diagram to the right shows the different stages both before and after the masterplan development, leading to a planning application.
- There is also an overview of two of the key policy documents guiding the masterplan.

Planning Application & Statement of Community Involvement

A clear record

At the end of the pre-planning consultation process, the community consultation reports will be combined to produce a Statement of Community Involvement – this is a public planning document which provides a thorough account of the whole consultation process and its impact on the final masterplan. Throughout the consultation process, all consultation reports are publicly available to ensure they are reviewed and accurate.

Planning application

The masterplan will be developed in more detail throughout this year and it is currently anticipated that the planning application will be submitted in Spring 2018.

We will work with Southwark Council to help ensure the Statutory Consultation period is fully accessible to local people.

On a project of this scale, a decision on the planning application by Southwark Council would generally be expected about six months after submission.

Beyond the Planning Application

British Land are committed to continue involvement beyond the planning submission, including consultation on detailed aspects of the masterplan, regular updates, ongoing projects and interim used alongside construction. Throughout this consultation, we will work with the community to identify how it can best happen.

The London Plan: March 2015

Fully known as the “Further Alterations to the London Plan” (FALP), this is the Mayor’s strategic Plan for London, setting out an economic, environmental, transport and social framework for development. It identifies Canada Water as one of the new Opportunity Areas, encouraging intensity of development around good transport links. These are the Mayor’s principle opportunities in London for accommodating large-scale development to provide substantial numbers of new homes and employment; to help meet the London-wide need for new housing, with a mixed and intensive use of land.

For Canada Water, it sets out a number of targets, including (please note, the below is policy guidance from the London plan, not the masterplan proposals):

- Indicative employment capacity: 2,000
- Minimum new homes: 3,300
- Opportunity for a Major Town Centre
- Potential for new science cluster linked to academic institutions

Full details at www.london.gov.uk

Canada Water Area Action Plan: Adopted November 2015

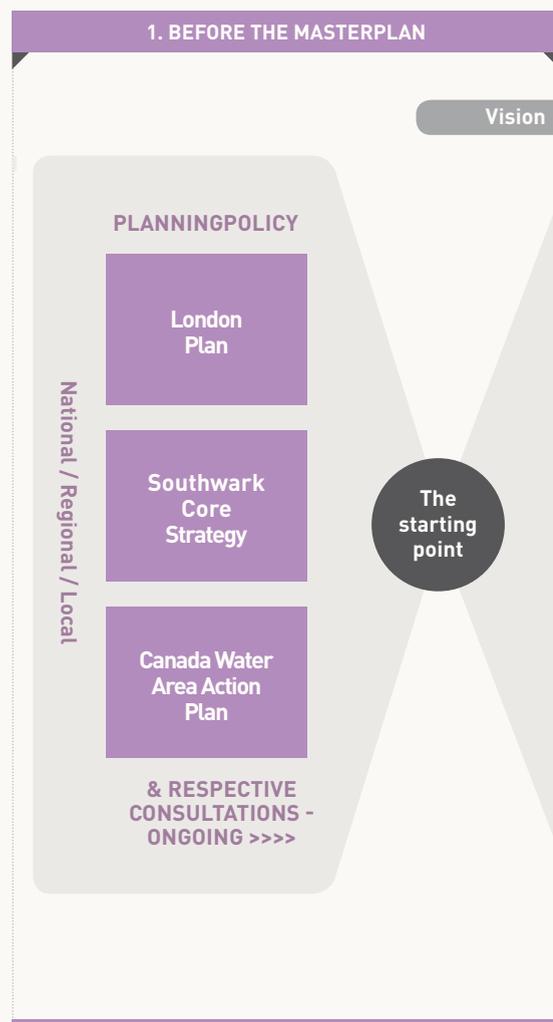
The area between Surrey Quays Station and Canada Water Station is identified in Southwark Council’s Area Action Plan (AAP) as an important opportunity to help create a larger, more successful and pedestrian friendly town centre. The AAP is a policy document designed to guide development in the area over the next 15 years. The plan sets out the Council’s vision to deliver growth and regeneration across the core area of Canada Water, including new housing, employment and leisure uses.

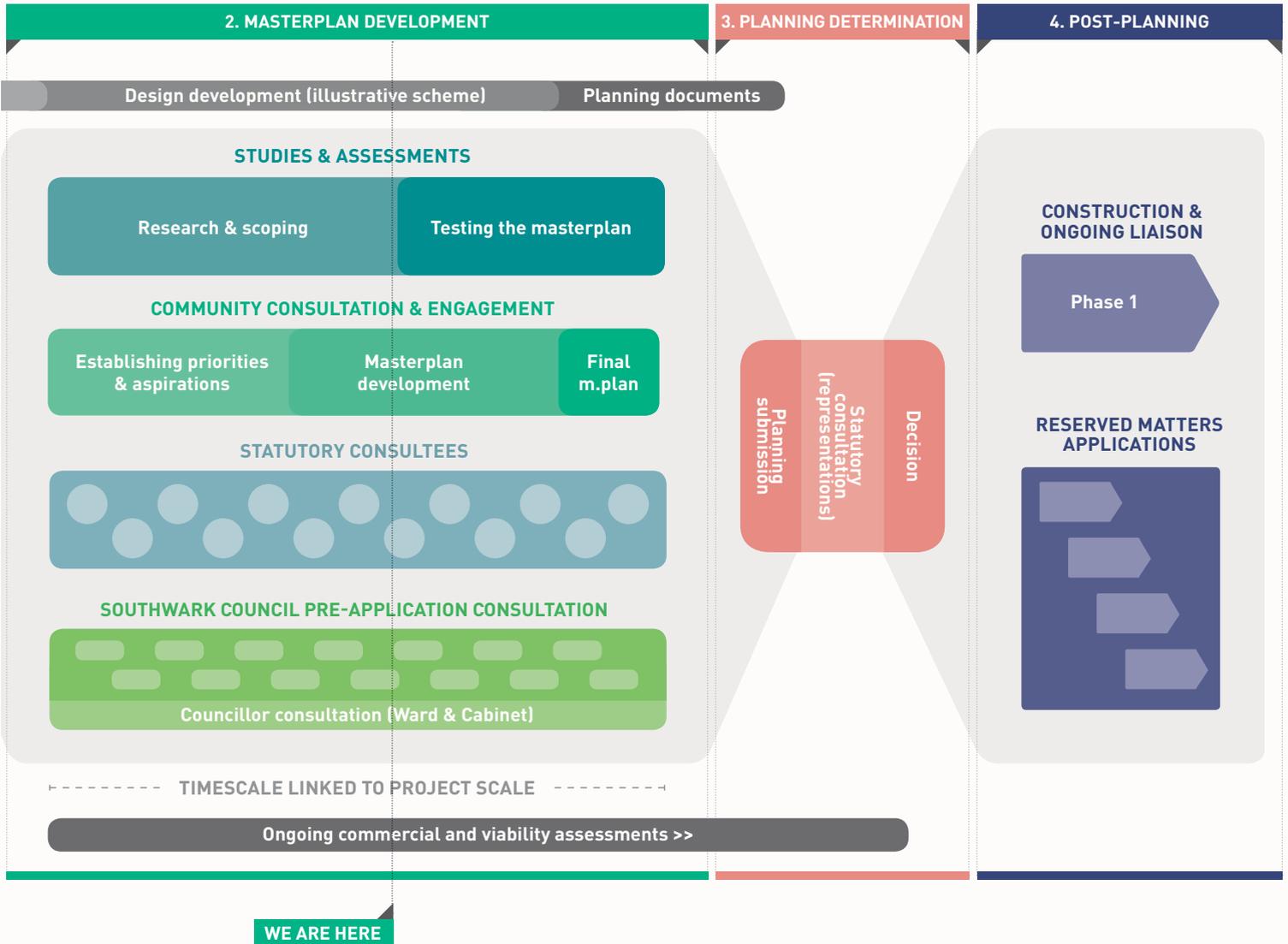
The core area incorporates a number of sites and within this guidance requires the following (please note, the below is policy guidance from Southwark Council’s AAP, not the masterplan proposals):

- At least 4,500 new homes
- At least 1,000 new affordable homes
- Minimum of 12,000m² employment floorspace
- Re-provision of cinema and leisure uses

Full details at www.southwark.gov.uk

Please contact us if you would like any help accessing any of these documents.





Masterplan Development

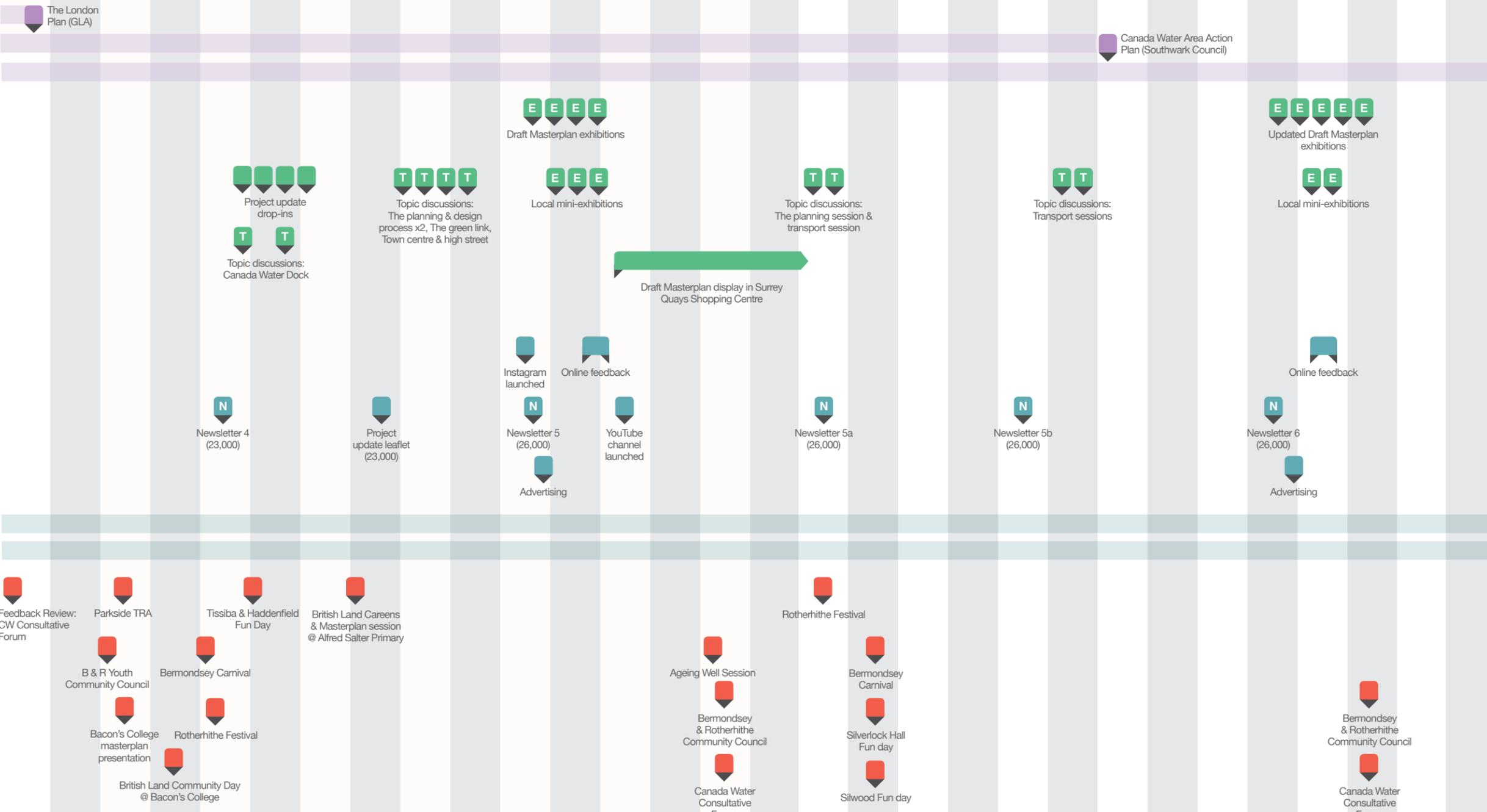
Final Masterplan
 Planning application
 Post-planning

2015

2016

2017

MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG



n.b. diagram shows indicative dates



UPDATED DRAFT MASTERPLAN CONSULTATION PROCESS



AN OVERVIEW OF
WHAT'S HAPPENED,
COMMUNICATIONS & WHO'S
BEEN INVOLVED.

04 Masterplan summary

- A Canada Water Dock edge**
A planned approach to the dock edge, including potential developments in the immediate vicinity and a new approach to the dock edge and a potential new pedestrian and cycle crossing.
- B Dock link & 'The Cuts'**
An extension of public realm along the bank of the dock, including a link between Canada Water Dock and Docklink Dock. A link of different street, cafes, restaurants and workshops, creating an interesting, diverse and active street frontage.
- C Town Square**
Designated new public space for events, outdoor dining and play. A hard paved area of public character area in the southern part of the dock centre.
- D High street**
A new open high street with retail and independent retailers, restaurants and shops. A link between Canada Water Dock and the dock centre, creating a new street with different character areas as you move along it. Pedestrian and cycle routes will be provided, with covered areas for buses and other vehicles.
- E Lower Road Gateway**
Providing two street fronts at the junction will create a focal point for the new gateway and street connecting Lower Road and the dock centre area. The link will be to the Docklink Dock. The new link is a new link to the Docklink Dock. New houses are also provided along the docklink dock.
- F Tesco relocated**
Which land use is a combination of residential with Tesco about building a new store at a public street level and a new link to the dock centre. The new link will be to the Docklink Dock. The new link is a new link to the Docklink Dock. New houses are also provided along the docklink dock.
- G Park**
The new public green space connects every corner through the site. It will provide an opportunity for outdoor sports and leisure, and will be suitable for all including activities at the edge.
- H Dock offices retained**
Existing dockbuilding will be preserved and enhanced. Existing dockbuilding will be preserved and enhanced. Existing dockbuilding will be preserved and enhanced. Existing dockbuilding will be preserved and enhanced.



Character area



Consultation overview

We want to ensure we are reaching as many people and groups as possible. The following pages outline the consultation events and activities that have taken place since the December 2014 Draft Masterplan Principles exhibition and the publication of the Stage 2 Consultation Report.



- Original (Printworks) distribution boundary
- June 2014 boundary extension (Shopping Centre inclusion)
- January 2016 boundary extension
- Canada Water Masterplan area



Project newsletter covers to date

One-to-one meetings, group sessions & outreach

One to one meetings with local groups are ongoing throughout the consultation process. British Land and Soundings have been attending community meetings to provide updates on the project, feedback on the consultation process and to help ensure a representative cross-section of views are being heard.

During the summer of 2016 we attended a range of local events to raise awareness and involvement in the project, these included:

- Bermondsey Carnival, 02 Jul 2016
- Rotherhithe Festival, 09 Jul 2016
- Silverlock Hall Fun Day, 06 Aug 2016
- Silwood Fun Day, 13 Aug 2016
- With information also available at the Albion Street Mid-Summer Market.

We also held a dedicated session with older people linked to Southwark Council's Ageing Well programme. Throughout the project to date, we have formally met with over 40 groups/individuals (see Appendix C). British Land have also had many additional one-to-one meetings over the past year. British Land also regularly attend local forums including the Canada Water Consultative Forum, Bermondsey and Rotherhithe Community Council and Rotherhithe Area Housing Forum.

Keeping in touch

Newsletters

Over 26,000 newsletters have been delivered to homes and businesses surrounding the site. Newsletters were also emailed or posted to all identified local groups and people involved so far, or those who have registered their interest (currently approximately 4000 people).

Bundles of newsletters and posters advertising the upcoming events were also distributed to local destinations and facilities (such as GPs, schools and community centres) and local shops wherever possible.

Local advertisements

A printed advertisement was placed in the Southwark News ahead of the events.

Website, Facebook, Twitter, Instagram & YouTube

-  www.canadawatermasterplan.com
-  [@canadawatermasterplan](https://twitter.com/canadawatermasterplan)
-  [Canada Water Masterplan](https://www.facebook.com/CanadaWaterMasterplan)
-  [CanadaWaterMasterplan](https://www.instagram.com/CanadaWaterMasterplan)
-  [Canada Water Masterplan](https://www.youtube.com/CanadaWaterMasterplan)

The website and social media channels are regularly updated to keep people informed and show how they can get involved.

The website provides access to the exhibition materials, summaries of feedback gathered and other key documents relating to the project; as well as the opportunity to submit online feedback in response to the exhibition materials.



Updated Draft Masterplan exhibition, 6 May 2017



Silverlock Hall, mini-exhibition, 17 May 2017

Updated Draft Masterplan exhibitions

May 2017

This was a key stage of consultation, where the team shared the Updated Draft Masterplan and gathered feedback to help inform design development.

It included a series of open-exhibitions held in CWM Hub in Surrey Quays Shopping Centre, opposite Tesco. British Land and the project team were on hand to discuss the plans and answer any questions, ahead of the development of detailed designs. Materials at the exhibition included boards detailing the masterplan, supporting booklets containing more detailed information, a physical model, digital model display, videos and individual workstations to explore the digital model.

The exhibition also included a presentation of British Land's study of the potential locations for a new Leisure Centre within the town centre and there was the opportunity for people to give their feedback.

Mini-exhibitions were held at local centres to help enable involvement from neighbouring communities who have been less engaged to date.

- The boards and online feedback were available on the project website for the duration of exhibition.

Details

Main exhibition

- Fri 5 May, 11am - 5pm
- Sat 6 May, 10am - 4pm
- Mon 8 May, 4pm - 8pm
- Tue 9 May, 4pm - 8pm
- Sat 13 May, 10am - 4pm

Local mini-exhibitions

- Wed 17 May, 5.30pm – 8pm, at Silverlock Hall
- Thu 18 May, 5.30pm – 8pm, at Mayflower Hall

Online feedback: Fri 5 May - Sun 21 May

Project update & topic discussions

March 2016 - April 2017

Following the Draft Masterplan exhibition in February 2016, British Land have been challenging earlier design assumptions, looking at ways to respond further to consultation, considering alternative approaches and developing a deeper understanding of some of the key issues.

During this period a series of project update events and topic discussions were held on specific aspects of the masterplan to inform the thinking. These included:

- Transport session (July 2016) - An interactive session on community feedback and presentation on a transport strategy
- Transport session (December 2016) - Two drop-in sessions followed by walkabouts to ensure that transport is being carefully considered and to find out more about key routes/ journeys in the area.
- Planning session (July 2016) - This session repeated two sessions held earlier in the year and provided detailed information on the planning and design process.

An overview of the events and feedback is available in Appendix A.

Community involvement

Geographical mapping

Below is a geographical mapping of the event attendees who provided addresses at the Draft Masterplan exhibitions. This represents about two thirds of all attendees and gives a good indication of geographical spread.

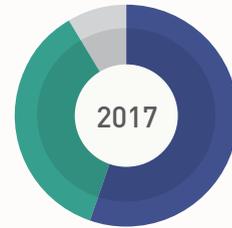
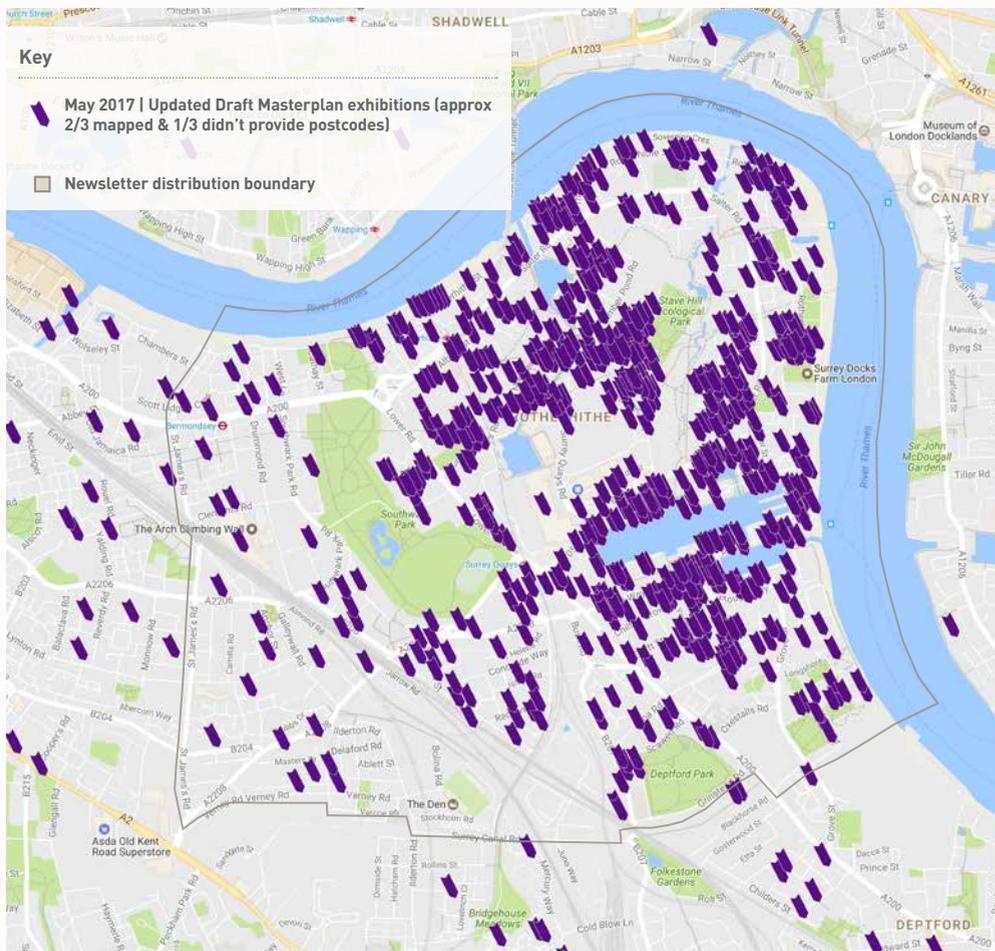
Overall, there has been a very high level of attendance and the majority of participants are local to the area. There is a relatively even distribution across neighbourhoods surrounding the site.

The Updated Draft Masterplan exhibition recorded 1,001 attendees who signed in although it's noted over 1,500 actually attended. Attendees were predominantly from the SE16 area. The majority of all others were from SE8 and SE14, as well as SE15 and SE1.

Previous involvement

During the Updated Draft Masterplan exhibitions, attendees who completed the feedback form were asked if they had previously been involved in the consultation.

Out of the 226 feedback forms received, over half had been involved before (55%), just under one tenth did not answer (8%) and over one third explained they were new to the project (36%). This is an encouraging figure indicating that there is a growing number of people who continue to be involved and therefore informed about the project. The figures also suggest that a range of new audiences have been reached.



- Yes
- No
- No answer

Community involvement: demographics

We want to ensure we are reaching a representational cross-section of the local community, so at each main stage of consultation we ask participants to complete an optional demographic form.

At this stage of consultation, a total of 104 demographic forms were completed. While this is a relatively small proportion of the total participants, it has been useful to give an indication of where the gaps are in who has been involved.

The table to the right shows how this sample compares to the averages for Rotherhithe and Surrey Docks Wards, where the masterplan area is located. Overall, the levels of representation show a relatively low margin of difference.

- The key audience for consultation and engagement is young people. To date we have held two sessions with Bermondsey and Rotherhithe Youth Community Council. In summer 2015, British Land held a separate community day with Bacon's College and session with Alfred Salter Primary School. In summer 2017 to further the youth engagement, a young intern local to the area was employed. A youth workshop was also held with local organisations to inform the short and long term youth engagement strategy. The team has also been attending local summer fetes and festivals to raise awareness.
- In terms of ethnicity the most notable under representation remains of Black-African communities. We will look at further ways to encourage involvement through further highly accessible opportunities.
- Throughout the process we have also engaged separately with disability groups and representation in the main events has consistently improved.

STAGE 3 DEMOGRAPHICS *				
	MAY 2017 CONSULTATION	ROTHERHITHE WARD (2011)	SURREY DOCKS WARD (2011)	AVERAGE COMPARISON
GENDER				
Male	57%	49%	51%	+7.0%
Female	41%	51%	49%	-9.0%
No answer	2%			
AGE				
Under 16	0%	17%	12%	-14.5%
16-29	20%	30%	32%	-11.0%
30-44	33%	27%	33%	+3.0%
45-59	25%	15%	14%	+10.5%
60+	22%	10%	9%	+12.5%
No answer	0%			
ETHNICITY				
White British	56%	41%	47%	+11.5%
White other	24%	16%	21%	+6.0%
Indian	1%	3%	3%	-2.0%
Black African	2%	13%	6%	-8.0%
Black Caribbean	1%	2%	2%	-1.0%
White Irish	5%	2%	2%	+3.0%
Black other	0%	2%	4%	-3.0%
Asian other	0%	3%	3%	-3.0%
Chinese	5%	7%	3%	+0.5%
Other ethnic group	0%	3%	3%	-3.0%
White & Black Caribbean	2%	1%	1%	+1.0%
White & Black African	0%	1%	1%	-1.0%
White & Asian	1%	1%	1%	+0.0%
Other mixed	0%	2%	2%	-2.0%
Pakistani	1%	1%	1%	-0.0%
Bangladeshi	0%	1%	<1%	-1.0%
No answer	2%			
DISABILITY				
Yes	1%	4%	3%	+2.0%
No	98%	Economically inactive, long term sick or disabled	Economically inactive, long term sick or disabled	
No answer	1%			

 3% or more indicative over representation

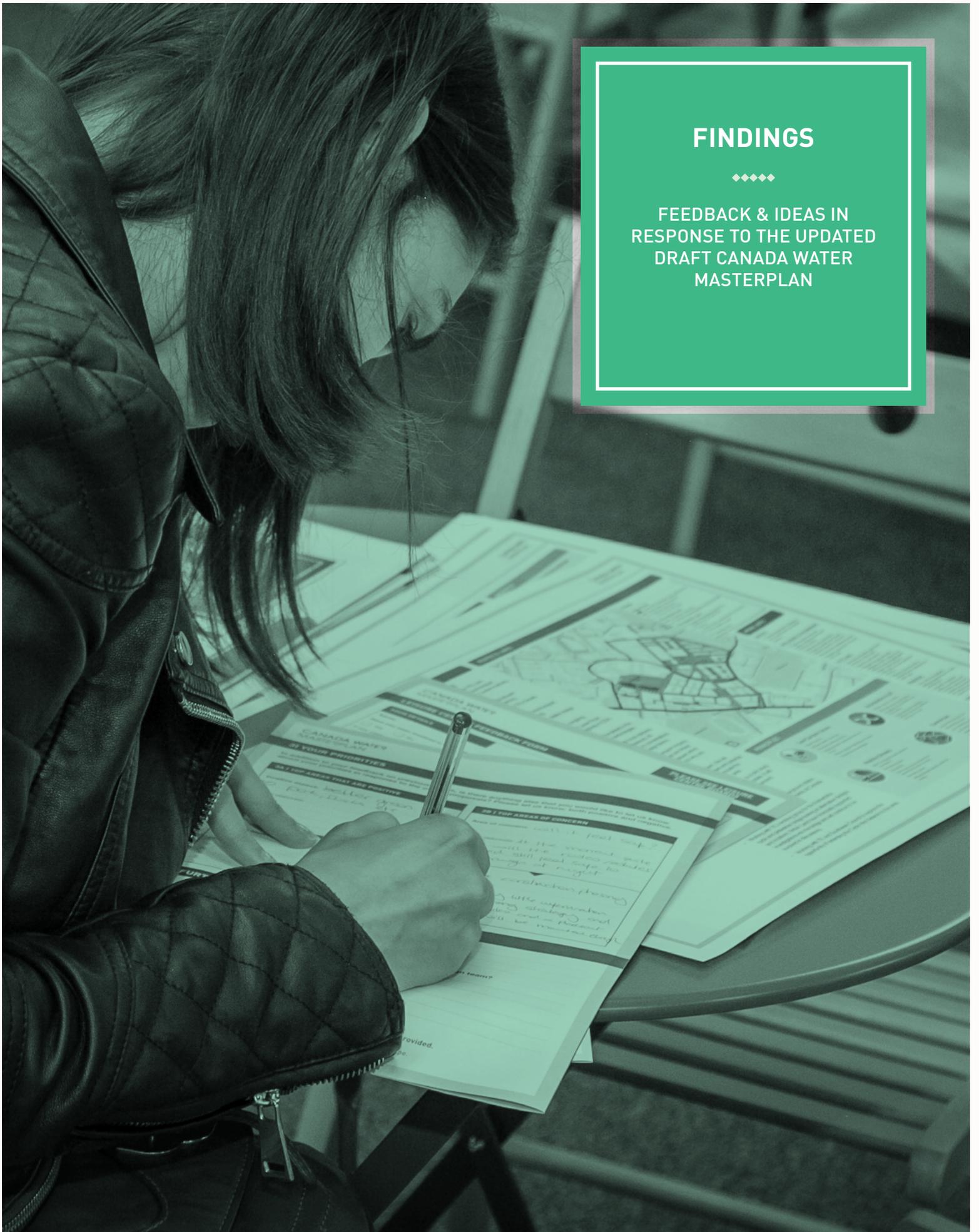
 3% or more indicative under representation

* Categories and Ward data taken from the 2011 Census. All figures rounded to the nearest whole number.

FINDINGS



FEEDBACK & IDEAS IN
RESPONSE TO THE UPDATED
DRAFT CANADA WATER
MASTERPLAN



Overview

The Updated Draft Masterplan exhibitions were held over seven days, between 5th and 18th May 2017. Online feedback was collected between 5th and 21st May 2017.

These events shared the emerging plans through a model, exhibition, interactive digital model, and videos as well as a range of reference materials. This exhibition represented a point in time of the development of the plans and feedback gathered will help inform how detailed designs evolve over the coming months.

1500+

people involved



26,000

newsletters delivered



individual feedback forms

226



119

Leisure Centre study feedback forms



Updated Draft Masterplan exhibition, 6 May 2017

Gathering feedback

We asked for people’s feedback in a range of ways, including opportunity for both quick responses and in-depth responses; as well as qualitative and quantitative information. This enables people to engage with the process in a way that is most appropriate for them.

Quick response

Alongside qualitative feedback, we asked attendees to rate their overall response across different aspects of the masterplan, from ‘really like’ to ‘really dislike’. The diagrams to the right show how people responded from 226 feedback forms.

This gathers quick responses at a high level to understand broadly where elements of the masterplan are heading in the right direction or where there are concerns. The general response was positive, more so than responses to the Draft Masterplan consultation [February 2016]. The key changes to the masterplan over the past year have predominantly been received well.

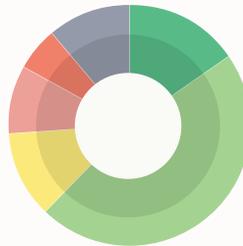
There is particular positivity in relation to the proposed uses and activities, as well as the approach to streets and spaces. There is an appreciation of the mixed use approach, the benefits it brings and particularly the inclusion of a significant amount of workspace.

Building form and place were the main areas of concern in this section, followed by concerns around the approach to movement and transport. Both topics are linked to potential impact of the increased density. As the proposals and testing develop, there will be more information to inform discussions.

Homes and social legacy and environment had the largest proportion of ‘neutral/ don’t know’ responses. It indicates that more information is needed to make a fully informed response.

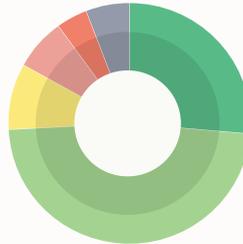
Q: Please share your thoughts on the draft Canada Water Masterplan in the following areas and let the team know what you feel is heading in the right direction and what isn’t:

General response



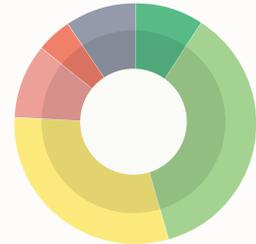
Use and activity

The proposed type and mix of uses across the masterplan.



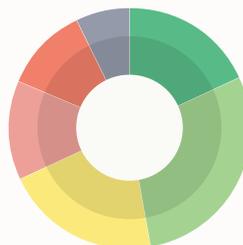
Homes

The initial thinking about homes & affordable housing.



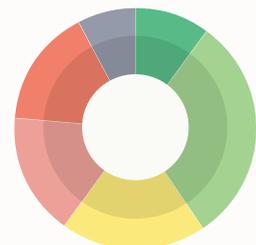
Getting around

The approach to movement and transport.



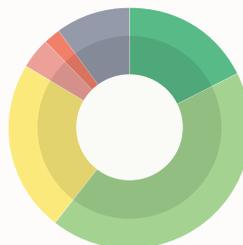
Building form & place

Distribution and rationale for building heights and location across the masterplan.



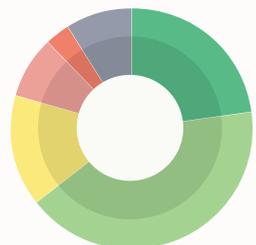
Social legacy and environment

Social legacy, employment, environment and local investment.



Streets and spaces

The overall approach to street and spaces throughout the masterplan.



Area by Area: Overview

The diagrams to the right summarise feedback received on the different character areas that make up the current proposals. Most positive comments received were related to the proposals for the 'Dock Edge' and 'High Street and Wider Links'.

Dock Edge (& crossing)

The proposed Canada Water crossing divided opinion. There was support for the improved connection, an increased experience of the dock and it was seen as something exciting and interesting. There were concerns about the purpose of the new link, whether it is necessary as Canada Water Dock is relatively small and whether it would increase litter and/or allow sufficient space to protect wildlife habitats. On the dock edges, there was good support for the overall approach particularly enhancing the wildlife habitat and green aspects. Conversely, there were also some concerns about protecting wildlife and the impact of tall buildings on the wildlife and environment around the dock.

Dock Link & The Cuts

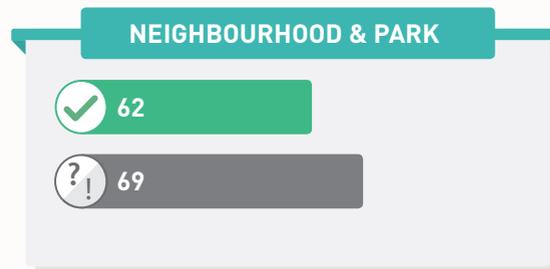
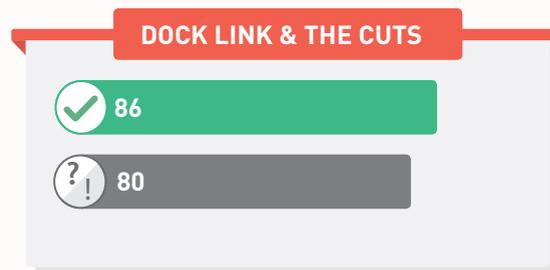
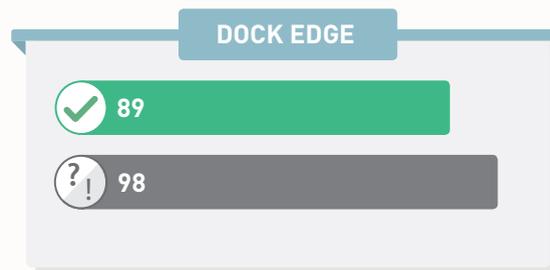
Predominantly positive responses were received about the proposed look and feel of this area, the mix of uses and the town square. The new routes were felt to be more accessible / useful and re-providing the cinema was received very well. Generally there was support for 'The Cuts' however the building heights and narrower lanes raised some concerns about it feeling overcrowded.

High Street & Wider Links

There was strong support for the proposed high street accommodating both pedestrians and public transport (with just a few suggestions that it should be pedestrianised). There was positivity towards providing a central focus and a strong north-south link, as well as the connections with existing entrances to Southwark Park. The opportunity to boost the variety and choice of retail was welcomed, with some caution expressed about ensuring existing independent businesses are supported. There were also some questions about how the high street will connect to the existing road network.

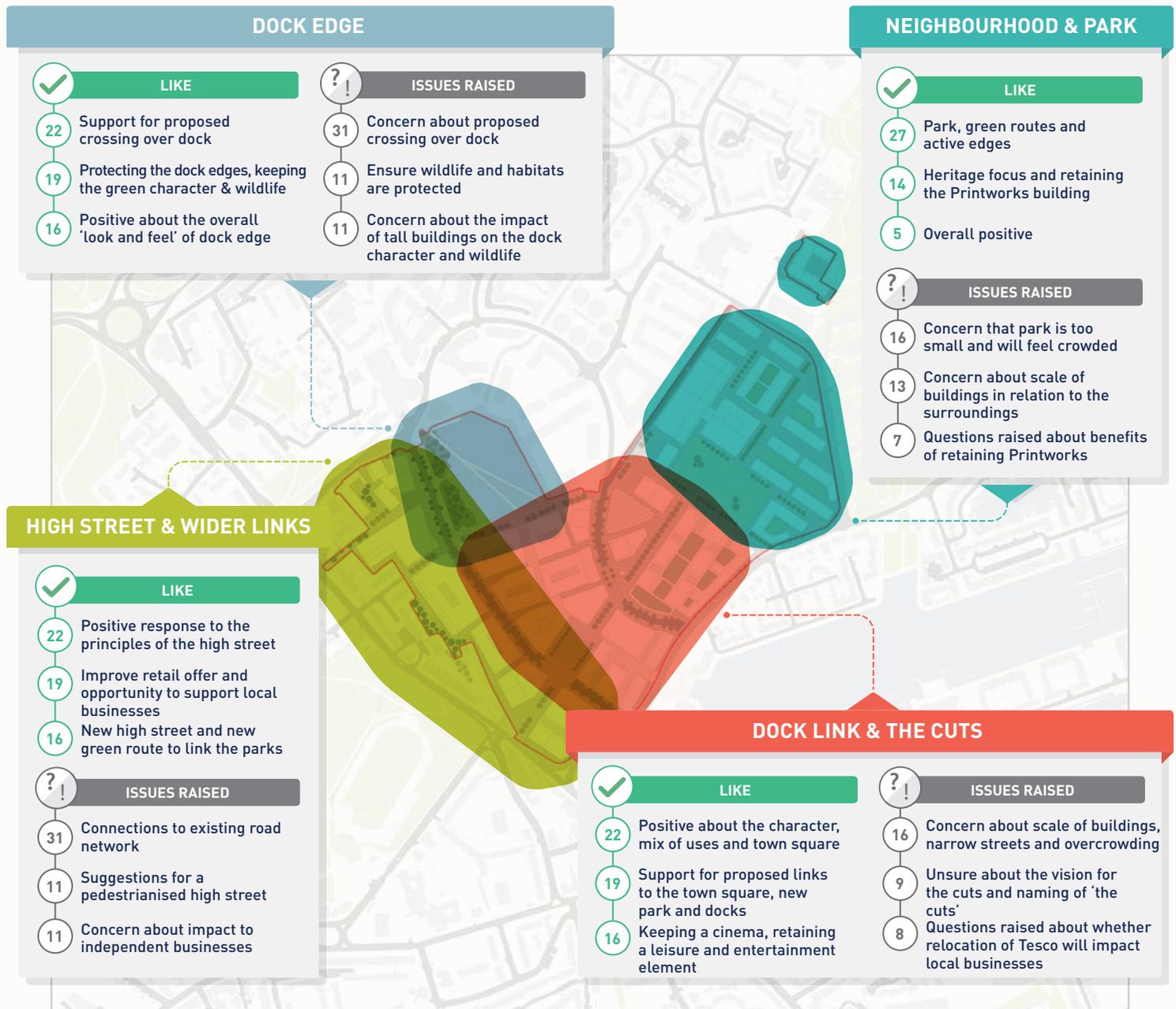
Neighbourhood & Park

The proposed park, the green links and active edges were seen as the most positive aspects of this area. There was also majority support for the option to retain the Printworks, citing it as a unique opportunity and to reference the heritage of the area. However some felt there should be greater reference to the area's dock heritage.



Area by Area: Top 3 Positive Aspects & Areas to Improve

The diagram below sets out the top three positive aspects in green and top three areas to improve in grey, based on the number of comments received.



Priorities: areas of support and concern

On the feedback form we asked people to explain the aspects that they felt were most positive and of most concern in response to the Draft Masterplan proposals.

All responses are analysed comment by comment and in total 1,910 comments were made in response to this question. The diagram to the right categorises these by their nature (positive, concern or suggestion) and by their topic.

Where more than 15 comments were received in a topic group, they were broken down to show the areas of comment within

On pages 38 to 47 the comments and feedback received are analysed in more detail.

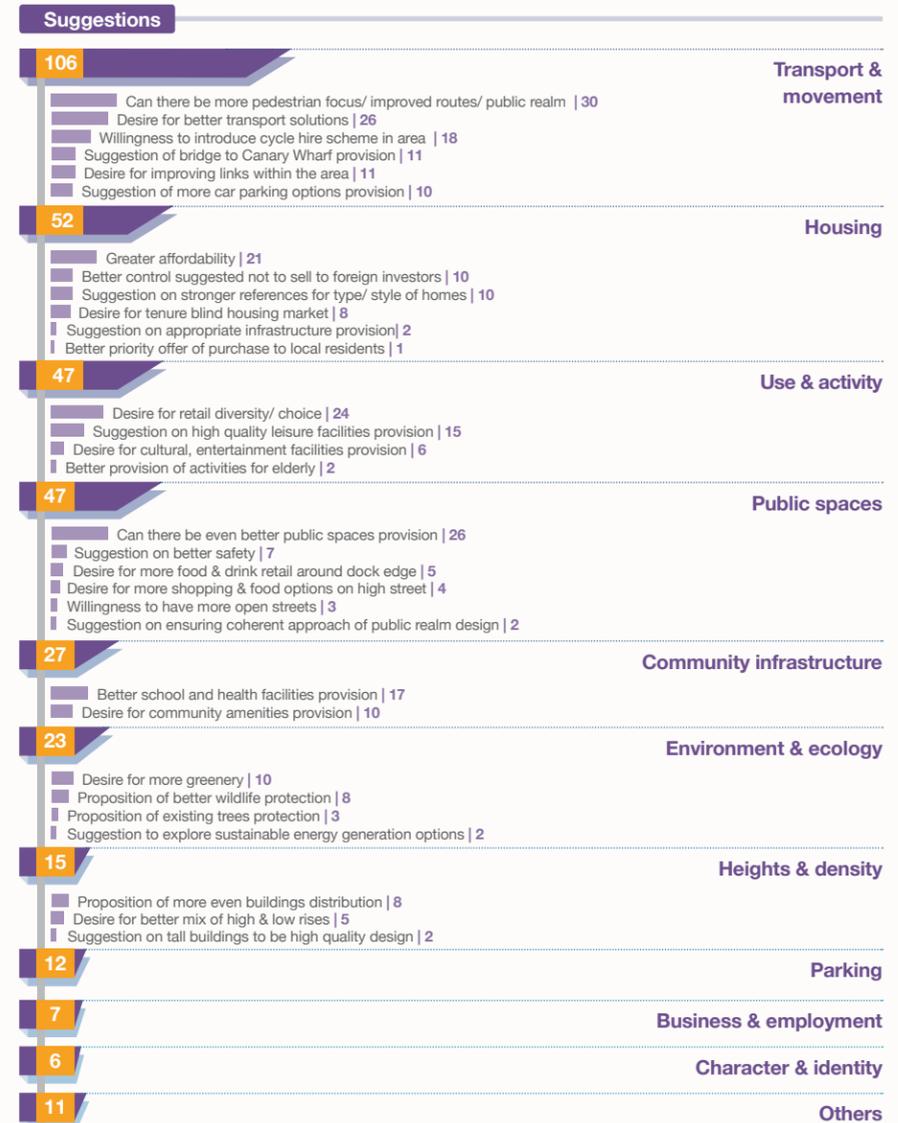
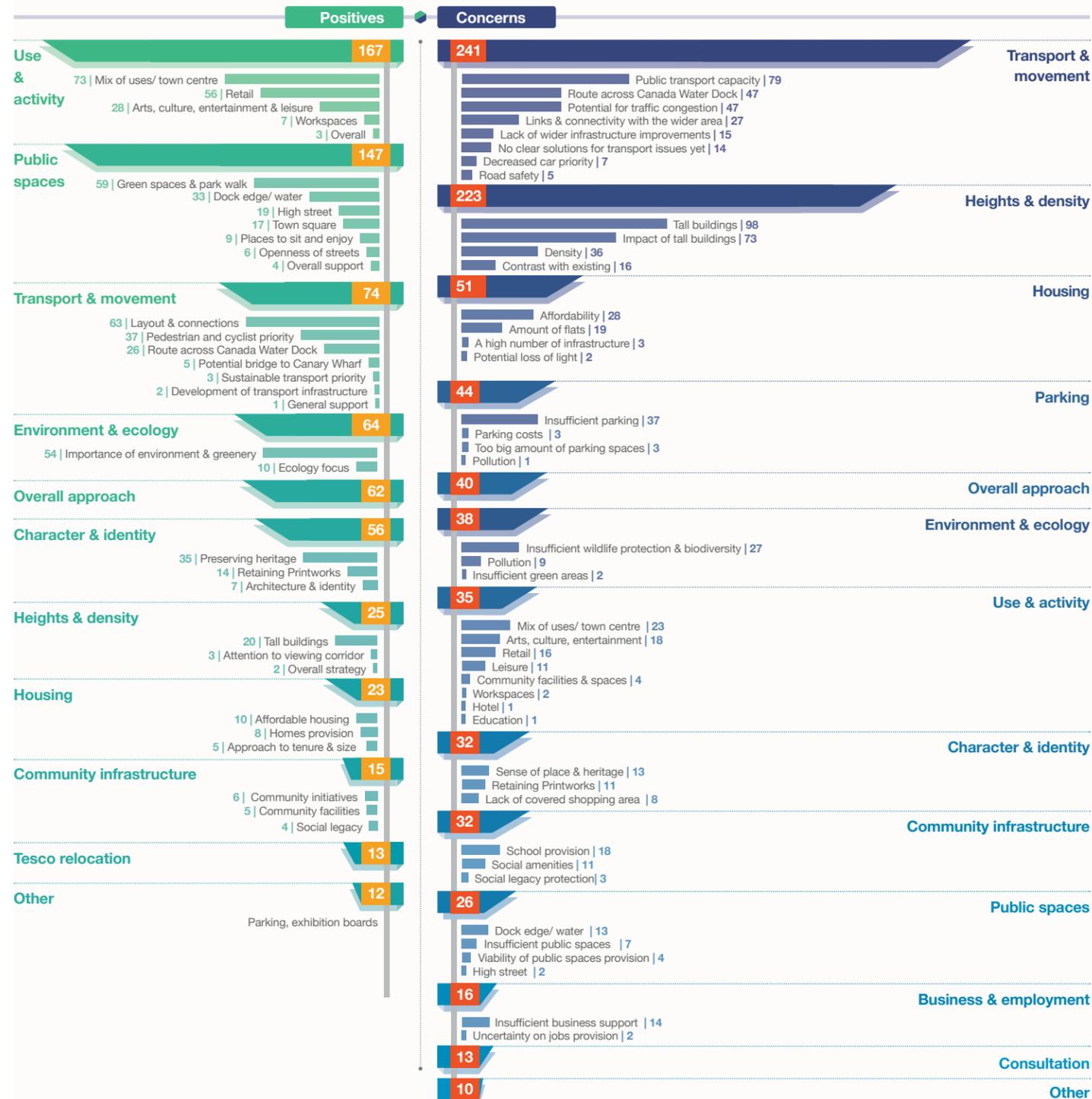
The diagram reflects the key themes that have been most strongly voiced throughout the consultation transport and movement, heights and density, and housing. As with earlier consultation, transport & movement and heights and density remain the themes with the highest number of concerns. This indicates that issues remain and more information is needed to move discussion on.

Similar to the previous consultation, there has been positivity towards the overall approach to the masterplan, particularly proposed uses and activity, and public spaces. There was a positive response to the proposed street layout, improved connections and greater priority being given to pedestrians and cyclists. Compared to the previous stage of consultation, there were fewer comments on environment and ecology.

A number of suggestions were also received relating to the masterplan. Suggestions reflected key issues and included suggestions for an even greater pedestrian focus in the masterplan, better transport solutions, desire for a cycle hire scheme to be implemented and more affordable housing. There is also a query if the relocation of Tesco will have an impact on local businesses.



Q. Please tell us more about your thoughts in response to the Draft Masterplan; what do you like and do you have any ideas, suggestions or concerns? (top 3 areas that are positive and top 3 areas that are concerns)



Topic analysis

Quick reference sheets

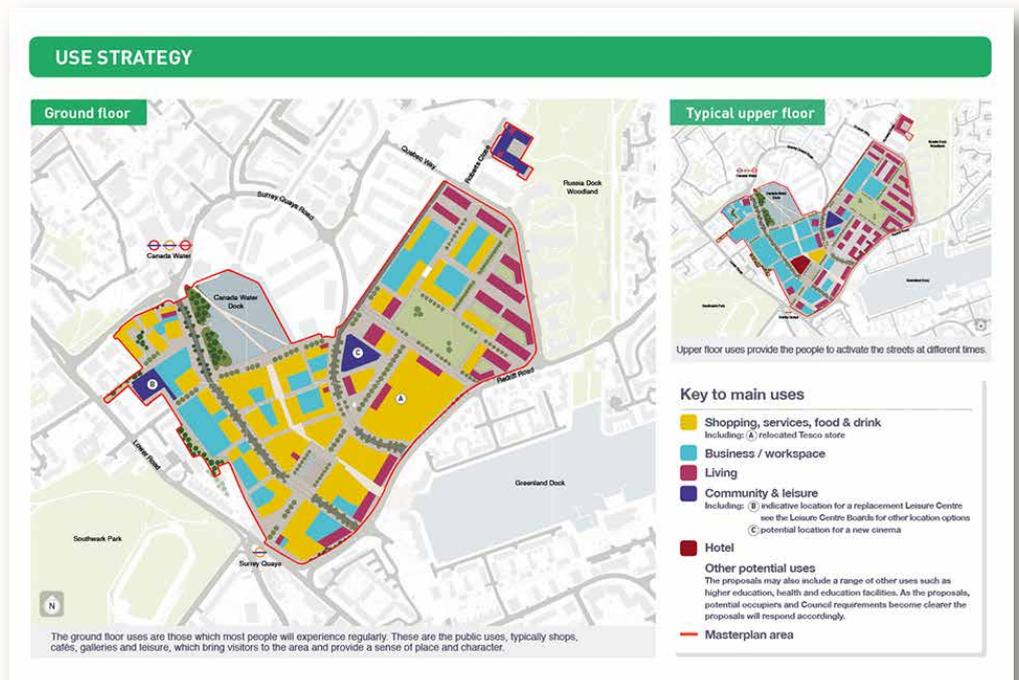
To help provide context to the feedback, the images to the right provide an overview of some of the key diagrams shown in the exhibition, for reference alongside the feedback.

The Updated Draft Masterplan exhibition presented a point in time in the development of the proposals and more detail will be known as the plans develop further.

All the exhibition boards can be found in Appendix B. To see the boards at a larger scale, please visit the website www.canadawatermasterplan.com



See page 10 for a larger version of the above image.



10

Dock Edges

A joined up approach
 A joined up approach to the Dock Edges will ensure that the area is well served by public transport, walking and cycling routes, and green spaces. It will also ensure that the area is well served by a mix of housing, retail and leisure uses, and that the area is well served by a mix of public and private services.

- West: ecological edge
- South: planted & active edge
- Potential new crossing
- Incorporate & retain dock office buildings
- New leisure centre location option

AREA SUMMARY
 LOCATION: [Map showing Dock Edges location]
 EXISTING AREA: [Aerial view of existing area]
 MASTERPLAN ZOOM IN: [Detailed map of Dock Edges]

PRECEDENTS: BUILT CHARACTER
 [Images of existing built environment]

PRECEDENTS: MASTERPLAN DOCK EDGE CHARACTER
 [Images of masterplan dock edge character]

SKETCH VIEWS
 [Sketch view of Dock Edges]

CONNECTING TO THE WIDER AREA
 [Map showing connections to wider area]

Prohibition arrival points at Canada Water Dock

- High Street
- Lower Road
- Green Link
- Lower Road
- Green Link
- Lower Road
- Green Link

11

Dock Link & The Cuts

A mixture of shopping areas with a variety of characters
 A mixture of shopping areas with a variety of characters will ensure that the area is well served by a mix of public and private services, and that the area is well served by a mix of public and private services.

- Relocation of Tesco
- The Cuts' and Dock Link: connecting the two docks
- Town square and distinct focus to the south
- Green link
- Entertainment Hub

AREA SUMMARY
 LOCATION: [Map showing Dock Link & The Cuts location]
 EXISTING AREA: [Aerial view of existing area]
 MASTERPLAN ZOOM IN: [Detailed map of Dock Link & The Cuts]

PRECEDENTS: DOCK LINK / CUTS - BUILT CHARACTER
 [Images of existing built environment]

PRECEDENTS: TOWN SQUARE
 [Images of existing town square]

SKETCH VIEWS
 [Sketch view of Dock Link & The Cuts]

CONNECTING TO THE WIDER AREA
 [Map showing connections to wider area]

Prohibition arrival points on Russell Road

- Lower Road & Southway Park
- Green Link
- Green Link
- Green Link

12

High Street & wider links

Deal Porters way realigned to create a high street
 A deal porters way realigned to create a high street will ensure that the area is well served by a mix of public and private services, and that the area is well served by a mix of public and private services.

- Land adjacent to Prince of Orange Walkway retained & enhanced
- New green route connects high street with Southwark Park
- Link to Lower Rd/Surrey Quays
- Hothfield Place
- Green link connection to Lower Road & Southwark Park

AREA SUMMARY
 LOCATION: [Map showing High Street & wider links location]
 EXISTING AREA: [Aerial view of existing area]
 MASTERPLAN ZOOM IN: [Detailed map of High Street & wider links]

PRECEDENTS: HIGH STREET - BUILT CHARACTER
 [Images of existing built environment]

HIGH STREET SCALE
 [Diagram showing high street scale]

SKETCH VIEWS
 [Sketch view of High Street & wider links]

CONNECTING TO THE WIDER AREA
 [Map showing connections to wider area]

Prohibition arrival points on Lower Road

- Green Link
- Green Link
- Green Link
- Green Link

13

Neighbourhood & park

Residential focus and potential for innovation hub
 A residential focus and potential for innovation hub will ensure that the area is well served by a mix of public and private services, and that the area is well served by a mix of public and private services.

- Potential to retain the Printworks Press Hall
- The park
- Link to Russia Dock Woodlands

AREA SUMMARY
 LOCATION: [Map showing Neighbourhood & park location]
 EXISTING AREA: [Aerial view of existing area]
 MASTERPLAN ZOOM IN: [Detailed map of Neighbourhood & park]

PRECEDENTS: BUILT CHARACTER
 [Images of existing built environment]

AN ACTIVE PARK EDGE
 [Diagram showing active park edge]

SKETCH VIEWS
 [Sketch view of Neighbourhood & park]

CONNECTING TO THE WIDER AREA
 [Map showing connections to wider area]

Prohibition arrival points at the western edges

- Green Link
- Green Link
- Green Link
- Green Link

About

Pages 38 to 45 provide an in-depth summary of the comments received during the Updated Draft Masterplan consultation.

This gives an overview of the key areas of discussion, including all 'open' questions on the feedback form, quick comments and email responses.

The analysis is categorised into a number of topic areas for ease of reference. These broadly relate to the categories shown on page 35 indicating the amount of support or concern; however there are some natural crossovers in topic areas where comments have been consolidated, therefore it is not an explicit link with this diagram.

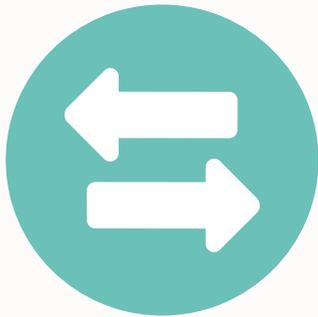
For an overview of the masterplan & principles, please refer to boards 1, 2 & 4



Overall approach

- Many comments related to the overall approach to the masterplan. More than half of comments about the overall approach were positive noting the ambitious nature of the plans and that the plans seemed well considered.
- There were very positive comments about the evolution of the masterplan. Many felt that updates to the Draft Masterplan were an improvement and that feedback had been taken on board.
- Overall concerns were primarily linked to the potential impact of an increasing population. While it was acknowledged that the Canada Water area has been designated as an Opportunity Area and a major new centre, there remain some concerns about the scale of development proposed.
- The question 'What makes a place feel like it's for me?' was a common theme through many different topics. In the next stages it will be useful to dig-deeper into this topic to look at the social, environmental, design and character qualities that could make the Canada Water Masterplan feel like a familiar and welcoming place for all.
- Feedback covered a wide range of topics and they have been summarised on the following pages.

For information on this topic, please refer to boards 6 & 6a



Transport & movement

Overview

- Similarly to feedback shared previously, the transport and movement was the most discussed topic. Transport is a historic issue in the area. During this stage of consultation, there has been a particular focus on public transport.
- Many consider the existing infrastructure to be at capacity and it is not yet clear for people how an increased population can be accommodated without causing additional transport issues. More information is needed to inform this area of discussion and as the masterplan and assessments develop we will share this through the consultation process.
- British Land is aware this is a key issue and in July and December 2016 held dedicated transport sessions to raise awareness of the processes involved and gather local knowledge on key issues. A summary of the findings from these sessions can be found in Appendix A.
- There was appreciation of British Land's efforts towards a joined-up approach with TfL and Southwark Council and wider improvements / initial approaches being developed. Nevertheless, there needs to be a clearer understanding of what the impacts and resolutions are likely to be to inform responses, or allay fears.

Public transport

- There is strong concern about the ability of the Jubilee Line to cope with an increased population. However there was some appreciation of TfL's planned improvements to the transport networks and benefits of creating a daytime destination by providing offices and retail.
- Access to Canada Water and Surrey Quays station were identified as potential issues, including no lift provision at Surrey Quays station.
- There was some uncertainty about how bus access will be incorporated into the high street and calls to improve reliability of buses on already congested roads (for further details see "Road network" and previous reports).

Cycling & pedestrian

- Pedestrian and cycle priority was seen as a positive element of the masterplan for many, as well as the focus on pedestrian- friendly spaces.
- There were some calls for the masterplan to have an even greater pedestrian focus, noting that footway widths should be wide enough to reflect anticipated footfall.
- Opinion was divided regarding the Canada Water crossing. Better access between the Dock Link, town centre and Canada Water Station; plus an interesting feature and better connection with the water, were seen as main positives. However there were questions regarding 'why' the crossing was being proposed, noting Canada Water Dock is small and not far to walk around. The key concern

was whether there would be any adverse impact on the wildlife - linked to closer interaction between humans and wildlife, maintenance and potential for increased littering. More information is needed to inform this discussion.

- There were calls for cycle hire to be expanded to the area and some requests for better / clearer cycle integration into the proposals. There were calls for safe cycle links from CS4 to a new proposed Rotherhithe bridge.

Road network

- As discussed in the previous consultation, there are limited routes onto the peninsula with frequent congestion at Salter Road and Lower Road and Rotherhithe Tunnel/ Jamaica Road areas. There is concern about the capacity of the road network to cope with the cumulative impact of the masterplan and wider developments.

Parking

- Similarly to feedback shared previously, there were a wide range of views on parking – with calls for both more and less parking. Related issues link to potential 'overspill' to neighbouring areas and a desire to see fewer cars on the road.
- A taxi rank was suggested for Tesco, and that drop off/pick up (particularly for those with mobility issues) should be retained. There was also a desire to retain free parking.

River Crossing

- There is a strong desire for the pedestrian and cycle link to Canary Wharf.

For information on this topic, please refer to boards 7 & model



Heights & density

Tall buildings remain one of the top concerns - often linked to the potential impact of increased density as well as difference to the existing character of the area. However there is some support for tall buildings and, with re-distribution and reduction of the tallest buildings, heights were felt to be more balanced. There were also some concerns about the quantum of development being proposed.

Building heights & concerns

- Similarly to feedback shared previously, the inclusion of tall buildings generates a strong response. Many of these comments simply stated 'no tall buildings', 'too many high rises' or 'too dense'; with comments that the tallest buildings are too tall. Specific concerns are below.
- There is localised concern about the potential impact on neighbours, particularly where any taller buildings are located towards the edges of the site. Specific locations noted include, around Canada Water station, the dock office, near Southwark Park and residential neighbourhoods to the east.
- Concern that the skyline and local views will be affected.
- The low-rise nature of the existing area is valued by some and there is concern

that the increased scale of the town centre will change the character of the wider area.

- Many associate tall buildings with a lack of character, creating a 'claustrophobic' feeling and an association with Canary Wharf.

Opportunities & support for heights

- While there were significant concerns linked to tall buildings there was also some support – both in the nature of tall buildings and their locations.
- It was felt that the tall buildings were much better positioned than in the previous masterplan and that there was a considered relationship with other buildings.
- There was support for higher density buildings as an effective way to provide new homes.
- It was also felt that tall buildings would contribute positively to London's skyline as a cluster if exemplary designed.

Building distribution

- There were a range of comments linked to building distribution. While some felt that taller buildings should be distributed more evenly across the masterplan, there was also support for clustering tall buildings and retaining

larger areas of low buildings (particularly in the protected viewing corridor) - providing interest, variety and better use of land.

- Other comments included suggestions that tall buildings should step up away from the protected sightline and to ensure there is enough space between buildings (linked to privacy, light and retaining an 'open' feeling).

This topic links closely with building identity, see page 44/45.

Population increase

- The potential impact of an increased population was a key issue. This links to transport and social infrastructure (see pages 39 and 42) as well as some concerns that an increased number of people would change the nature of the area.
- However, there has also been a desire throughout for improved shops, activities and public spaces - as well as a more lively atmosphere in the town centre. There is some appreciation that increased density is needed to provide the supporting footfall and atmosphere.

For information on this topic, please refer to boards 5 & 10



Town centre & mix of uses

A new town centre and the proposed mix of uses were received very well. This is an area of increasing and strong support, particularly inclusion of business workspace, creating a daytime destination and the range of activity at different times of the day. Overall it was commented that the masterplan seemed well-balanced with a good mix of uses and balance of urban and green spaces.

Retail, food / drink

- The high street was very well received and there were many positive comments about increasing the diversity of retail and places to eat and drink - which was recognised as currently lacking.
- It was commented that an increase in retail space and footfall could lead to opportunities to support local businesses. However, there was also a concern that increased retail choice could impact existing independent retailers. There were also comments emphasising the importance of ensuring there are affordable, convenience shops which serve the local community.

Workspace

- Support for workspace provision and the focus on employment. There was positivity about the increase since the previous version of the masterplan, with only a few comments that there was too much workspace.

Please also see 'business & employment' on page 42.

Arts / culture / entertainment

- There was strong support for the proposed new cinema, with many comments emphasising the importance of retaining entertainment uses as part of the masterplan.
- However, there were concerns noting the limited range of cultural and entertainment facilities / spaces. Comments included references to the removal of the dock-side cultural hub proposed in previous plans, as well as the loss of existing facilities on leisure park site such as bowling and the bingo hall.
- There were suggestions that facilities such as galleries and theatre spaces would be beneficial inclusions. The importance of activities for older and younger people was also emphasised.

Community space, health & education

See dedicated section on page 42.

Leisure centre

- From the Leisure Centre Location study 'Option A' was strongly preferred and there was support that the green area adjacent to the Prince of Orange Walkway is now being retained.

See dedicated analysis on page 48 to 49.

Tesco & relocation

- There was majority support for the relocation of Tesco.
- There were a few concerns that Tesco is slightly further east from the stations, queries were raised about traffic routing to underground car park.

Printworks

- The option to potentially retain the Printworks was received very well by most with only a few concerns.
- Some comments suggested that there is a potential to link with future arts and entertainment uses, citing recent use as an entertainment venue as positive for the area. Conversely, there were a small number of comments concerning potential antisocial behaviour.

Hotel

- There were only a few comments on hotel provision. There was some surprise that a hotel was being proposed, while other comments felt it was important a hotel should be included.

For information on this topic, please refer to boards 2, 3, 5, 8, 8a & Leisure Centre boards



Community use, involvement & infrastructure

Community use & involvement

- The leisure centre, cinema and general increase in facilities provision were seen as positives. There is a desire to see more information on these aspects throughout the masterplan. Providing clarity on how they will be integrated, and be sufficient for an increased population. Reassurance was sought that these aspects will not be overlooked.
- Particular facilities referenced include: crèche / nursery, faith centre and community space.

See page 41 for analysis on the uses and pages 48 to 49 for the Leisure Centre location study.

- Discussion around community space also linked to the streets and spaces - which are accessible to everyone. Citing potential to integrate opportunity for activity and social interaction into the public space.
- Having areas where people can sit without having to buy something first was a very important aspect.

- This is also linked to a recurring request for some element of sheltered space. This stems from the existing qualities that Surrey Quays Shopping Centre provides for older, more vulnerable residents or families to have somewhere protected from bad weather, where there is 'free seating', retail and informal opportunity to meet people.

Education & health

- There is a desire to understand how both health and education provision is going to be improved in line with the increased population. This is a key aspect for many people.
- Similarly to feedback shared previously, pre-school through to Secondary schools provision were all mentioned. In this stage of consultation there was also more discussion around potential for sixth forms/ college provision.

For information on this topic, please refer to boards 4 & 5



Business & employment

- The inclusion of a significant amount of workspace was supported, noting the opportunity this brings for job creation and a range of business scales (including start-ups and growing businesses).
- It was questioned if the project will provide mechanisms to support young entrepreneurs and independent businesses. Some suggestions included business incubators supported by King's College or a university linked to the Canada Water Masterplan, as well as affordable artists studios.
- There were also calls to enable local and existing businesses to stay.
- In terms of office buildings near to residential accommodation, it was suggested that these are set-back to reduce potential noise, pollution and privacy issues.

For information on this topic, please refer to boards 4, 6, 9, 10, 11, 12 & 13



Streets, spaces & routes

Similarly to feedback shared previously, the creation of new routes and public spaces is a key positive aspect. The realigned masterplan and emerging ideas around public spaces and integrated routes were received very well, as was the pedestrian and cycle focus.

There were some suggestions to make use of rooftop opportunities. Also it was reiterated that the streets and spaces should feel welcoming and accessible to all. Questions were raised about the plans for public spaces for young people. It was felt more information to understand this aspect would be useful.

Street pattern / connections

- The more organic / 'less grid-like' layout of the masterplan was received very well, noting that feedback from previous consultations had been considered and taken on board by the team.

Park walk / green link

- There was support for the realignment of the main east-west link through the masterplan, particularly that it now connects to existing entrances of Southwark Park. There were also questions raised about how the pedestrian and cycle route connects with the vehicular network and how it might impact the use or character.

Park

- The park was very well received with positive comments about the provision of green space, lots of open space and outdoor public seating areas.
- There were some requests for a larger park and concerns that it would be shadowed by neighbouring buildings.

High Street

- There was majority support for the proposed high street accommodating both pedestrians and access / public transport, providing a central focus and strong north to south links. A smaller number of comments suggested that the high street should be pedestrianised.
- Questions were raised about how the high street will connect to the wider road network.

The Cuts & Dock Link

- This area, the network of pedestrian streets, proposed character and narrow streets were generally supported.
- There were some queries about the name given to 'The Cuts'. Also there was a small number of concerns about the narrowness of the streets and potential for overcrowding.
- The new pedestrian link between Canada Water Dock and Greenland Dock, achieved by relocating Tesco,

was received well.

Town Square

- The Town Square located further south was received positively, noting the opportunity for activity at the edges and places for people to sit, as well as incorporating water into the public space.

Canada Water Dock

- Overall comments were supportive of the approach to the dock. Many identified potential for the dock to be improved and a opportunity for it to be used as a key public space. Overall there were positive comments about the look and feel of the dock edge and support for animation of the dock edge.
- There were some concerns raised about the impact of encouraging greater interaction with the dock on wildlife and how to discourage the dock becoming more littered.
- Proposals for the Canada Water Dock crossing divided opinion. See more in the transport and movement section - page 39.

For information on this topic, please refer to boards 8, 9, 10, 11, 12 & 13



Environment & ecology

Throughout the consultation to date, ecology and the environment has been a key topic. It is an important valued asset of the existing area and a strong approach to this in the Canada Water Masterplan is seen as an opportunity to create a unique destination and help balance the intensification.

Ecology & biodiversity

- Protecting the green environment, nature and wildlife is very important locally. Overall there was good support for the emphasis placed on ecology and biodiversity in the masterplan; noting the amount and distribution of green spaces, the environmental principles set out and a sense of wellbeing.
- There were however suggestions that more greenery could be incorporated into the masterplan and to explore green roofs and elevated parks.
- Some questioned the impact on wildlife through enhanced access to the dock and also asked about what the plans were in terms of existing trees in the area.

Energy & sustainability

- As the plans develop there remains a desire to understand more about the approach to energy, particularly renewable/ efficient sources of energy.

Air quality

- In comparison to the previous consultation air quality was raised less frequently. However there were still requests for more information on how air quality will be managed and what the impact of the masterplan will be.
- There is support for controlling air quality in relation to reducing car usage/ emissions.

For information on this topic, please refer to boards 1, 2 & 3



Identity: architecture & heritage

Architecture & building form

- There were requests to ensure high quality architecture and materials, and to provide variety while still retaining a sense of coherence.
- Suggestions to incorporate character through the street furniture, noting that timber would be an appropriate material, particularly around the dock - comfortable and referencing the area's dockland heritage.
- There were concerns that the sense of place would be lost, this was often in relation to building scale. There is a fear that it could become an anonymous place that could be anywhere - it will be useful to discuss further and identify what can make the Canada Water Masterplan unique to its area.

Heritage

- Overall there was support for the approach and focus on heritage. It was identified that incorporating the dock office has increased possibilities to link to the history of the area.
- There were generally positive comments around retaining the Printworks building linking to the more recent industrial heritage of the area and could be a unique opportunity.

For information on this topic, please refer to boards 5, 8 & 12



Housing

There continues to be a range of views on housing. There is a recognition of the wider-London housing need, particularly affordable housing for young people. However concerns were raised that too many new homes were proposed. This is mainly linked to a fear about the impact of a increased population particularly on schools and healthcare. There was however some support that the Updated Draft Masterplan now has a wider mix of uses and less of a focus on housing.

Affordability & tenure

- In-principle there was support for homes for a range of ages, incomes and life stages, however more information is needed on the types, size and level of affordable housing.
- As such there was a lack of reassurance on affordable housing levels and for some, an assumption that 'it's not for me'. The focus of these discussions was on type of affordable housing and ensuring inclusion of social rented homes.
- There were calls to ensure that affordable housing does not fall below the 35% target set by Southwark Council.

There were a number of other suggestions related to housing:

- Positivity that there will not be overseas priority sales, however concern remains that over time, overseas investment could be high which would lead to the local housing need not being met and potentially creating places that are uninhabited.
- Linking to this, there was a suggestion to allow local residents to be prioritised when sales begin.
- There were calls to include: some houses, not only flats; homes for the elderly; homes for larger families; and homes that are soundproofed.
- Having tenure-blind accommodation was seen as a positive, with calls to maintain a high standard of affordable homes and to distribute affordable homes throughout the site.

For information on this topic, please refer to boards 2 & 3



Project timeline, phasing & construction process

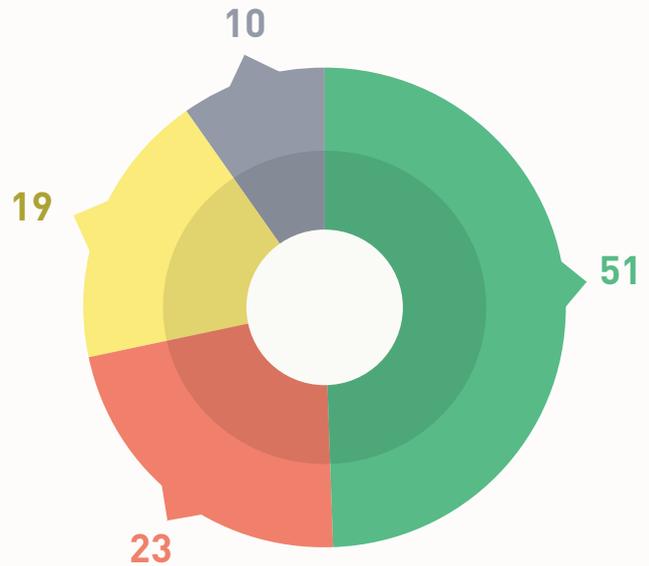
- The general response was positive about the changes made over the past year. There was a desire to 'get on with' it.
- Now that there is a more general acceptance of the proposals, more questions are beginning to turn to potential construction impact. A clear forward process will help provide reassurance.
- Some concerns were raised about the impact to the area of a 15 -20 year construction timetable. With many questions about phasing, from those wanting to understand more.

Have the proposals responded to feedback?

Q: Do you feel the proposals have responded to feedback so far?

In total, 103 people answered this question and approximately half felt that the proposals had responded to feedback.

- 51 people felt that the proposals responded to feedback. Comments included ‘yes’; ‘definitely’; ‘the new plan looks a lot better’; ‘I have been positively surprised by the extent to which feedback has been taken on board’; ‘yes, I had some of the feedback I have raised in previous consultations addressed in this most recent proposal’.
- 19 people identified that the proposals responded to feedback to an extent/ partially. The majority of responses felt the proposals broadly responded to feedback however there had not been enough change linked to density and height. The impact on transport infrastructure and the provision of community facilities were also identified.
- 23 people responded that they felt the proposals had not responded to their feedback so far. The majority of these comments cited the heights of the proposed buildings. Comments included ‘no’; ‘mostly because not much has changed regarding tall buildings’; ‘no density remains too high - this is not the only development going on’.
- 10 people identified that they could not say or they weren’t sure if the proposals responded to feedback. Comments were from those who hadn’t previously been involved in the area, had recently moved to the area or were generally unsure.



Key

- Yes
- No
- To an extent/ partially
- Can't say/ not sure

Process recommendations

Throughout, there has been a significant level of interest in the project and desire to make the most of the opportunity that the Canada Water Masterplan presents. Below is a series of recommendations for the next stages of the process resulting from the consultation.

- There are a number of key issues that need further information to enable more informed responses and move discussions on. As the masterplan and associated assessments progress and this information becomes available, it would be valuable to hold dedicated sessions to look specifically at these aspects.
- There is a need for dedicated engagement with younger people to inform the masterplan development and for longer-term involvement. Consideration should be given to a video project or other activities that create added value, offer experience, gather a range of views and make young people's voice visible.
- The question 'What makes a place feel like it's for me?' emerged from the consultation and linked many different discussions. In the next stages it will be useful to dig-deeper into this topic to look at the social, environmental, design and character qualities that could make the Canada Water Masterplan feel like a familiar and welcoming place to be for all.
- It will be positive to work with the closest/ direct neighbours of the site to help develop a joined-up approach to immediate opportunities and areas of impact.
- At the next stage of consultation it will be useful to have more information on phasing and ways that construction impact can be managed.



Leisure Centre location study

The Canada Water Masterplan provides an opportunity to realise Southwark Council's aim of a new leisure centre for Canada Water.

Southwark Council has provided a brief for the new facility and asked British Land to explore potential locations within the town centre. Based on feedback received in 2016, the former 'Plot 6' location is no longer being considered, which has been well received locally.

During the exhibition, there was an opportunity to share views on the potential leisure centre locations study on a dedicated feedback form provided. See appendix B for the feedback form as well as the leisure centre exhibition boards.

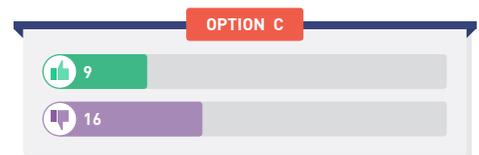
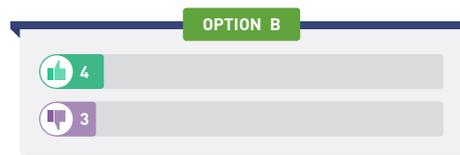
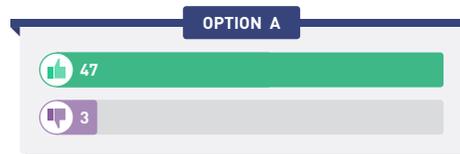
Feedback received has been shared with Southwark Council.

Q. Do you have any feedback on the proposed locations? If you have a specific preference, please let us know why.

Feedback indicated that Option A was the strongly preferred location, with 47 comments supporting this location (3 comments disliked this location).

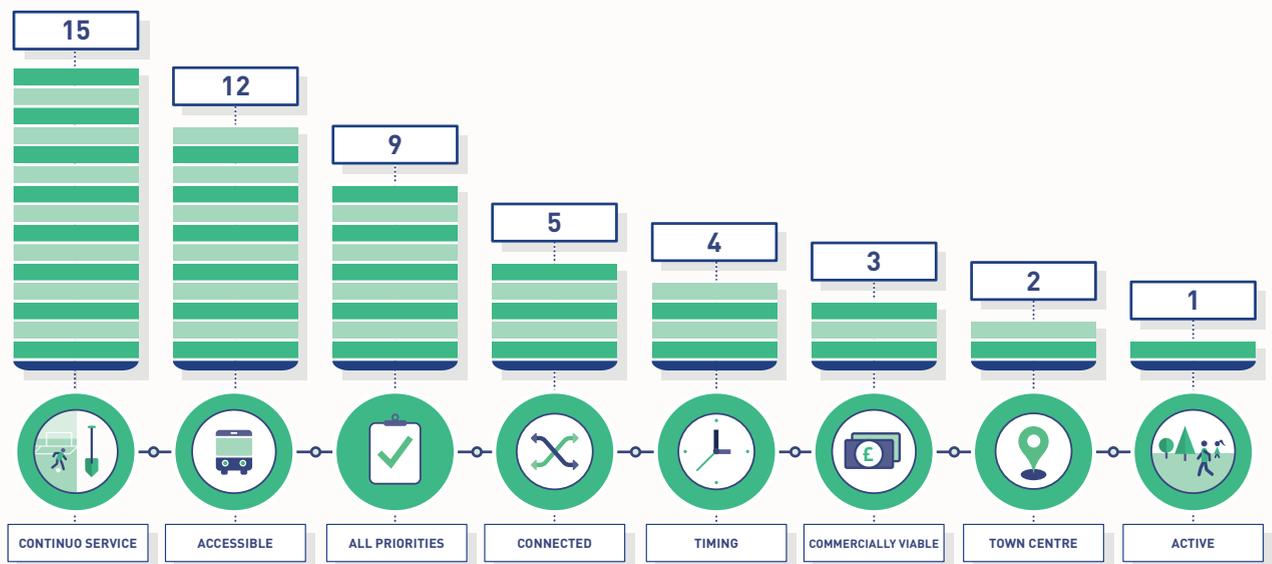
There was little support for locating the leisure centre on Option B or C. However, 17 comments supported locating the leisure centre on either site A or B.

Site C on Roberts Close received the most negative feedback. There was a preference towards locating the leisure centre site more in the heart of the town centre closer to public transport.



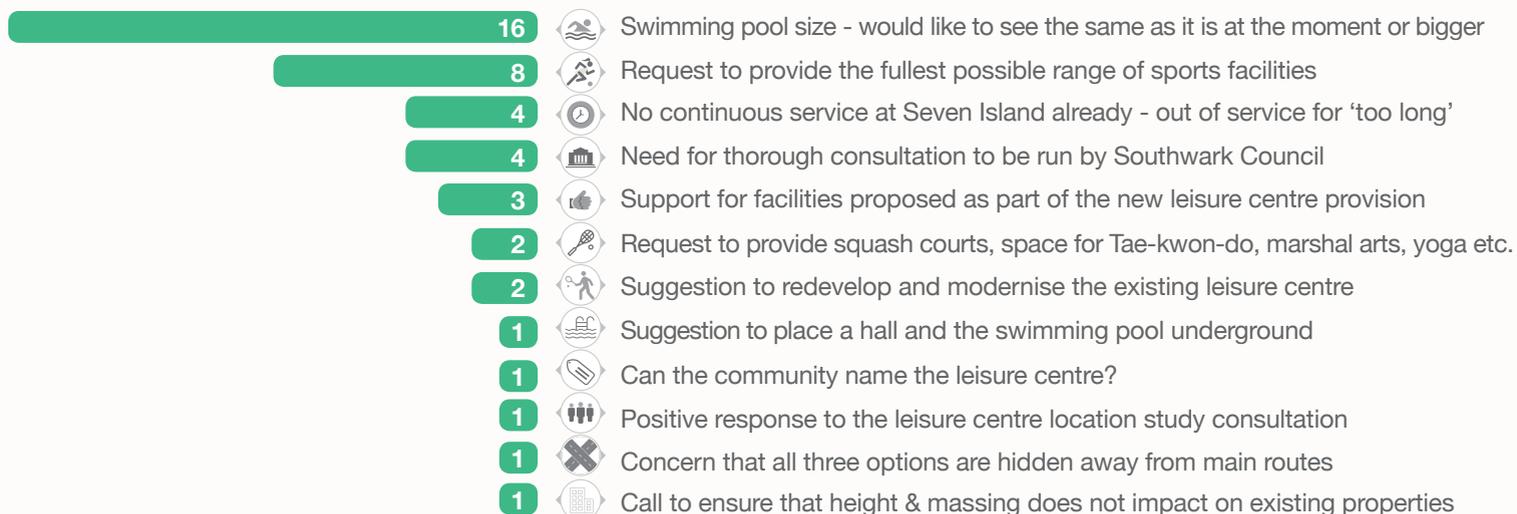
Q. Do you have any comments on the site selection priorities identified in the study? (Accessible, Connected, Town Centre, Active, Continuous Service Time Commercially Viable)

Feedback indicated support for the site selection priorities identified. There was strongest support for ensuring that there is continuous leisure centre provision and that any new facilities would be opened before Seven Islands closed. Accessibility of the new leisure centre is also seen as very important. In response to this question there were also a number of comments referencing other aspects, separate to the identified site selection priorities. These have been incorporated into the diagram below.



Q. Is there anything else you would like to share with us about the proposed locations for the leisure centre?

While there were few further comments about the proposed location for the leisure centre were shared, people did share their general thoughts and suggestions on the proposed leisure centre facilities and the consultation on leisure centre location study.



AREA

RESPONDING TO KEY THEMES & NEXT STEPS



THIS SECTION TRACKS
MASTERPLAN CHANGES
SO FAR, SETS OUT HOW
BRITISH LAND WILL
RESPOND TO KEY THEMES
& LOOKS AT NEXT STEPS.

10

Dock Edges

A joined up approach

- West: ecological edge
- South: planted & active edge
- Potential new crossing
- Incorporate & retain dock office buildings
- New leisure centre location option



CANADA WATER
MUSEUM

11

Dock Link & The Cuts

A series of shopping areas
with a variety of characters

link
cuts



PRECEDENTS: DOCK LINK / CUTS

PRECEDENTS: TOWN SQUARES

CONCEPT

Responding to key themes

Pages 54 to 65

All the consultation findings are discussed directly with British Land and the project team to help inform the masterplan development.

Pages 54 to 65 provides a cumulative picture of key issues arising both in this stage of the consultation and from the previous Draft Masterplan in February 2016. This tracks some of the key areas of interest that the masterplan will be considering. It is not intended to be exhaustive and there are many other ideas and considerations which the masterplan will continue to address as the project progresses.

British Land is aware of these, and will be considering how they can be best addressed as part of the masterplanning and planning process. There are many factors to consider and they will be an essential part of ensuring the masterplan creates a successful place and to inform the future planning application that will be considered by Southwark Council.

Tracking changes

See right >>

Since consultation began in Spring 2014, many aspects of the masterplan have been informed by feedback received through consultation. To the right we have mapped the key changes and principles established through consultation up to the May 2017 consultation.

We will continue to track this throughout the next stages of design and consultation.

No specific location

PEDESTRIAN AND CYCLE PRIORITY

Throughout the site

A MIXED USE APPROACH

A mixed-use approach, not residential-led

AN ECOLOGICAL-LED APPROACH

Proposal included green buffer zones, sensitive management and usable and active public waterside spaces

IMPROVED CONNECTIONS

Improved connections through the masterplan area, incorporating a mix of direct and meandering routes

BUILDINGS DESIGN

Buildings generally step down to meet the surrounding context

A JOINED-UP APPROACH

Inclusion of Surrey Quays Shopping Centre and Surrey Quays Leisure Park in the masterplan

Key

Design principles and masterplan changes informed by consultation. Spring 2014 - February 2016

Masterplan changes informed by consultation. May 2017

- MASTERPLAN RE-ORIENTATION**
Less grid like with better connections, improved connectivity & street layout
- NEW LEADERSHIP TEAM**
In early 2016, Roger Madelin joined British Land as Head of Canada Water Development. He led the King's Cross Central redevelopment for Argent and brings a wealth of experience and insight to the Canada Water Masterplan project
- FOCUS ON A TRULY MIXED-USE**
Increased focus on employment generating uses & a truly mixed-use masterplan
- HOUSING FOCUS**
Exploring a new approach to housing focusing on providing a wide range of housing types for a range of ages, incomes and life stages
- MARKET-TESTING WITH POTENTIAL OCCUPIERS**
To better understand needs and create an attractive and viable proposal
- KEY MASTERPLAN ISSUES**
Developing understanding of some of the key masterplan issues, including transport where there has been significant progress in raising the area's profile with the Greater London Authority (GLA) and Transport for London (TfL). Including coordinating efforts to find solutions



Key theme	How it's addressed in a masterplanning process
<p>USES</p> <p>An area of strong support, particularly inclusion of business, creating a daytime destination and a range of activity at different times of the day.</p>	<p>A mix of uses and public spaces</p> <ul style="list-style-type: none"> A mix of uses and public spaces both across the masterplan and on specific plots creates a diverse and 'real place' which is active and vibrant throughout the day and into the evening. <p>Employment and workspace</p> <ul style="list-style-type: none"> The Canada Water Masterplan includes a range of employment uses which could support in the region of 16,500 – 21,800 jobs. There would be up to 17,800 office based jobs and up to 4,000 jobs in retail, leisure, community and hotel uses. This would create major employment opportunities across a range of sectors and skills levels, activating the site from morning until evening.
<p>STREETS & SPACES</p> <p>The realigned masterplan was received very well. There were positive comments in relation to more integrated (less 'grid-like') routes. There is support for retaining the high street, the new dock link, 'The Cuts', dock edges, the park and key east-west routes now connecting with Southwark Park.</p>	<p>Street layout</p> <ul style="list-style-type: none"> Street layout has been a key part of the consultation to date and will continue to be discussed. The masterplan will provide a fine-grain network street types, generous open spaces and a framework that supports a mix of uses. The layout will be included in the Parameter Plans which are part of the planning application. Within these there may be flexibility for routes within individual development plots which can be less direct and create variety. The Design Guidelines may also describe how routes through individual plots could be achieved, as well as building set-backs which can provide variety to a street-scape. <p>Planning documents to control streets & spaces</p> <ul style="list-style-type: none"> Parameter Plans Design Guidelines Design and Access Statement Transport assessment <p>Covered spaces</p> <ul style="list-style-type: none"> In response to feedback, we will look at options for appropriate inclusion of sheltered / covered spaces, which will be discussed further through the pre-application consultation. In terms of the planning application, this can be specified in either the Design Guidelines (if relating to specific plot) or the Parameter Plans (if it's within public streets and spaces). It can also be described as a component within a specific building or space in the Design and Access Statement.
<p>BUILDING SCALE, DISTRIBUTION & DENSITY</p> <p>Tall buildings remain one of the top concerns - often linked to density and difference to the existing character of the area. However there was also feedback that building heights were now more balanced.</p>	<ul style="list-style-type: none"> The masterplan is in an area that Southwark Council and the GLA have designated as an opportunity area, and as such, appropriate to deliver significant new homes, jobs and retail, with leisure, education, community uses and quality public spaces. This means there is a lot of demand on the space. The masterplan, therefore, includes tall buildings which will enable the effective use of land and ensure the viability of the project. The height, bulk and massing of tall buildings is in development and will undergo further consultation. It will also be subject to a detailed technical assessment which assesses the nature of the development against heritage assets, long distance views and the local context. The massing of all buildings will also be assessed for wind, microclimate, daylight-sunlight and overshadowing impacts on existing buildings around the site. <p>Process</p> <ul style="list-style-type: none"> Assessment of impacts such as daylight and sunlight is ongoing up to the planning submission. It will also carry on beyond to inform detailed designs as RM opportunities are made in the future . <p>Planning documents to control streets and spaces</p> <ul style="list-style-type: none"> The Parameter Plans will set out the size and heights of buildings. Design Guidelines will set out guidelines for design. Environmental Impact Assessment and Townscape and Visual Impact Assessment will record the impacts.

British Land's comments	Next steps
<ul style="list-style-type: none"> Informed by planning policy and community feedback to date, the masterplan will create a new urban centre for the area with a wide range of uses with a focus on those that generate employment. Over the past year the direction of travel of the masterplan has been rigorously tested. We are confident that a truly mixed-use masterplan will ensure the masterplan area is active in the day and evening and suitable for all to enjoy. 	<p>More detail will be shown on the level of uses and the public spaces at the next round of consultation before the submission of the planning application. This will include the masterplan and the detail for phase one.</p>
<ul style="list-style-type: none"> The realigned masterplan shared in May 2017 showed a network of streets and spaces which are less grid like with better connections to the wider area. This has also allowed us to create different character areas. At present, the draft masterplan envisages the town centre to be like a piece of the city, with open air streets and separate shop fronts. Within each of the development plots, however, there is scope in the detailed design stages to allow for a variety of shopping environments. Within the open air public spaces, there may be scope for temporary structures set out for public use, such as tables and chairs with umbrellas in the town square. These kinds of proposals are more of a day to day management item, which would be addressed by the management and events team once the town centre and its streets and spaces are up and running. 	<p>The routes and streets will be consulted on further as part of the masterplan principles, as well as thorough consultation on the parameter plans and design codes as the project progresses to planning submission.</p>
<ul style="list-style-type: none"> The tallest buildings are slim and set in clusters linked to existing or permitted tall buildings, the majority within the 'tall buildings zone' and/or mark the key junction with Lower Road. On average, building heights are lower at the edges and rise to the centre of the site. Tall buildings tend to sit close to public open space, near areas of good transport accessibility and are located within the town centre. Proper consideration of the wind, light-levels and views will inform design development to mitigate any impact and ensure the spaces in between buildings and places are enjoyable, and where people can spend time comfortably. Initial daylight/sunlight, overshadowing and wind analysis is in progress; this is an on-going iterative process which will continue throughout the design stages as the masterplan progresses. 	<p>Specific sessions on overall design principles and designs for specific buildings and/or phases will all take place as part of the development of proposals. On 16 July 2017, a case-study site visit to King's Cross took place to learn lessons from real-life examples in an ongoing large scale development.</p> <p>Data on potential impacts such as daylight and sunlight changes will be shared particularly with those affected such as adjacent neighbours. Individual meetings will take place with immediate neighbours.</p> <p>Technical experts from the team would be involved to discuss this in person as part of future consultation focus sessions.</p>

Key theme	How it's addressed in a masterplanning process
<p>IMPACT ON SOCIAL INFRASTRUCTURE</p> <p>Concerns raised about the impact density will have on social infrastructure locally including school and health provision.</p>	<ul style="list-style-type: none"> • As part of the masterplanning process, we are in ongoing discussions with Southwark Council, the local CCGs (Clinical Commissioning Groups) and the GLA (Greater London Authority) to assess growth demands for health and education and look at effective ways to meet local need. • Education (primary/secondary/tertiary) and Health needs are based on a forecast of population size and number of children. This will take account of our development (number, size and tenure of homes) and other planned developments, as well as population growth. • A decision is then made on whether new school places are provided by extending existing schools or building new ones, or a combination of the two. • The NHS undertake the calculations for health and GP provision based on the information from the development and set the strategy for delivering this provision. • We are helping LBS to inform in the calculations and their strategy as the masterplan evolves. We are also working with the NHS to ascertain the health needs strategy. • As solutions are proposed, these will be consulted on, and the concluding solution will form part of the planning application. <p>Planning documents</p> <ul style="list-style-type: none"> • The Social Infrastructure Strategy will set out what is being provided (or funded) by the development. • Section 106 agreements and Community Infrastructure Levy
<p>TRANSPORT & MOVEMENT</p> <p>This remains the key issue for many. There was an appreciation of British Land's efforts towards a joined-up approach with TfL and Southwark Council and wider improvements/initial approaches being developed. Nevertheless there needs to be a clearer understanding of what the impacts and resolutions are likely to be, in order to inform responses, or allay fears.</p>	<ul style="list-style-type: none"> • We are working very closely with Transport for London (TfL) and Southwark Council to raise the profile of local transport issues at the highest levels. As part of the masterplanning process and these discussions, we have secured substantial resources for the review of local transport issues to take place. • We regularly meet with the TfL Strategic Transport team who are looking at the wider area which is currently being carried out by TfL and Southwark Council. Transport modelling is underway and more detail will be shared once it is available. Over the coming months conversations will turn to how to mitigate the impact of new developments in the area including the masterplan. <p>Planning documents</p> <ul style="list-style-type: none"> • The Transport Assessment and Strategy form part of the planning submission. The S106 will capture the package of mitigation measures to be delivered.

British Land's comments	Next steps
<ul style="list-style-type: none"> • Delivering the most appropriate facilities to support health, wellbeing, active lifestyles and education have always been key considerations. It will be essential that the residents who come to live in Canada Water and the existing residents are able to access health and education facilities. • We hope to accommodate some education provision on the masterplan site (probably secondary and tertiary) • We are considering the relocation of the sixth form from an existing local school to the masterplan site, which would then allow young people to learn in the heart of a business environment, and would free up space at the school to allow younger years to expand. We are also speaking with King's College London (as well as with other higher education providers) to bring university education to the masterplan site and possible associated student accommodation. 	<p>As more information is available on education and health provision we'll share this through the consultation and planning process.</p>
<ul style="list-style-type: none"> • A key priority is to ensure residents and workers, both current and in the future, can move freely about the site and connect to the wider area. This will be critical in developing a successful place where people want to live, work, shop, play and visit. • We will continue to work closely with Southwark Council, TfL and the GLA and to ensure we're taking a joined up approach. We are being steered by our principles: a low carbon future, healthy streets, accessible to all and connected. 	<p>Transport has been one of the most discussed topics to date — it is also a complex area involving many organisations. An important aspect is the resolution of existing transport challenges, which are the responsibility of TfL and/or Southwark Council. We are members of the Strategic Forum for the Opportunity Area, which includes the GLA, TfL, Southwark Council and other developers. This group is tasked with directing strategic priorities and investment issues.</p> <p>The Strategic Transport Study is expected to identify suitable transport interventions to enable long term growth and capacity in the Canada Water area and we are committed to mitigating the transport effects of our development.</p> <p>Further down the line, the Masterplan Transport Assessment and Transport Strategy will be shared for review as part of the consultation.</p>

Key theme	How it's addressed in a masterplanning process
<p>COMMUNITY & LEGACY</p> <p>There is a desire to see more on social legacy and the community aspects of the proposals.</p>	<ul style="list-style-type: none"> Alongside the masterplanning and planning process, we are piloting and starting to develop the masterplan's legacy strategy. This is informed by our understanding of the local area, relationships and conversations with local stakeholders and groups. It is also informed by our Local Charter alongside other corporate policies and commitments.
<p>HOUSING & AFFORDABLE HOUSING</p> <p>Principle support of the approach for a wide range of tenures for different ages, incomes and life stages, but need more information on the types, size and level of affordable housing.</p>	<ul style="list-style-type: none"> For a place to be successful it has to have a mixed and balanced community which provides housing products suitable for a range of ages, incomes, life stages and need. The proposals for the types and proportions of different tenures the masterplan will deliver will be developed as the plans progress, and the subject of discussion with Southwark Council and further consultation, and will then be agreed through the planning process. A viability assessment forms a key part of the discussions and will be submitted with the planning application. How different types within the affordable homes may be allocated will also be subject to agreement with Southwark Council. <p>Planning documents</p> <ul style="list-style-type: none"> Housing Statement submitted with the planning application. The section 106 will secure the tenures and housing mix.
<p>LANDSCAPE, ECOLOGY & BIODIVERSITY</p> <p>There is appreciation of the focus given to this topic so far, with principle support for the intentions but a need to understand how this will happen and reassurance the 'green/blue' approach will follow-through.</p>	<ul style="list-style-type: none"> Landscape architects and other specialist advisors on trees, wetland and habitats are a fundamental part of the design team and have been involved since the outset of the project forming some of the key design principles including the green links from Russia Dock and changes to Canada Water Dock. Woodland to Southwark Park and the blue links from Canada Water to Greenland Dock. These key principles and more detailed design aspirations will be included in the Design Code and Landscape Strategy which will be submitted with the application. The feedback from our pre-application discussions with the Council and public consultation continues to help inform the design process. We have also been undertaking survey work in Canada Water Dock in collaboration with Southwark Council to establish habitat conditions and ecological activity in the dock. The information collected will inform the long term plans to enhance the dock and dock edge as part of the masterplan. Data from the survey will be made available in due course as part of Environment Strategy. <p>Planning documents</p> <ul style="list-style-type: none"> A Public Realm and Landscaping Strategy, Environment Strategy and S106 will be submitted as part of the planning application

British Land's comments	Next steps
<ul style="list-style-type: none"> British Land sees Canada Water as a location in which it wishes to have a long term presence and to be a responsible and good neighbour. As such, it is vitally important that we pro-actively develop a meaningful social legacy strategy for the Masterplan project and wider Canada Water area. We're piloting projects in the local community and testing ideas; we are continuing to learn more and building relationships with community partners to help understand how and where we should focus our energies and investment to deliver long term social, economic and community benefit. We are focusing on education, employment, business and community and culture and will develop our strategy (working alongside local stakeholders) over the coming months. For more information, please see the 'Local Investment' page on our website. We are supporting Tree Shepherd's Start Your Own Enterprise programme in SE16, a programme which supports the development of budding local entrepreneurs. The one-week course is free for residents local to the masterplan area, and the wider SE16 area. We're working with GoodPeople to help link local residents with sustainable employment and skills development opportunities in Canada Water. GoodPeople will be working with the suppliers and businesses at Surrey Quays Shopping and Leisure and the Printworks to match unemployed local residents with local employment opportunities. 	<p>More information will be available on our local investment and legacy ideas after the summer.</p>
<ul style="list-style-type: none"> The proposals for Canada Water will provide a mix of uses, including a significant element of new housing. We intend that the homes being delivered will cater for a range of ages and income levels. Ultimately we want to create a 'real' part of London with a mixed and vibrant community. We are in discussions with Southwark Council to understand the local need and range of housing options than can be delivered by the development, including a desire for Southwark Council Social rented homes. We are also speaking to providers and other interested parties about housing for specific needs. It is worth noting that recent national policy changes affecting housing need to be considered in the housing strategy, as this has implications for the type and protection of tenures in the future. We're also considering how these new homes will be accessed: the potential allocations policy for the new affordable homes will be the subject of future discussions with Southwark Council 	<p>We are looking at how we can maximise the total number of affordable homes across a wide range of tenures. We will share more detail on where discussions have got to on the level and type of affordable housing at the next round of consultation ahead of planning submission.</p> <p>However, the final housing position won't be known or agreed with LBS as part of the planning process until later in 2018.</p>
<ul style="list-style-type: none"> We recognise the importance of green space and water locally, and that it's a unique asset to the area. The masterplan proposals aim to turn areas that are mostly car parking and industrial / 'out of town' buildings into a town centre that incorporates these aspects. The integration of green and blue (water) is a key principle of the masterplan, and has been directly informed by consultation so far. The landscape and tree planting strategy is key to creating a place which people will want to stop, spend time and enjoy as well as live and work in. While there will inevitably be the loss of some existing trees to allow development to take place, we're committed to delivering a greener, more bio-diverse and more pleasant environment than at present. Our Tree strategy is emerging and we look forward to having a topic session on Environment, biodiversity, landscaping and trees in the next round of consultation. (Our commitment is a 'net gain' in biodiversity, as per NPPF text) We're also considering how buildings can add to sustainability and biodiversity and habitat creation such as through green and brown roofs. This is part of our Environment Strategy. 	<p>We will share the results of the different surveys linked to ecology and biodiversity at the next round of consultation before the submission of the planning application.</p> <p>We will continue to speak with local groups to get the benefit of their experience in the area including the Friends of Southwark Park, [Rotherhithe Angling Club], Friends of Russia Dock Woodland and Southwark Living Streets.</p>

Key theme	How it's addressed in a masterplanning process	
<p>SUSTAINABILITY</p> <p>There is appreciation of the focus given to this topic so far but the need for more information.</p>	<ul style="list-style-type: none"> • We are developing a Sustainability Strategy and an Energy Strategy setting out how the masterplan will deliver the overarching vision for the site. Focus areas are around enhancing biodiversity and efficient energy solutions across the site and a strong focus on accessible and sustainable modes of transport. • The Sustainability Strategy and an Energy Strategy set out how the masterplan addresses policy at a national, regional and local level and will cross-reference more detailed planning submittals on specific sustainability-related topics such as ecology and transport. 	
<p>CANADA WATER DOCK CROSSING</p> <p>Proposals for a pedestrian/ cycle crossing divided opinion. There was support for an improved connection, better experience of the dock and 'something interesting'. Concerns questioned the purpose, if it would increase litter and/ or allow sufficient space to protect wildlife habitats.</p>	<ul style="list-style-type: none"> • We are undertaking technical assessments to confirm how a bridge crossing could be accommodated as well as speaking with a range of local stakeholders. • The Dock Crossing will feature as part of the wider strategy for the Canada Water Dock. We have a team of specialists in wetland habitats advising us to ensure the ecology of the Dock is improved and not harmed. 	
<p>TIMESCALE, CONSTRUCTION & PHASING</p> <p>With increasing positivity towards the masterplan, discussions are moving to the construction phase. Phasing was of high interest with questions about maintaining access routes, managing impacts as well as a number of comments to make it happen sooner.</p>	<ul style="list-style-type: none"> • A Construction Management Plan will be conditioned as part of the planning permission. 	

British Land's comments	Next steps
<ul style="list-style-type: none"> • Our aspiration for Canada Water is to deliver a low-carbon, resilient, energy-efficient neighbourhood that provides healthy, vibrant and well-connected spaces. It will make use of the area's green and blue resources to enhance biodiversity and manage water flows. • We will consult with ecology experts and the wetlands trust further as plans develop. 	<p>We are developing comprehensive Sustainability and Energy Statements as part of the outline planning application.</p>
<ul style="list-style-type: none"> • We are speaking regularly with London Borough of Southwark, Sellar, Wildfowl and Wetlands Trust, the Rotherhithe Angling Club and the Harbour Master amongst others as we devise our dock strategy. We are keen to continue to explore the dock crossing as it provides a more direct connection to the heart of the town centre and the Dock link to Greenland Dock and beyond. • We will consult with ecology experts further as plans develop. 	<p>Conversations with local stakeholders and technical assessments will continue over the course of the next few months. We will seek to address key concerns including wildlife impact, litter and ecological impact.</p> <p>We will share more information on the proposed dock crossing at the next round of consultation before the submission of the planning application.</p>
<ul style="list-style-type: none"> • Subject to achieving planning consent in 2018, we hope to start onsite in 2019. • This is a multi-phase development which will take 15-20 years to complete. The phasing is linked to occupier interest. • We're committed to being good neighbours and minimising construction nuisance, and addressing issues such as dust as far as possible. We will ensure that there are open channels of communication and consultation throughout the construction period and will consult further with residents, particularly those closest to the site, about our construction management plan in due course. 	<p>We will share our approach to construction as the planning process progresses.</p>

Key theme	How it's addressed in a masterplanning process	
<p>TESCO RELOCATION</p> <p>Generally, this was received well, with a smaller number of concerns about Tesco moving slightly further east and the impact that will have on potential traffic routing.</p>	<ul style="list-style-type: none"> If the relocation of Tesco goes ahead, the new store including new homes above would be submitted as part of the outline planning application. 	
<p>LEISURE CENTRE</p> <p>Feedback on British Land's Leisure Centre Location Study indicated 'Option A' as a preferred location and there was support for the retention of the green area adjacent to the Prince of Orange Walkway.</p>	<ul style="list-style-type: none"> Southwark Council has provided a brief for the new facility and asked British Land to explore potential locations within the town centre. 	
<p>PRINTWORKS</p> <p>The option to potentially retain the Printworks Press Hall was received very well by most, with only a few concerns.</p>	<ul style="list-style-type: none"> To retain flexibility the planning submission will allow two options – its demolition and redevelopment. 	
<p>AN INCLUSIVE PLACE</p> <p>More information needed on how the masterplan will be a place in which the whole community can use the shops and facilities, and feel welcome.</p>	<ul style="list-style-type: none"> A key priority of the masterplan is to create a place which welcomes all and serves the community around it, as well as a wider audience. This is also an ambition of the CWAAP. The masterplan will need to demonstrate that it is reflecting the needs of the local community, both now and in the future, and that the commercial, retail and leisure space created is the appropriate type and level for the development. This will be captured in a Retail Statement which will set out the types of spaces to be provided, what type of businesses it might suit, and how that provision will fit in with the wider development and community. <p>Timescales</p> <ul style="list-style-type: none"> Lettings for shops and restaurants will usually happen after planning has been submitted and/or granted. Some lettings may happen as “pre-lets” where an occupier (usually taking a significant amount of floorspace) will agree to take space ahead of planning being granted. <p>Planning documents</p> <ul style="list-style-type: none"> The socio-economic element of the Environmental Statement The Retail Statement 	

British Land's comments	Next steps
<ul style="list-style-type: none"> The potential relocation of Tesco opens up a new link to Greenland Dock. The phasing of the relocation would allow for uninterrupted trading and customer service, minimising any potential disruption. 	<p>Constructive discussions with Tesco are ongoing.</p>
<ul style="list-style-type: none"> Based on feedback received during consultation in 2016, the former 'plot 6' location is no longer being considered. We are confident a leisure centre in a mixed use building could be successful at Canada Water. 	<p>Conversations are ongoing with Southwark Council's leisure and regeneration teams.</p>
<ul style="list-style-type: none"> We have had significant interest from a range of potential occupiers. We hope the community is enjoying the events and activities, such as the Paper Garden by Global Generation, being held at the Printworks. Should any resident wish to get in touch with the Printworks or register for local tickets they should contact residents@printworkslondon.co.uk 	<p>We will be able to share more information on occupier interest in due course.</p>
<ul style="list-style-type: none"> We are proposing to manage and maintain the spaces and places created by the masterplan. This ensures we can seek a diverse mix of shops and amenities which reflect the variety of interests and incomes within the local area. We will also work with existing businesses and high streets locally and ensure that the benefits of the masterplan extend well beyond the ownership boundary. 	<p>In July 2017 we held a dedicated topic session on inclusion and community. In the workshop we explored what could make the future masterplan welcoming for all age groups and gathered ideas from local community on how the social and physical qualities of public streets and spaces can help create a sense of belonging.</p>

Key theme	How it's addressed in a masterplanning process
<p>ARCHITECTURE</p> <p>Further information desired about the architectural identity, particularly how this may reflect the local area, be high quality and what type of place this will create.</p>	<ul style="list-style-type: none"> • It is anticipated that the majority of the planning application will be in 'outline' meaning that it specifies the scale and location of buildings, alongside guidelines to inform the detailed architectural design which will be consulted on at a later date. • The planning application will include documents known as Parameter Plans, which determine the street widths, the building heights and use, and the amount and type of public space. These set out the framework for development which will set the context for the character. • Design Codes will also form part of the planning application. These set the guidelines for the style and setting of the buildings and spaces and include aspects such as: the type of appropriate building materials; how buildings meet the street (i.e. entrances, amount of 'defensible landscaping', height of the ground floor); where buildings will set back; where balconies are placed and if they are projecting or inset; the location of street trees and planting. <p>Timescales</p> <ul style="list-style-type: none"> • Once a masterplan is agreed (the illustrative scheme), this will be used to inform the Design Guidelines and Parameter Plans which in turn inform the detailed applications that will follow over the next 15-20 years. <p>Planning documents</p> <ul style="list-style-type: none"> • Design Guidelines and Parameter Plans
<p>EXISTING FACILITIES</p> <p>The existing Leisure Park site is valued - concern over what new facilities will meet the needs of existing users.</p>	<ul style="list-style-type: none"> • The Canada Water Area Action Plan envisages a new town centre with shops, offices, leisure facilities and local services. The CWAAP requires any redevelopment of the Leisure Site to re-provide a cinema. This has informed the design proposals for the site to date. <p>Process</p> <ul style="list-style-type: none"> • Consultation will inform the brief for future providers and leisure provision as part of the masterplan. • Conversations with potential providers for a range of leisure uses are ongoing. As more information becomes known, we'll aim to discuss this as part of the consultation, as appropriate. • Agreements with occupiers will tend to take place post-planning - however there may be some "pre-lets" ahead of this. <p>Planning documents</p> <ul style="list-style-type: none"> • Planning statement and Retail statement

British Land's comments	Next steps
<ul style="list-style-type: none"> We are learning a great deal about what's important and valued locally from the consultation so far, and will continue to do so. The design team (Allies and Morrison, Townsend and plot architects) have been involved in all the consultation to date and will continue to be. Any new architectural teams will be briefed on the findings of the previous consultations and will be involved in future consultations. This learning will then inform the identity of the architecture proposed. The architectural character of a masterplan is crucial to placemaking and creating a sense of local identity. Drawing on the heritage of the area, there are different ways a place can develop character and identity. These can be through the street pattern - width of streets, type of paving, directness or indirectness of routes; the landscaping - manicured or natural, contained or more wild, woodland, gardens, wetlands, street trees and public spaces; and architectural style and building materials. Brick is a historic building material, local to the area, as are working warehouse style buildings with narrow laneways between. A wide variety of green and water amenity also plays an important role in local identity - all of which will be carefully considered as the masterplan moves into more detailed stages. 	<p>Specific sessions on overall design principles and designs for specific buildings and/or phases will all take place as part of the development of proposals. On 16 July 2017, a case-study site visit to King's Cross took place to learn lessons from real-life examples in an ongoing large scale development.</p>
<ul style="list-style-type: none"> We're aiming to include a wide range of leisure and entertainment uses in the masterplan, suitable for different ages, incomes and ability to enjoy themselves. There would be a wider range than currently available, and the proposals include a new cinema situated in an entertainment hub to replace the existing one. It is anticipated that the leisure park will remain until the site is needed for development. Therefore, it is too early to say who the future provider might be for the cinema or whether the other uses would be reprovided exactly. However, we will continue to engage with existing occupiers on their plans for the future and how these may feature as part of the masterplan 	<p>At the next stage of consultation more detailed information to be provided on the potential type and location of leisure facilities.</p> <p>More detail to be provided on the expected phasing/ time of delivery.</p>

Next steps

This report concludes the summary of findings and community involvement from the Updated Draft Masterplan consultation in May 2017.

The findings have and will continue to be discussed directly with British Land, Southwark Council, the design team and wider consultants to help inform the proposals.

Over the next stages of masterplan development we will be holding a number of theme specific topic discussions to look in more depth at key local issues in order to help inform the masterplan development. As soon as details are known we will update the website and all project contacts. There will also be further masterplan consultation as the proposals and designs become more detailed. A planning application is currently expected by the end of 2017.

If you would like to be directly informed and register for updates, please just let us know - contact details are to the right.

Contact us

To ask any questions or to let us know you would like to receive future updates, please contact Amanda or Lizzie at Soundings on:

- ☎ 020 7729 1705
- ✉ team@canadawatermasterplan.com

Soundings
148 Curtain Road
London
EC2A 3AT

You can keep up to date on the website and through Twitter and Facebook:

- 🌐 www.canadawatermasterplan.com
- 🐦 @CWmasterplan
- 📘 Canada Water Masterplan

Please also take a look at the Canada Water Masterplan Instagram and YouTube.

- 📷 CanadaWaterMasterplan
- ▶ Canada Water Masterplan

Staying in touch

Website

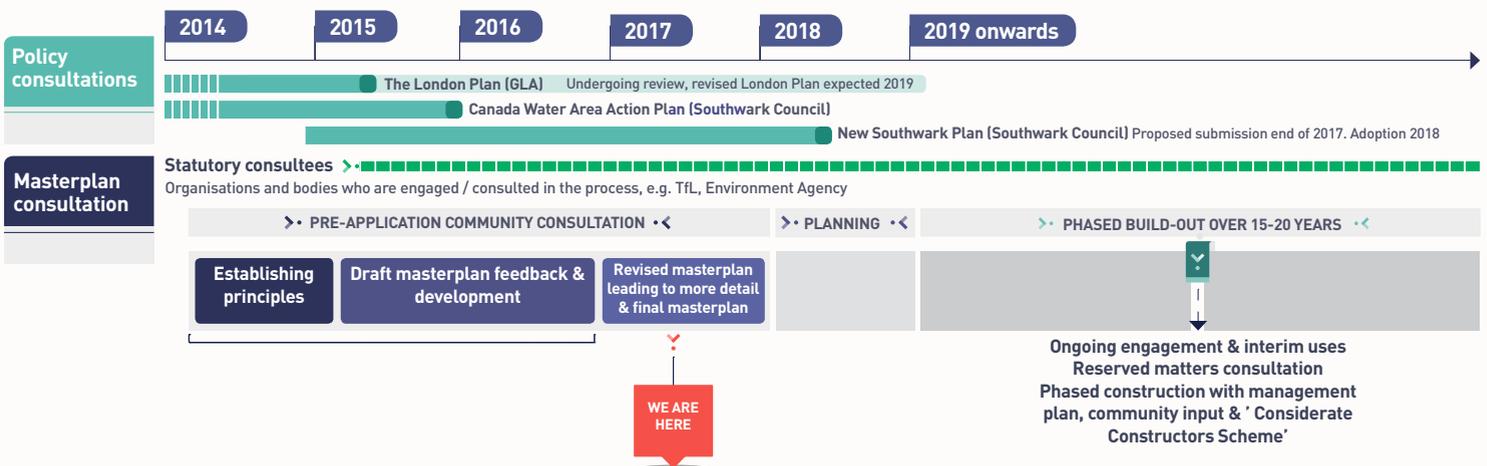
www.canadawatermasterplan.com

The website will continue to be regularly updated to keep people informed about the consultation process, events and community feedback to date. It will also provide a platform for people to view and respond to consultation information.

Newsletters

Further newsletters will continue to be issued ahead of each stage of consultation. Newsletters will be circulated to approximately 26,000 local residents and businesses, all project contacts and will also be available online and as hard copy on request.

Timeline





Birdseye view over the northern part of the Canada Water, looking north-east.



APPENDIX A TOPIC SESSIONS



AN OVERVIEW OF
THE TOPIC SESSIONS
TO THE UPDATED
DRAFT MASTERPLAN
CONSULTATION

Topic discussions

July - December 2016



Transport session, July 2016



Planning session, July 2016

Overview

Topic discussions

Following the previous Draft Masterplan exhibition in February 2016, we held a number of topic discussions to help inform the development of the masterplan, particularly looking at transport issues. Two topic discussions were held in July 2016 and in December 2016.

Planning session

We also held a planning session in July 2016 to help make sense of the planning and design process in the context of the masterplan. Exploring who is involved, the policy, what happens when and how decisions are made.

The series of events and details of how to register were included in the July 2016 newsletter, October 2016 project update leaflet and online.

Feeding back

The topic sessions all included a site walkabout, presentation and discussion on the respective subject. Feedback and ideas were collected through a combination of walkabout worksheets, group table sheets and records of the discussions.

The exception to this was the introductory sessions on the design and planning process, which was primarily an information sharing and enabling session.

A summary of feedback from each of the sessions can be found on pages 77 to 81 of this appendix.

The design & planning process introductory sessions

The purpose of these sessions was primarily information sharing; helping to create a clearer understanding of how the design and planning process works. To inform these sessions it was important to establish current understanding and what people would like to know more about. Below is a headline summary of questions which gives a sense of some of the discussions.

- Where can we find national planning guidance documents?
- Are councils' aspirations for development sites made public?
- How is the number of new homes decided? Are services and infrastructure considered?
- How can we influence as residents?
- Who are the 'main players'?
- Do you have to ask the Council for permission?
- Do local consultees have as much influence as statutory consultees? How are views taken into account?
- Who manages the budget and timeline?
- When does the quantum of development become fixed?
- When will we see the building designs?
- Who makes sense of the technical studies?
- Who decides on acceptable levels of daylight? Does it depend on use or are there blanket guidelines?
- Do the consultants technically only look at the 'site' or do they look at the surrounding area?
- Are surrounding boroughs involved? Particularly in areas such as transport?
- Are flight paths taken into consideration?
- When does a planning application go in?
- How long is the decision period for planning applications?
- Can changes be made after the planning submission? What happens if planning policy changes down the line?
- How strict are deadlines for completion?

Many of these questions were discussed in the session and we produced a specific set of transport FAQs which are available on the website.



Transport sessions July 2016 Boards

CANADA WATER
MASTERPLAN

TRANSPORT OVERVIEW

A summary of the process and who's involved, as well as principles that are guiding British Land's approach to transport.

TRANSPORT PRINCIPLES

GENERAL

- Look at the wider area - not just the Canada Water masterplan site
- Improving transport options for whole community - existing and future residents and businesses
- Spread demand - encourage travel outside of peak periods and inter-peak
- Test different land use mixes and their implications for the transport networks
- Embrace local ideas - solutions often emerge from local knowledge and experiences

POLICY FRAMEWORK

- Southwark Council's Strategic Policy for Sustainable Transport
- Canada Water Area Action Plan - Theme 2, Transport-improved connections
- Influence emerging London and Southwark Policies to benefit Canada Water / Rotherhithe area

TYPE OF MOVEMENT

- Increase (non-vehicular) local trips - opportunities for work or play near to homes
- Health and wellbeing - enjoyable cycling and walking
- Improved quality, frequency and reliability of public transport (where BL can influence)

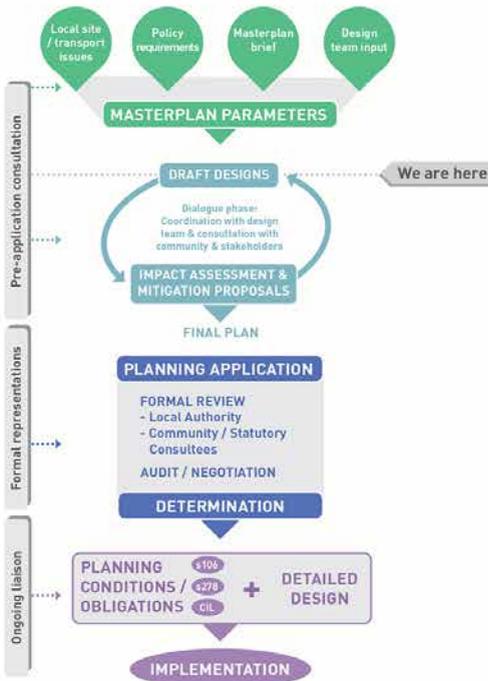
ENVIRONMENT

- Sustainable development - focus on low carbon, air quality and reduce car use where possible
- Accessible and inclusive for all
- Transport infrastructure doesn't dominate - a safe and enjoyable place to be
- Futureproof through adoption of new technologies

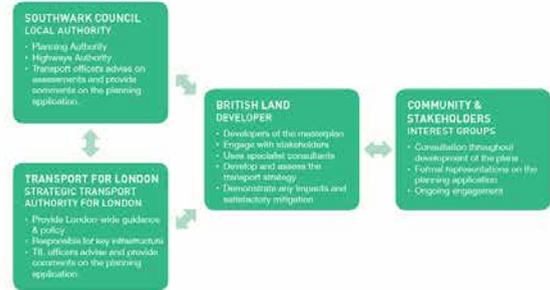
GOVERNANCE AND FUNDING

- Establish good relationships with key stakeholders
- Investigate establishing an Opportunity Area Board
- Innovative funding solutions

STAGES OF THE PROCESS



WHO'S INVOLVED



DEMISTIFYING TERMS

- Modes**
The different types of transport or movement e.g., walking, cycling, public transport etc
- Modal split**
The proportion of different types of transport modes that travellers use
- Trip generation**
This is a term for the number of trips that are created.
- Trip rate**
When estimating the amount of future trips, a 'trip rate' is used to provide the average number of trips per m2 or per building unit
- Cumulative assessment**
This is where impact analysis considers all permitted developments to understand a likely future scenario
- Mitigation**
This is an intervention designed to offset the transport impacts generated by a proposed development, for instance a contribution to new buses or to junction works
- Transport model**
A tool to analyse the effects of transport in a given area

- Travel plan**
A coordinated strategy to encourage use of sustainable forms of transport to improve health and reduce impacts on the local transport network.
- Connectivity**
How well connected a place is
- PTAL**
Public Transport Accessibility Level: is a method to measure how accessible public transport is from any given location
- CIL**
[Community Infrastructure Levy]
A fixed rate financial contribution to both the Local Authority and GLA (Greater London Authority) based on the amount of new development
- s106**
[Section 106]
Site-specific measures to off-set the impact of development. This is negotiated and can be financial, contributes to specific projects or provision of facilities on-site

CANADA WATER MASTERPLAN

TRANSPORT CONTEXT

An overview of the existing local transport infrastructure and wider improvements that are currently being considered.

EXISTING LOCAL INFRASTRUCTURE



Key
 Bus route
 Cycle route 4
 Other cycle routes (not exhaustive)
 Canada Water masterplan site boundary

POTENTIAL WIDER TRANSPORT IMPROVEMENTS, RELEVANT TO THE LOCAL AREA



Key
 Going ahead
 In advanced planning
 More work / finance needed
 Jubilee line
 Overground
 Bakerloo line extension
 Bakerloo line extension (options)
 Crossrail
 Crossrail 2
 Potential new river crossings
 Potential new river boat pier
 Cycle Superhighway 4
 Lower Road
 Canada Water Masterplan site boundary

REVIEWS UNDERWAY / STARTING 2016

- Doubletree Docklands / Hilton Ferry crossing
- Rotherhithe Crossing Study
- Air Quality area review
- CS4 / Lower Road

INITIATIVES OR ISSUES EXPECTED TO DEVELOP

- Cycle hire
- Bus network development
- River service development
- Quietways (Quietway 1 recently opened)
- Car sharing / private taxi hire
- Vehicle technology
- Delivery / ontime

Transport sessions December 2016 Boards

CANADA WATER
MASTERPLAN



WALKING

ABOUT

Creating a pedestrian and cycle friendly place is a key ambition of the masterplan so far.

Linking with existing pedestrian routes will be an important consideration.

The routes and streets in the masterplan area are being updated and will be consulted on in the next stage of consultation.

British Land have been party to discussions with Transport for London, London Borough of Southwark, Canary Wharf, other developers and finance houses to understand how a pedestrian and cycle river crossing to Canary Wharf might be delivered, and how the masterplan could best connect with it. British Land's contribution to the bridge is expected to come from its Community Infrastructure Levy (CIL) payment.

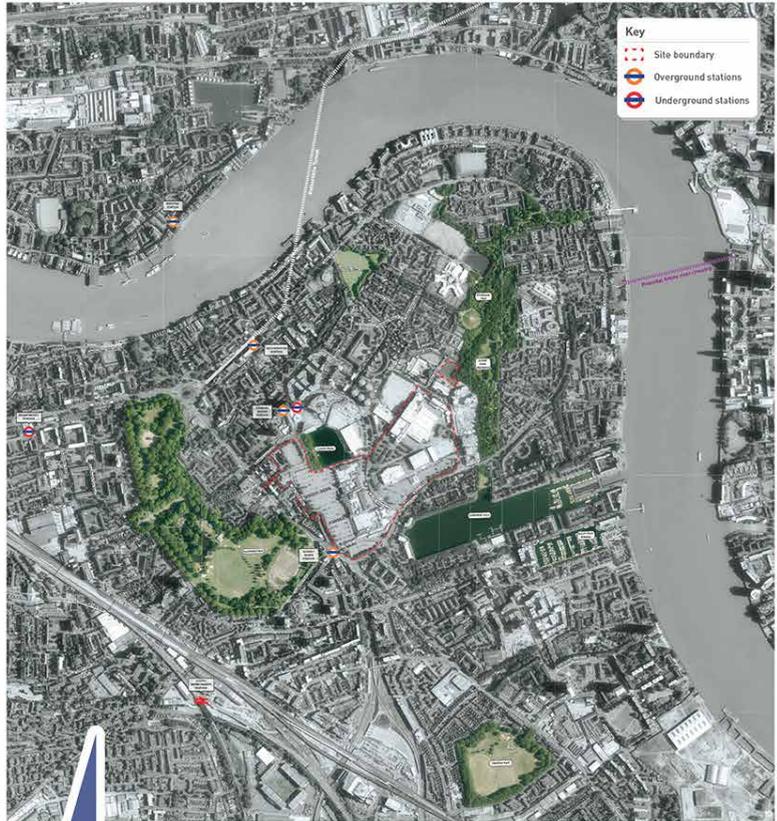


Please tell us about the journeys you make - use the Route Map to draw your walking routes.

WHAT WE'VE HEARD SO FAR...

- Creating a more connected area, walkable routes with pedestrian priority is considered a big positive.
- Connections outside the masterplan boundary should be joined up - particularly across Lower Road and to Greenland Dock.
- Suggestions for a link over the Canada Water Dock is a good idea
- It has been suggested that Legible London signage should be used.
- British Land is investigating how to apply the Healthy Streets agenda to the Canada Water masterplan.

TFL'S HEALTHY STREETS AGENDA



TELL US

Please take a card and place it by the map

- Where would it be useful to improve or add new pedestrian crossings?
- What do you think about a pedestrian link across Canada Water Dock?
- What makes a 'good' street?
- Or any other issues / ideas you want to share. Please take a card and add it to the map.

CANADA WATER MASTERPLAN

CYCLING



ABOUT

Creating a place that is cycle and pedestrian friendly is a key ambition of the masterplan.

Linking into the existing cycle network will be critical.

British Land is working closely with TfL and Southwark Council to understand future improvements, including the crossing to Canary Wharf and the following cycle routes:

- **Cycle Superhighway 4 (CS4):** A cycle-route proposed by TfL on Jamaica Road and Lower Road. British Land is speaking with TfL on the potential options but is not responsible for delivering the scheme.
- **Quietway:** Southwark Council is currently consulting on the planned quietway, which is a low-traffic route from Tower Bridge Road to Canada Water. Please see the map for route locations.
- **Cycle Hire:** British Land is working with TfL to extend the London cycle hire scheme

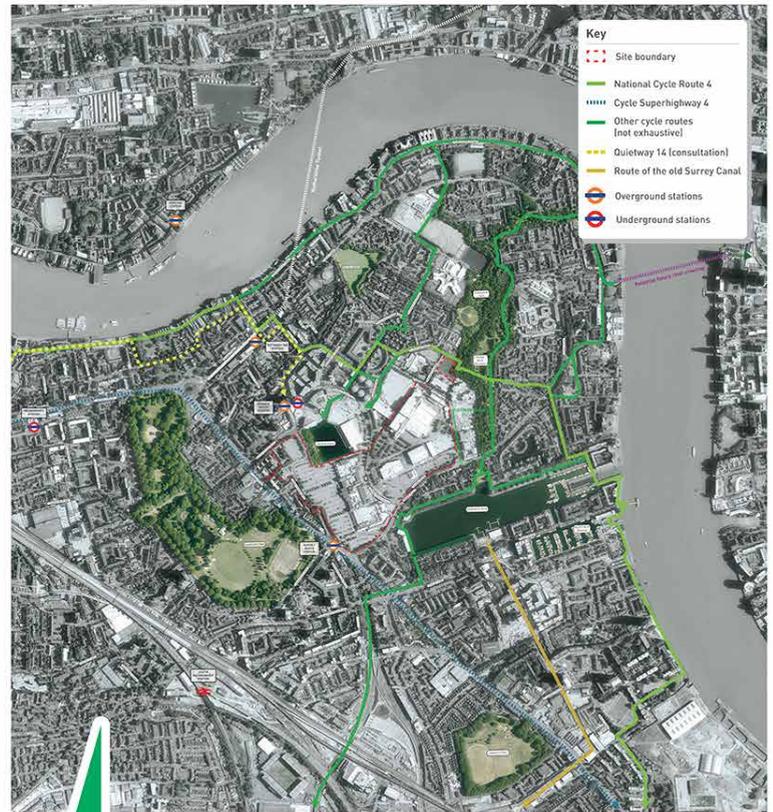
Please tell us about the journeys you make - use the Route Map to draw your cycle



WHAT WE'VE HEARD SO FAR...

- Have clear cycle priority routes to avoid potential conflict and encourage less confident / leisure cyclists.
- Strong local support for TfL to extend the cycle hire scheme to Rotherhithe.
- Connect to existing and proposed cycle networks.
- Currently there are difficulties cycling on Lower Road and Rotherhithe Old Road.
- **River Crossing:** the potential river crossing to Canary Wharf is a key opportunity if funding can be found.
- Improve cycle connection to river piers.

SOUTHWARK COUNCIL CONSULTATION PLANS ON THE PROPOSED QUIETWAY. SEE MORE INFORMATION BELOW.



TELL US

Please take a card and place it by the map

- Where are new cycle lanes needed?
- Where is more cycle parking needed?
- Should cycle lanes be on the road or segregated?
- Do you think a rent-a-cargo bike scheme would be useful?
- Or any other issues / ideas you want to share.

Transport sessions December 2016

CANADA WATER MASTERPLAN



TUBE / OVERGROUND



ABOUT

The Canada Water Masterplan benefits from having four local stations - Canada Water, Surrey Quays, Bermondsey and Rotherhithe.

The masterplan team are already engaged with TfL to understand in detail the operation of Canada Water Station.

Future discussions and analysis will consider the additional number of station users. A range of solutions will be explored which include the potential for improvements to circulation within the station.

Future London wide infrastructure such as Crossrail, London Bridge reopening and TfL's plans to increase the frequency of the Jubilee Line and potentially the Overground Service will be a factor in discussions.

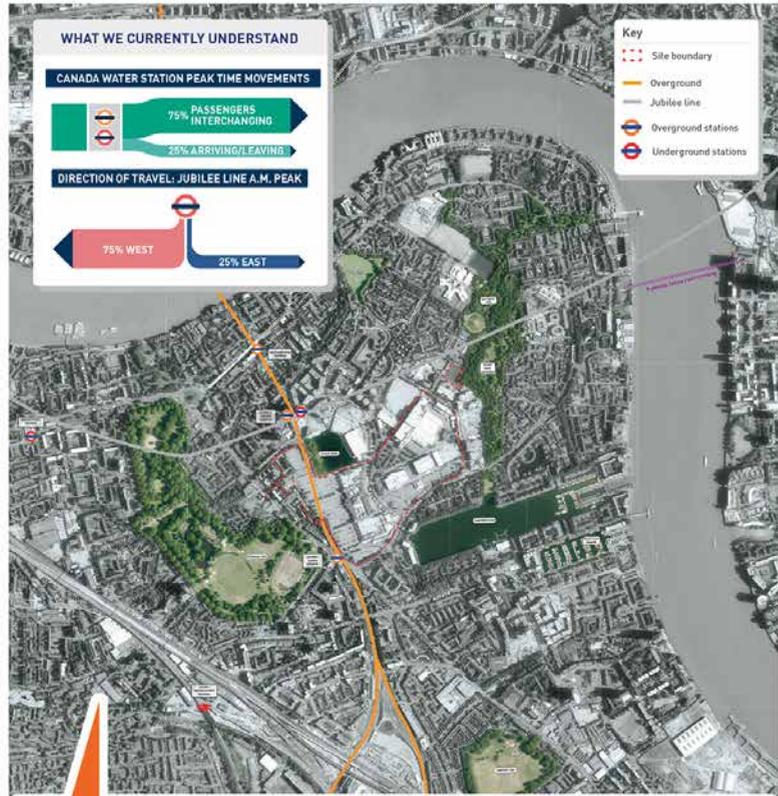


Please tell us about the journeys you make - use the Route Map to draw your journey to the station.

WHAT WE'VE HEARD SO FAR...

- Canada Water Station is felt to be at capacity - with overcrowding caused by a heavy interchange flows from Overground to Jubilee Line.
- Surrey Quays station isn't felt to be fit to cope with more people due to narrow platforms and bottle-necks. British Land is in discussion with TfL over their planned improvements for the station.
- Support for the masterplan to provide services for local people during the day, reducing the need to travel further afield.

TfL poster indicating peak travel times



TELL US

Please take a card and place it by the map

- What is your preferred way of getting to the station?
- Why do you travel from your chosen station?
- Do you travel at peak times?
- What would make you travel earlier or later to avoid the peak periods?
- Or any other issues / ideas you want to share. Please take a card and add it to the map.

CANADA WATER
MASTERPLAN

BUS



ABOUT

Improving bus services locally will be key to the development of the masterplan.

British Land is working with TfL to understand where additional capacity may be needed on existing routes, or where new routes would be beneficial.

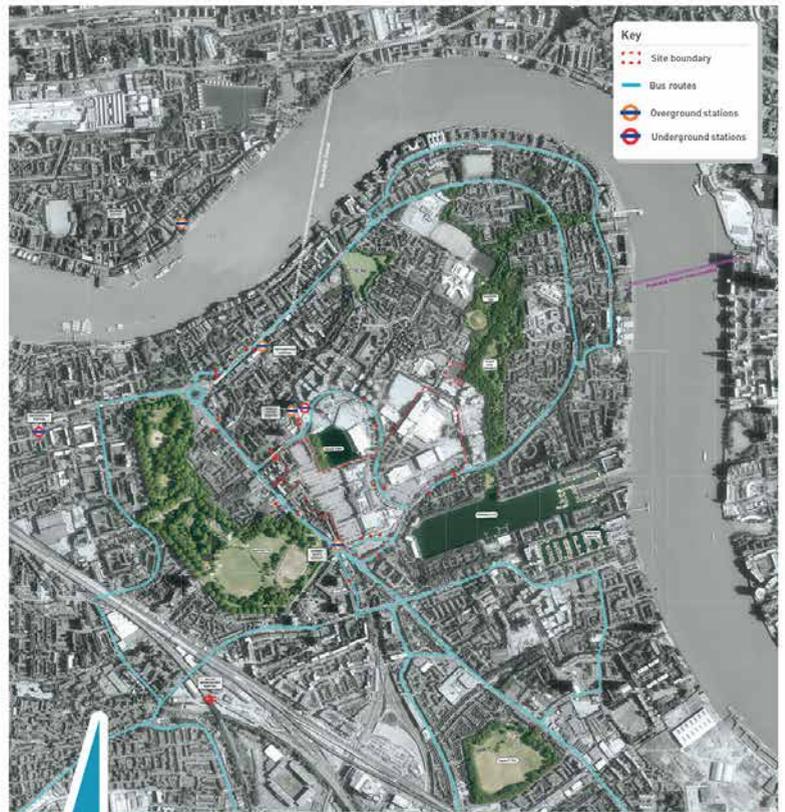
There are a number of complexities to take into account including links to the wider bus networks, physical changes to the road networks and how bus services can be accommodated (i.e. bus station, on street or at stops and stands).

British Land anticipate the strategy would include a series of enhancements over time, as the masterplan is built.

WHAT WE'VE HEARD SO FAR...

- Congestion on the local road networks is impacting heavily on bus usage and causing people to use other modes which are more reliable.
- There are current issues with frequency and capacity of buses, particularly the C10 and 381.
- A local shuttle-bus was suggested as a means of sustainability addressing access to the town centre.
- Opportunity to rationalise bus routes and stop locations.
- Bringing bus routes into the town centre, close to shops and amenities.

LONDON TRANSPORT PLAN OF LOCAL BUS ROUTES SHOWING CONNECTIVITY



TELL US

Please take a card and place it by the map

- What bus routes are needed and which locations should they serve?
- Where are new bus stops needed?
- Do buses start early / run late enough?
- Would you support additional bus priority measures on the major roads?
- Would a shuttle-bus to Canada Water and Surrey Quays stations be useful?
- Or any other issues / ideas you want to share. Please take a card and add it to the map.

Please tell us about the journeys you make - use the Route Map to draw your bus journeys.



CANADA WATER
MASTERPLAN

CAR/ SERVICING



ABOUT

British Land is working with TfL and Southwark Council to determine the impacts generated by the masterplan and to find solutions which would address any adverse impacts.

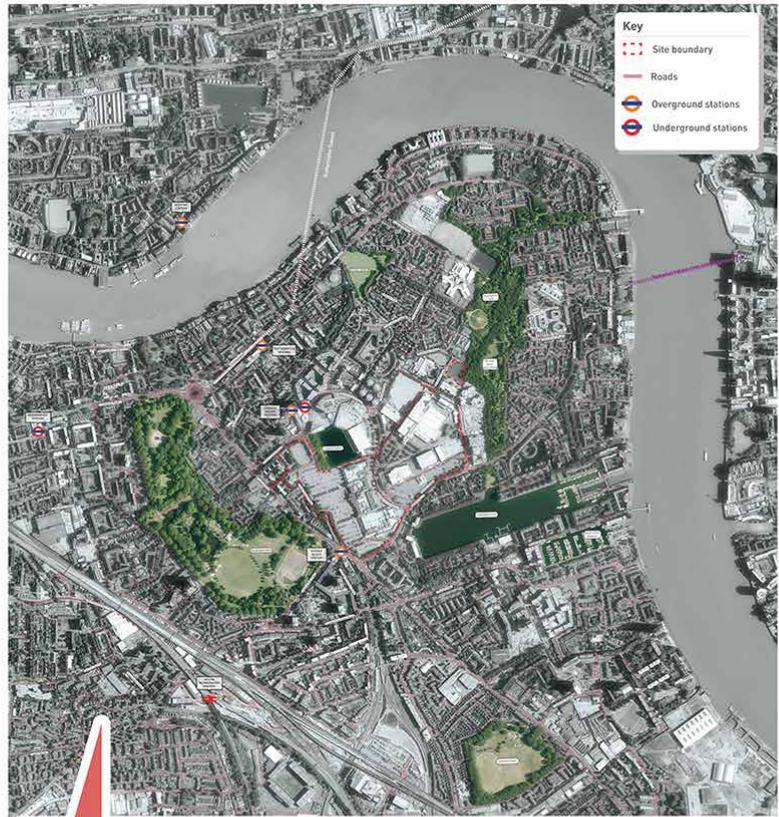
This could include physical changes to junctions or bus lanes to try and reduce congestion and improve bus journey times.

In consultation with Southwark Council and TfL, discussions have started on strategic public transport, strategic highway and local highway modeling to measure impact.

This work will integrate with the Council Plans for the Lower Road Gyratory and TfL's plans for the Silvertown Crossing and wider traffic and transport projects such as Cycle Superhighway 4.

WHAT WE'VE HEARD SO FAR...

- Concerns about the road network capacity and its ability to cope with the cumulative impact of the masterplan and wider developments.
- Particular congestion at the Rotherhithe Tunnel / Jamaica Road and Lower Road
- Conflicting views about car parking - some concerns that proposals will not provide enough town centre and residential parking. Others views that car parking should be significantly reduced.
- Concerns about overspill parking onto neighbouring streets.
- Need to develop robust servicing and logistics plan for the site.
- Need to future-proof for electric and autonomous vehicles.



TELL US

Please take a card and place it by the map

- What changes to junctions would make traffic flow better?
- Which traffic lights could be sequenced better?
- What's a fair price and time limit for town centre parking?
- What's the best approach to managing residential parking, for example Controlled Parking Zones?
- Or any other issues / ideas, you want to share. Please take a card and add it to the map.

Please tell us about the journeys you make - use the Route Map to draw your journeys by car.







APPENDIX B DRAFT MASTERPLAN EXHIBITION



A RECORD OF THE UPDATED
DRAFT MASTERPLAN
EXHIBITION CONTENT IS
AVAILABLE TO VIEW IN
DETAIL AT:

[WWW.CANADAWATER
MASTERPLAN.COM](http://WWW.CANADAWATER
MASTERPLAN.COM)

Updated Draft Masterplan exhibition content

The following pages provide a reference of the key information shown at the Updated Draft Masterplan exhibitions in May 2017, including:

- **Pages 83 to 90:** The main Updated Draft Masterplan exhibition boards, providing an overview of information
- **Pages 91 to 92:** British Land's leisure centre location study boards .
- **Page 93 to 94:** A 1:500 model was on display at the main exhibitions.
- **Page 95:** An interactive digital model of the masterplan to explore.

To view the boards and accompanying booklets in detail please visit the website:

www.canadawatermasterplan.com



01

Welcome

See the updated ideas for the Canada Water Masterplan, find out what's changed and what type of place it could be.

Your input is key to helping inform the plans before the detailed design begins.

We look forward to hearing your thoughts.

All these boards and further information can be found online at: www.canadawatermasterplan.com

CANADA WATER MASTERPLAN



WHAT IS THE CANADA WATER MASTERPLAN?

KEY FACTS

- The Canada Water Masterplan is the project name for the redevelopment of a 46 acre site in SE16 (that's about the same as 24 international football pitches!).
- The area covers Surrey Quays Shopping Centre, Surrey Quays Leisure Park, SE16 Printworks and includes the historical Dock Offices.
- The Canada Water Masterplan will set parameters and guidelines for how the site will come forward in the future. It will consider land use, urban design, landscaping and public realm, routes and spaces built form and infrastructure. It is important that the Masterplan proposals provide a flexible framework for delivery that will accommodate the changing social, community and market needs and demands over its lifetime.
- In planning policy, Southwark Council and the GLA have defined the wider area between Surrey Quays and Canada Water as an 'Opportunity Area' and Housing Zone to provide significant new homes and jobs.
- The plan will create a new urban centre for the area with a wide range of uses including offices, retail, leisure, community and public spaces as well as new homes for a range of ages, incomes and life stages.
- British Land control and manage the site and is working with a design team to develop plans.
- It is expected that the masterplan will be built in phases over the next 15 to 20 years. British Land would like to remain a long term partner in the area.

WHAT KIND OF PLACE?

Southwark Council's 'Canada Water Area Action Plan' along with community consultation on the Canada Water masterplan since 2014 are helping to inform a set of Guiding Principles. Some of the key headlines are to the right, please let us know your thoughts as to what these could include.

- A new urban centre for London
- Green and healthy environment
- A proper mix of uses and homes
- Encourage a strong community
- Plan for the future

02

What's happening when

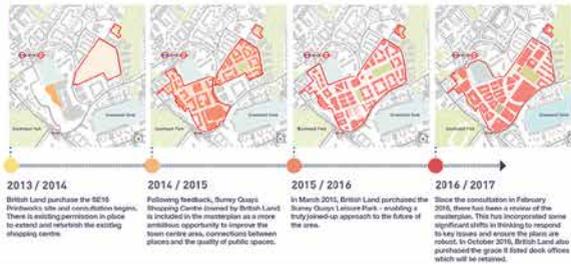
Find out why the masterplan has been reviewed over the past year, where we are in the timeline, what will happen next and why the plans need to have long-term flexibility.

CANADA WATER MASTERPLAN

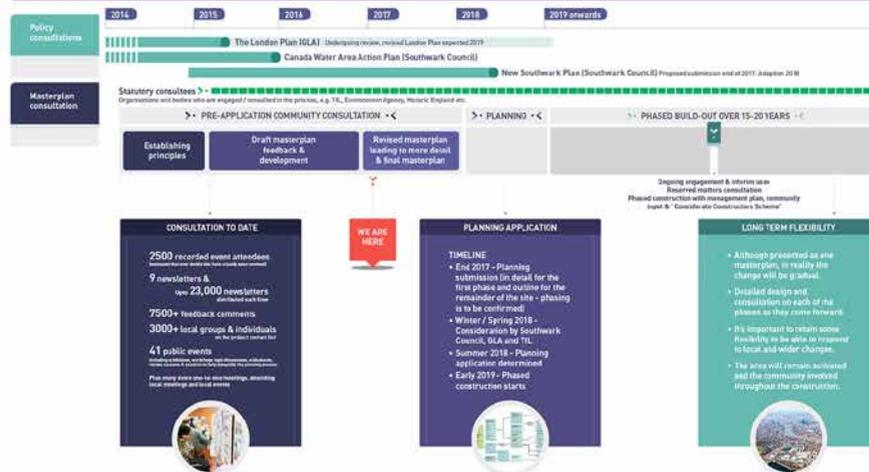
WHY HAS THE MASTERPLAN BEEN REVIEWED?

Consultation started in early 2014 looking solely at the Printworks site. Since then, the masterplan area has grown to include a much wider area between Canada Water and Surrey Quays (see the diagrams to the right) and there has been continuous design development and consultation throughout.

Given the changes to the extent and remit of the masterplan a fresh look has been taken to ensure the most is made of the opportunities that the combined area now provides. Over the past year British Land have been challenging earlier design assumptions, looking at ways to respond further to consultation, considering alternative approaches and developing a deeper understanding of some of the key issues. See board 03 for a summary of the major updates.



TIMELINE



03

Feedback & summary of changes

A summary of the key themes that have come through consultation so far and some of the main updates that the team have been working on over the past year. Feedback continues to inform development of the masterplan.

FEEDBACK & 'MASTERPLAN MOVES'

WHAT'S BEEN SAID?

We've been working with the local community since March 2014 and feedback has helped inform the proposals at each stage. There are a number of key areas of interest that the masterplan needs to address. As this exhibition address a number of these themes, as far as is possible at this stage. As the plans become more detailed there will be more information on the more technical elements.

FEEDBACK - KEY THEMES

GENERAL RESPONSE TO THE DRAFT MASTERPLAN The general response to the proposed draft plans has been largely positive, with realisation of the opportunity to raise the level of the area that the residents live in a priority. There are however a number of key issues and questions raised through the consultation and comment period. These themes have guided the development of the exhibition and the next stage.	TRANSPORT Comments about the impact and positive outcomes for transport, such as walking.
WELLING & AFFORDABLE HOUSING Requests for affordable housing to be included in the masterplan, to be located in the area that the residents live in, to be affordable and to be of a high quality.	OPPORTUNITIES FOR BUSINESS & EMPLOYMENT Requests for more employment opportunities, to be located in the area that the residents live in, to be of a high quality and to be of a high quality.
AN INCLUSIVE PLACE Make connections between the existing and new areas, to be inclusive and to be of a high quality.	ARCHITECTURE Comments about the impact of the building and the way it will be used, to be of a high quality and to be of a high quality.
STREETS & SPACES Requests to create the streets, to be of a high quality and to be of a high quality.	EXISTING FACILITIES The existing Leisure Park, to be of a high quality and to be of a high quality.
LANDSCAPE & ECOLOGY Further information and resources that the approach to landscape and ecology will be of a high quality and to be of a high quality.	SOCIAL INFRASTRUCTURE Comments about the impact of the building and the way it will be used, to be of a high quality and to be of a high quality.
PLACEMAKING PRINCIPLES A need to be of a high quality and to be of a high quality.	

'MASTERPLAN MOVES' OVER THE PAST YEAR

The masterplan review has provided an opportunity to rigorously test the direction of travel, address constraints, establish more certainty and respond to feedback. A headline summary of key updates over the past year is below. This is an ongoing process and proposals will continue to evolve. This exhibition explains the proposals in more detail - see board references below for more info.

GOVERNANCE & STRATEGY

New leadership team at British Land
 In early 2016, Roger Meehan joined British Land as Head of Canada Water Development. He led the King's Cross Central redevelopment for almost a decade and brought a wealth of experience and insight to the Canada Water Masterplan project.

Developing understanding & governance options for key issues - including transport
 We have been developing our understanding of some of the key masterplan issues. This includes transport where there has been significant progress in taking the area's profile with the Greater London Authority (GLA) and Transport for London (TfL), seeking coordinating effects to land solutions.

Market-testing & levels of interest
 We have also been market-testing with potential occupiers to better understand needs and create an attractive and viable proposal. There is currently a number of interest in significant masterplan elements. For now this is a continuously evolving, but the level of interest is encouraging and shows there is potential to attract a high-quality first phase with a range of uses and activities.

Discussions with Southwark Council
 British Land and Southwark Council have continued to negotiate on redeveloping leases & property interests to allow public approach to regeneration to take place.

APPROACH

- A focus on de-risking the masterplan - ensuring deliverability and flexibility
- Increased focus on employment generating uses & a truly mixed-use masterplan
- A town centre with a variety of spaces, character areas streets and spaces
- Re-orientation of the masterplan - less grid like with better connections
- Potential for a Canada Water dock walkway crossing
- Exploring a broader, more innovative approach to housing tenures and designs

BUILDINGS IN THE MASTERPLAN

- Reviewing alternative locations for a new Leisure Centre
- Historic Dock Offices included and retained
- Potential to partially retain the Printworks print-hall
- Tesco relocated on-site, creating a better link to Greenland Dock and masterplan layout



04

Masterplan summary

- Canada Water Dock edge**
A joined-up approach to the dock edges, including ecological improvements to the western edge, a canal and active edge to the south and a potential new pedestrian and cycle connection.
- Dock link & 'The Cuts'**
An internal network of pedestrian streets at the level of the foot-croft, linking the Dock Link, the new Dock and Greenland Dock. A mix of different streets, cafes, restaurants and workspaces, creating an interesting, diverse and active street network.
- Town Square**
Significant new public space for events, outdoor dining and play. A focal point of a distinct character area in the southern part of the town centre.
- High street**
A new, vibrant high street with national and independent retailers, restaurants and cafes. It links the two stations and will have different character areas as you move down it. Pedestrians and cyclists will be prioritised, with controlled access for buses and other vehicles.
- Lower Road Gateway**
Providing 'two doors' at the junction by Tenney Quay Station / Lower Road and the new Dock. The gateway will be a mix of different uses, including retail, residential and workspaces. The gateway will be a mix of different uses, including retail, residential and workspaces.
- Tesco relocated**
British Land is in conversations with Tesco about building a brand new store of a similar size and layout in a way that would allow continued trading and customer service. The current site is on the Greenland Dock. New homes are also provided above the relocated store.
- Park**
The large public green space connects many routes through the site. It will provide an opportunity to encourage return and biodiversity and activities for all including children at the edge.
- Dock offices retained**
The existing bank building will be preserved and enhanced, linking better with the surrounding area and improving the area's dock history.
- Printworks press hall**
There is potential to retain the Printworks Press Hall, which was an early employer. Current options include re-orienting and re-purposing the press hall to provide a bridge of uses or to redevelop to provide more residential and commercial uses. The current masterplan shows 'Option 1'.
- Leisure centre option**
At the request of Southwark Council, British Land has carried out a study identifying potential new locations for the Leisure Centre within the town centre. This shows the location preferred by British Land to be a central, well-served location. For more information on the other sites being considered please see the leisure centre brief.



CANADA WATER MASTERPLAN

05

Use & activity

A mix of uses and public spaces to create a vibrant place where people want to spend time.

Active at different times of the day and evening, with a focus on employment and workspace.

APPROACH

THE POLICY BEHIND IT

Canada Water has been designated a District Centre with a view to expanding to a 'Major Centre' in the London Plan (2016) "providing goods and services for more local communities and accessible by public transport, walking and cycling."

A 'Major Centre' will have more than 50,000m² of retail and leisure space and also have a substantial amount of employment uses.

MIXED-USE & EMPLOYMENT

A mix of uses creates a diverse and 'real place' which has something for everyone. A place people want to spend time for pleasure, convenience and to socialise.

Varying uses (both across the masterplan and within plots) creates more activity, vibrancy and opportunities for interaction.

The completed scheme expects to provide up to 20,000 jobs and approximately 1,800 full time roles in construction would be generated over a 15 to 20 year development period.

There is potential for a business / education / innovation hub (which could include the Printworks) and this could include university facilities. We are currently in discussions with providers and more will be known in the coming months.

SOCIAL INFRASTRUCTURE

Delivering the most appropriate facilities to support health, wellbeing and education have also been a key consideration.

We are in ongoing discussions with Southwark Council, the CCG (Clinical Commissioning Groups) and GLA to assess growth demands for health and education and look at effective ways to meet need. This includes primary, secondary education and additional health facilities.

Naturally the amount of development and mix of uses will impact this and the plans are still evolving. As more is known we'll share this through the consultation and planning process.

RETAINING FLEXIBILITY

To ensure a viable development that can be successful in the long term and respond to wider changes, retaining some flexibility at this stage is a necessity. The diagrams on this board show the main use for each plot, which the current (evolving) masterplan is based on. The planning application will also seek a range of uses on some of the plots.

USE STRATEGY

Ground floor



The ground floor uses are those which most people will experience regularly. These are the public uses, typically shops, cafes, restaurants and leisure, which bring visitors to the site, and provide a sense of place and identity.

Typical upper floor



Upper floor uses provide for people to actually be outside at different times.

Key to main uses

- Shopping services, food & drink, including 24-hour convenience stores
- Business / workspace
- Living
- Community & leisure, including 24-hour facilities for a neighbourhood leisure centre, and the leisure centre, theatre and other entertainment
- Retail

Other potential uses

The proposals may also include a mix of other uses such as higher education, health and education facilities. In the proposals, potential uses are shown in grey. These uses will be subject to further consultation and will be subject to planning approval.

 Masterplan area

VISION

- A true mix of uses: active in the day and evening
- Wide-range of housing sizes & tenures (see board 05a)
- Focus on employment-generating uses & a wide range of workspace
- Leisure, sport & entertainment integrated indoors & outdoors.
- Improved shopping, food & drink: To set a range of budgets, including independent retailers and high street chains, both large and small.
- 'Everyday' facilities & services
- Work with the existing community to develop community facilities & services that are needed

Mix of uses

The current mix of uses are approximate and will continue to evolve.

- Up to 3500 homes
- Workspace approx. 200,000 m² (c.2 million ft²)
- Retail & leisure approx. 100,000 m² (c.1 million ft²)
- Other uses to be accommodated include health, education and other social infrastructure

Area comparison: To help understand the size of the areas described above, the ground floor of Surrey Quays Shopping Centre is approximately 25,000m². This should help give a comparison for the figures shown above, however the areas are likely to be divided into a variety of different sized spaces and over a number of floors.

05a

CANADA WATER MASTERPLAN

LIVING & AFFORDABLE HOUSING

Encouraging healthy sustainable living with access to a wide range of high quality affordable homes for different life stages is a key aim of the Canada Water Masterplan.

The Masterplan seeks to deliver up to 3,500 new homes, offering a variety of choice and providing a range of housing types, tenures, price points and sizes.

The Masterplan will make a significant, positive contribution towards regional and local housing need, with housing delivery recognised as a key strategic priority for London. Housing quality is a key priority of the Masterplan and the design team will be working to create new homes which are of exemplary design quality.

There are a variety of housing types that are being considered by British Land, providing for a range of life stages and incomes, with London and local-first sales.

PRIORITIES

At the previous Draft Masterplan exhibitions in February 2016 we asked people the following question:

Q. We're proposing a range of homes and tenures within the Masterplan, including affordable housing. What are your priorities for new housing – for example in terms of size and tenure?

Responses included calls to ensure affordable homes form part of the mix, to include larger family units, shared ownership and homes for a wide range of ages, including elderly. There was also feedback to ensure that there is a good mix of supporting uses and amenities to meet new and existing residents' needs.

Please use your feedback for to let us know if you have any other priorities for housing or would like to expand further on this.

AFFORDABLE HOUSING - KEY OBJECTIVES

- Support a mixed & balanced community by maximising the total number of affordable homes across a wide range of tenures (targeting 35% subject to viability).
- Provide housing products suitable for a range of ages, incomes, life stages and need.
- Homes integrated across the masterplan area, with shared amenities and tenure blind design.
- Ensure high quality long-term management of the whole of the estate including homes, workspace and public space.




06

Getting around

We recognise that transport is a key issue locally and are working closely with Southwark Council and Transport for London to ensure a joined-up approach.

This board summarises the approaches to movement into, from and through the site.

THINGS WE'RE WORKING ON

IN THE PAST YEAR BRITISH LAND HAVE

- Worked very closely with Transport for London (TfL) and Southwark Council to raise the profile of the local transport issues at the highest levels within the Greater London Authority (GLA), TfL and Southwark Council.
- Secured substantial resources from TfL and Southwark Council to review local transport issues, influencing:
 - A dedicated Canada Water workstream in TfL's Growth Team (ongoing)
 - Extensive modelling and assessments of local transport issues by TfL / Southwark Council (ongoing)
 - Reviews of station improvements by TfL's station design team (ongoing)
 - A focus by TfL on local bus improvements (ongoing)
 - The emerging designs for Jamaica Road / Lower Road corridor - including plans for Cycle Superhighway 4 (CS4) (ongoing)
 - Discussions on innovative ideas that could be piloted in the local area e.g. shuttle bus, adoption of new technologies.
- Hold a range of transport topic discussions with local residents - over 200 attended the presentations and walkabouts. All providing useful insight into local issues to inform conversations with TfL, Southwark Council and the project design teams.

The proposals will be designed to mitigate the transport impacts of the masterplan. Many of the existing challenges are linked to the wider network and/or existing operational issues which are the responsibility of TfL and Southwark Council who are progressing the following:

- TfL Outcomes Plan:** Led by TfL's Growth Team, this will review the existing issues, set out local priorities and potential improvements for all transport modes. It will include the Canada Water Masterplan site and the wider area.
- TfL / LBS Strategic Transport Study:** This is a joint study of the wider area, using different transport models. It will scenario test a range of levels of transport demand.

BRITISH LAND ARE ALSO

- Meeting with London Underground and Overground station design teams to influence station improvements at Canada Water and Surrey Quays.
- Working with TfL's working group for the Rotherhithe cycle and pedestrian bridge looking at alternative designs and locations. British Land have financially supported investigations into the bridge and will continue to be involved in discussions.
- Working with TfL and Southwark Council to explore the opportunity of extending the Cycle Hire Network to the area.

ROUTES & LINKS



MORE INFO

BUSES

- Absent regeneration delivering new more frequent and reliable services.
- People-focused routes and locations, including running and informal services.
- Enhanced local connections through a currently car-focused area with barriers to movement.
- New direct and re-orienting routes.
- Increased opportunity to live and work locally.

WALKING & RUNNING

- Connective and leisure cycling that connects to wider routes.
- Carpeted cycle parking.
- Managed through-appropriate canopyway widths, design of low-maintenance and appropriate signage / street furniture to ensure safe cycle and pedestrian interaction.
- Dedicated cycle lanes will be considered where appropriate on major routes.

PARKING

- Street-level and residential parking at basement level or within individual plots.
- Low levels of residential parking in accordance with local policy, consistent with supporting commercial viability and maximising the potential for commercial and residential uses.

SERVICING

- Carriageway layout of options to minimise servicing impacts by reducing vehicular movements.
- Local approaches include servicing within plots or potentially an articulated basement area and limited on-street servicing.

PRINCIPLES

<p>Low Carbon future</p> <ul style="list-style-type: none"> Electric vehicles Efficient freight & servicing Promote walking & cycling Helping to enable viable alternatives like car Efficient design of buildings and spaces Floating home technologies 	<p>Accessible to all</p> <ul style="list-style-type: none"> Improve access to services Work with others to help reduce complexity of Canada Water and local stations Shared passenger demand at different times and in different directions of travel
<p>Healthy Streets</p> <ul style="list-style-type: none"> Meet TfL's Healthy Streets indicators - see Good 09 New walking routes Cycle parking Links to cycle routes, including the potential Rotherhithe Crossing New public spaces Maximise through-access to avoid re-routing 	<p>Connected</p> <ul style="list-style-type: none"> Support links to wider area Enhanced bus routes New reliable bus services New walking and cycle routes Maximise access to Greater London Only routes to be added

06a

TRANSPORT & MOVEMENT CONTEXT

POTENTIAL WIDER TRANSPORT IMPROVEMENT, RELEVANT TO THE LOCAL AREA

TfL, GLA and Southwark Council have already planned a range of transport improvements which will help support the level of growth proposed in the local area. We will continue to work together to ensure planned improvements and investment are appropriately managed.

For more information please refer to the Context for Development book available at this exhibition, and the December 2016 dedicated transport session exhibition boards available at www.canadawatermasterplan.com



SUPPORTING INFORMATION FOR REFERENCE



07

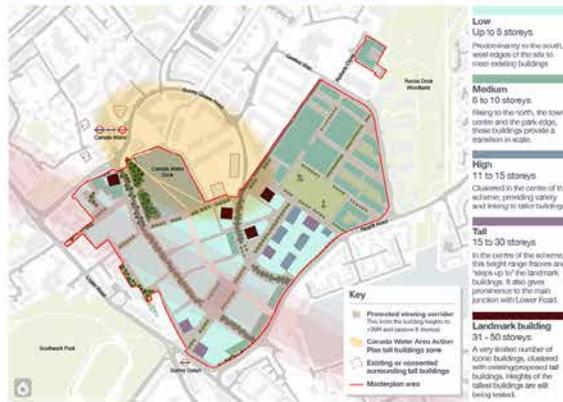
Building form & place

We recognise that managing the impacts of density and height are important.

The approach aims to balance the needs of a high-density site whilst delivering a varied and characterful place.

CANADA WATER MASTERPLAN

WHAT ARE THE PROPOSED HEIGHTS? (INDICATIVE WHILST TESTING CONTINUES)



PRINCIPLES

Respond to context & cluster tall buildings

Tall buildings are sited and set out in line with existing or proposed tall buildings, with the tall buildings lower on the block. All key junctions with Lower Floor. To average building heights are lower at the edges and rise to the centre of the site to connect with the taller buildings.



Buildings support active and enjoyable public spaces

Proper consideration of the wind, light levels and noise will allow the design team to integrate the needs and benefits to ensure the spaces between buildings are places people want to be.



High quality design

The character, shape and materiality of buildings can cover a significant impact on the quality of the built environment. High quality design means to high quality, reference the local area, reference the public space, materials are sourced responsibly and buildings are energy efficient.



WHY ARE THERE TALL BUILDINGS & HOW WILL IT IMPACT CHARACTER?

The Canada Water Masterplan is in an area that Southwark Council and the GLA (Greater London Authority) have designated as appropriate to deliver significant new homes, jobs and retail, with leisure, education, community uses and quality public spaces. This means there is a lot of demand on the spaces within the masterplan area from a Borough and London-wide level. The masterplan includes tall buildings which will enable the policy aspirations to be met and will support a range of active ground floor uses.

The character of a place is determined by a range of factors including the form and scale of the buildings and the density, as well as mix of uses, the streetscape and public spaces, the level of activity and design of buildings and landscapes.

We believe that higher densities, where appropriate, can create great places. It meets the needs of the city by providing more homes and jobs and places for leisure (as

set-out in policy). It can add to the vibrancy of a place by increasing activity, makes businesses more viable for the community and visitors, and provides the 'critical mass' to sustain local benefits and facilities.

Density also presents challenges. With the increased population there is a greater demand on infrastructure. These challenges are not to be underestimated and are summarised throughout this exhibition and in more detail in the Context for Development book.

Throughout the design and planning process the impacts of density and building form / height will be rigorously tested for the quality of environment it will produce. This will include local and long distance views, daylight / sunlight / shadow and wind testing - these will be shared through the consultation and planning process. Proper consideration of the microclimate is also essential to make density work well.



08

Social legacy & environment

British Land is a long term investor and are committed to working with the community to ensure that the Masterplan delivers a range of long-term benefits for those who live, work and visit here, both now and in the future.

CANADA WATER MASTERPLAN

A LONG-TERM SHARED VISION

Over the past three years of consultation and conversations we have been gathering local knowledge, developing an understanding of the many fantastic organisations and opportunities there are locally, and importantly where challenges or gaps may lie.

The Canada Water Masterplan is a long term project and we intend to own and manage the spaces and places created, and ensure the masterplan is properly integrated into the local area. This creates a unique opportunity over the next 15 to 20 years to create a new piece of the city which everyone can find their place in - by connecting with the local community, enhancing local skills, creating opportunities, growing local businesses and enlivening Canada Water, well beyond our red line boundary.

See board 08a for some of our current projects and ideas which are helping to inform the strategy.

IN THE MEANTIME...

The Canada Water Masterplan will be built in phases over 15-20 years. It's important that the area remains activated and that the community is part of what is being created. Below are some examples of temporary uses already underway and these will continue to grow:



Residents' Public Consultation, Consultation



Temporary use of an installation & creative space



Shop & cafe and the COW bar



Sketch view of the Park Hill, with shops, businesses and homes.

ECOLOGY, ENVIRONMENT & ENERGY

Our commitment is to have a positive impact on the environment: improving biodiversity and water quality, not adversely impacting air quality, reducing water consumption and using resources efficiently. We will work with existing groups such as Friends of Russia Dock Woodland / Southwark Park and external advisors such as Southwark Living Streets and Wildflower & Wetlands Trust to develop plans and test ideas.

ECOLOGY & BIODIVERSITY

- Incorporating significantly more trees and plants, with a priority on native species or suitable non-natives with a proven biodiversity benefit.
- Protect and enhance the SINC (Site of Importance for Nature Conservation) designation of the Canada Water Dock, and sensitively address the management of the reed beds for nesting birds.
- Create a network of greenspaces and habitat routes, with wildlife-friendly lighting and a range of nesting areas.

ENERGY

- The energy strategy will be reviewed and updated throughout the development to ensure it offers the most appropriate carbon efficient approach.
- A number of options are being considered for providing the energy for the site; these include connection to local district heating networks, as well as on-site energy generation. The final strategy will be selected based on a rigorous assessment of the carbon emissions, energy efficiency, feasibility and construction phasing.
- It is likely that the masterplan will need to accommodate a primary sub station and energy centres. We are currently reviewing options for providing these.

ECONOMY & EMPLOYMENT

Creating a new economic centre for Southwark, home to a range of employment opportunities and wide variety of businesses and workspace is a fundamental ambition of the project. British Land's vision is that major employers can thrive side-by-side with start-ups and independent businesses bringing a range of employment and opportunities to do business. The completed scheme expects to provide up to 20,000 jobs and approximately 1,800 (full time equivalent) roles in construction would be generated over the development period.

OUR POLICIES AND CHARTERS

Building on our existing policies below, we will develop a bespoke sustainability strategy for the Canada Water Masterplan.

- A Sustainability Brief for Development**
Ensuring that the masterplan delivers positive environmental benefits and achieves the highest levels of sustainability.
- Supply Chain Charter**
Ensuring local businesses, suppliers and contractors have a fair deal from the masterplan's supply chain.
- Our Local Charter**
Ensuring that the masterplan meets the needs and wishes of the community's needs and wishes.

The physical environment, play, health and wellbeing are all linked to social legacy - more information is on board 09 and throughout the exhibition.

10

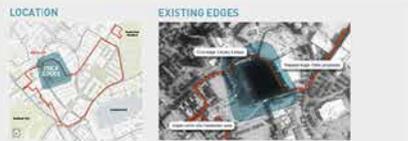
Dock Edges

A joined up approach

British Land has been to ensure that the dock becomes a key feature in the Canada Water Masterplan. It is of paramount importance that the ecological integrity of the dock is retained and enhanced. Our proposal at this stage is to develop a strategy for the whole dock and by edges to ensure all interventions bring forward a shared vision. It will be important that this is discussed and influenced by local stakeholders e.g. Southwark Ecology Centre, Harbour Master/Engineers, Wood-ol & Welton, Trust, Rotherhithe Arguing club etc. We are currently preparing to enhance the western edge of the dock as part of the first phase. We will share more details as they come forward in the coming months.

- A West: ecological edge**
This area has been designated as a 'Site of Importance for Nature Conservation' (SINCON). The desire is to enhance ecology and provide an engaging landscape in which people can experience nature and learn from the unique environment within a town centre location.
- B South: planted & active edge**
Plans to activate the western edge and increase opportunity for enjoyment here. This includes a public space which links down to the water with steps to it, supported by activated buildings with range of new uses.
- C Potential new crossing**
The option is being explored of providing a new route across the currently inaccessible Dock. To encourage interest and engagement with the Dock, enhancing the north-west south-east route through the new park linking to the future extension.
- D Incorporate & retain dock office buildings**
Plans to protect and enhance the existing listed building, fitting in the area dock history and better incorporated into public realm.
- E New leisure centre location option**
At the request of Southwark Council, British Land has carried out a study to identify potential new locations for the Leisure Centre within the town centre. This location is the most central within the waterfront and offers a viable location. For more information on the other sites being considered please see the leisure centre boards.

AREA SUMMARY



MASTERPLAN ZOOM-IN



SKETCH VIEW



Sketch view of the western dock edge with canal extension shown above.

PRECEDENTS: BUILT CHARACTER



Greenland Dock (view from boats, Adams and Morrison) | St George Wharf, Street Thames

PRECEDENTS: MASTERPLAN DOCK EDGE CHARACTERS



HafenCity Hamburg | Istanbul, Turkey

CONNECTING TO THE WIDER AREA



- Pedestrian arrival points at Canada Water Dock**
- 1 High street north
 - 2 New green route to/from Lower Road
 - 3 Potential new crossing
 - 4 Waters edge route
 - 5 Dock link to Greenland Dock
 - 6 Canada Water Plaza
 - 7 Abbot Channel & Sellar's development edge

11

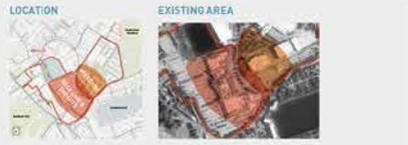
Dock Link & The Cuts

A mixture of shopping areas with a variety of characters

A mixture of different retail options are proposed within the town centre and are dispersed throughout the masterplan.

- A Relocation of Tesco**
British Land are in constructive discussions with Tesco about building a brand new store of a similar size and fit-out in a way that would allow continued trading and customer services. This opens up the site to Greenland Dock and means a cohesive masterplan can be brought forward. Parking would be located in a basement under the site.
- B 'The Cuts' and Dock Link: connecting the two docks**
An intimate network of pedestrian streets of different widths, at the heart of the town centre. A mix of different shops and businesses, creating an interesting, diverse and active street frontage. The Dock and Dock Link extension (Greenland Water Quay at Greenland Dock). Town centre parking would be located in a basement under the Cuts area.
- C Town square and distinct focus to the south**
Significant new public spaces for events, seasonal dining and play. The area south of the square creates a distinct character and requires that the dock edge and provides a space for activities and arrival into the town centre.
- D Green-link**
The green 'connector' asset to west creates an organic route that temporarily connects the Dock and Woodland. Through the new park, with existing access points to Southwark Park.
- E Entertainment Hub**
A building(s) at the heart of the town centre, this opens onto the town square. Planning allows and permits to be used on the ground floor, with entertainment, possibly a cinema and a bowling alley - on the upper floors.

AREA SUMMARY



MASTERPLAN ZOOM-IN



SKETCH VIEWS



Sketch view of the town square (new location shown above) | Sketch view of The Cuts (new location shown above).

PRECEDENTS: DOCK LINK / CUTS - BUILT CHARACTER



Floral Street, London | Street Thames, London

PRECEDENTS: TOWN SQUARE



South Square, Hong Kong | Sheffield, London

CONNECTING TO THE WIDER AREA



- Pedestrian arrival points on Redriff Road**
- 1 Lower Road & Southwark Park
 - 2 Brunelwick Quay
 - 3 Greenland Dock
 - 4 Redriff / Sellar Road

12

High Street & wider links

A Deal Porters way realigned to create a high street

A new high street will create an open-air retail street with national and international retailers, independent shops, restaurants and cafes, linking Surrey Quays to Canada Water Station. It will have soft-paved footpaths as you know along it. Pedestrian and cycle routes will be provided on the high street, with controlled access for buses and other vehicles.

B Land adjacent to Prince of Orange Walkway retained & enhanced

There will be no built development proposal on this locally owned green space. The team will work with residents to look at options to retain and enhance the space, with potential for landscaping improvements in a play space.

C New green route connects high street with Southwark Park

This pedestrian and cycle route will connect the High Street with Lower Road and Southwark Park and form part of the Safe Routes to School Network.

D Link to Lower Rd / Surrey Quays

The three junctions at Surrey Quays include about 100m of street which is unimproved. We will make this street a two-lane street on Lower Road and Southwark Street making it feel more like an integrated street connecting Lower Road and the masterplan area. The final solution will depend on the designs for Cytis Supersuperway 4 and the Gateway.

E Hothfield Place

The link from Hothfield Place to the new high street will be retained and improved.

F Green link connection to Lower Road & Southwark Park

The green link to Russias Dock Woodlands, Lower Road and Southwark Park will be retained and improved. The link will connect with the entrance to Southwark Park.

AREA SUMMARY



SKETCH VIEW



PRECEDENTS: HIGH STREET - BUILT CHARACTER



HIGH STREET: SCALE



CONNECTING TO THE WIDER AREA



13

Neighbourhood & park

Residential focus and potential for innovation hub

Alongside a new residential neighbourhood there is potential for a business/educational innovation hub at Canada Water Station. Land is currently in discussion with various providers and others. If an agreement is made then academic facilities could be housed around the perimeter site, with other uses integrated into the wider masterplan and train routes.

A Potential to retain the Printworks Press Hall

Plans are still emerging and discussions are progressing. There needs to be a flexible approach and current options include:

- option of to retain the Printworks press hall, retaining the industrial character at the heart of a mixed use area, with the building re-purposed to provide a range of uses, or
- option to demolish the Printworks site to provide more residential and commercial uses. The current masterplan shows 'Option A' with the Printworks press hall retained.

 It is expected that the low level Printworks buildings would be demolished in both options.

B The park

3.5 acres public green space forming the heart of a residential neighbourhood. This is the same size as previous proposals. The park will provide an opportunity to encourage leisure and biodiversity activities for all, a range of facilities, clear routes through and active edges.

C Link to Russias Dock Woodlands

The masterplan is being laid out to ensure direct links to Russias Dock Woodlands through Roberts Close or Queen's Quay.

AREA SUMMARY



SKETCH VIEWS



PRECEDENTS: BUILT CHARACTER



AN ACTIVE PARK EDGE



CONNECTING TO THE WIDER AREA



Potential Leisure Centre Locations

The Canada Water Masterplan provides an opportunity to realise Southwark Council's aim of a new leisure centre for Canada Water. The Council is committed to providing quality leisure facilities that encourage and make it easier for people in the community to be more physically active.

Southwark Council has provided a brief for the new facility and asked British Land to explore potential locations within the town centre. Based on feedback received to consultation in 2016, the former 'Plot 6' location is no longer being considered.

We would welcome your feedback on this study of potential locations.

WHY IS A NEW LEISURE CENTRE NEEDED?

The population in Rotherhithe and Bermondsey is growing, and people's leisure needs today are different than they were in 1965, when the current Seven Islands leisure centre was built. The town centre needs more and better space for exercise, gyms, studios, and swimming, as well as flexible indoor sports spaces and family-friendly amenities like play areas, crèches, and cafes.

The Canada Water Masterplan provides an opportunity for a new leisure centre with significantly enhanced facilities. Southwark Council has provided the following brief, which all of the sites identified in this study are able to accommodate:

EXISTING SEVEN ISLANDS FACILITIES:	BRIEF FOR NEW LEISURE CENTRE FACILITIES:
• 60 station gym	• 150 station gym
• Exercise studio	• 2 exercise studios
• Spinning studio	• Spinning studio
• 6 lane, 33 m swimming pool	• 6 lane, 25 m swimming pool
• Learner pool (disused)	• Learner pool with adjustable floor depth and water confidence area for children
• Assembly hall (220m ²)	• 4 court size sports hall (approx. 750 m ²) to accommodate badminton, basketball, cricket, football, gymnastics, handball, hockey, netball, and volleyball, and other activities
	• Soft play area for children
	• Crèche
	• Cafe

SITE SELECTION PRIORITIES

The following seven priorities have been discussed with Southwark Council to inform the selection of an appropriate location:

ACCESSIBLE

The leisure centre must serve the needs of both the local community and surrounding communities in Rotherhithe, Bermondsey, and wider catchments. The site should be centrally located, and easy and safe to get to by public transport, cycling and walking.

CONNECTED

To provide people with access to the greatest range of leisure opportunities the new leisure centre should connect via safe walking, jogging, and cycling routes to the surrounding parks and water bodies.

TOWN CENTRE

The leisure centre should be conveniently located near places to eat and shop in order to help make it an appealing part of people's day-to-day lives. The leisure centre should have a prominent, easily accessible location within the town centre.

ACTIVE

As a part of the town centre, the leisure centre should contribute to the vitality and activity of public realm. It should be part of a mix of uses that bring people and activity, and it should avoid inactive frontages that don't contribute to life on the streets and public spaces.

CONTINUOUS SERVICE

Residents must not be without access to a leisure centre, so the new location should enable continuous service to be provided between the existing and new centres.

TIMING

The town centre re-development will be delivered over a number of years, but the leisure centre should be delivered at the beginning of the development.

COMMERCIALLY VIABLE

Some locations will have higher land values for other types of use, while other locations may have higher construction costs or depend on outside third parties to deliver. The location of the leisure centre should enable a commercially viable proposal for both Southwark Council and British Land.

YOUR FEEDBACK

Please use the dedicated feedback form shown below to share your views on the potential leisure centre locations study.

Your feedback will be used to inform the proposal for a preferred leisure centre location, which will then be brought forward for further consultation by Southwark Council.

Southwark Council have informed us that no decision will be taken on the location before the end of the year.

Soundings will collect all feedback on behalf of British Land. This feedback will also be shared with Southwark Council.

If you'd like to contact Southwark Council directly please use the details below:

Email: regeninfo@southwark.gov.uk and title your email 'Canada Water Leisure Centre'.

Post: Regeneration North, Southwark Council, PO Box 44529, London, SE1P 5LX.



THREE SITES CONSIDERED: A, B & C



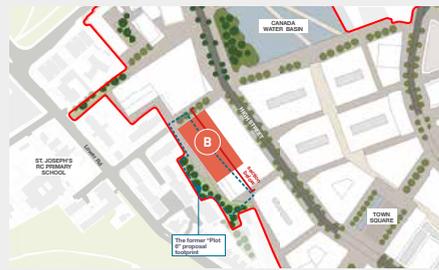
The plan above shows the three sites that were studied as potential locations for the leisure centre. Each of these sites was looked at in detail to understand how the leisure centre could be accommodated. Other sites within the masterplan were also considered, but discounted because they didn't meet the selection priorities. Reasons for discounting four of these sites are described above.

A OPTION A



	PROS	CONS
ACCESSIBLE	Less than 2 min walk from Canada Water Station. Effectively serves both Rotherhithe and Bermondsey communities as well as wider catchment	
TOWN CENTRE	Near restaurants, shopping, library, and other town centre civic and convenience amenities	
CONNECTED	Entrance onto new Dock Office courtyard, with Canada Water Basin, and Southwark Park nearby, and other parks and leisure assets within walking distance	
ACTIVE	Entrance onto the new Dock Office courtyard and green link to Southwark Park. Workspace and restaurant/retail uses help activate the dock edge and surrounding areas	
CONTINUOUS SERVICE	Deliverable alongside operational Seven Islands	
TIMING	Likely deliverable in the early phases of development	
COMMERCIALLY VIABLE	Use of site enables efficient integration alongside other commercial uses.	Increased costs due to excavation. Lower ground floor naturally lit at only one end.

B OPTION B



Option B is a site near the top of the new High Street. It is close to the former Plot 6 site, but retains the green area that last year's consultation feedback showed to be important to the local community.



The leisure centre would be integrated into the base of a mixed-use building containing shops, restaurants, and workspaces.

	PROS	CONS
ACCESSIBLE	Less than 3 min walk to Canada Water Station; 5 min to Surrey Quays Station, and on a proposed new high street bus route; Serves Rotherhithe, Bermondsey and wider catchment	
TOWN CENTRE	In core town centre area near restaurants, shopping, and other convenience amenities	
CONNECTED	Walking distance to all major leisure assets	Less direct access to parks than other options
ACTIVE	Entrance on Hotfield Pl near top of High St; Workspaces, retail, and restaurants bring activity to town centre	
CONTINUOUS SERVICE	Seven Islands can remain operational	
TIMING		Difficult to deliver in the early phases
COMMERCIALLY VIABLE	Integration with other uses in a mixed-use building reduces loss of commercially valuable floor space	Less efficient configuration and more expensive construction due to London Overground Tunnel located under plot; Loss of commercially valuable workspace on 1st floor

C OPTION C



Option C would provide the leisure centre on Robert's Close at the north east end of the site. While not easily accessible or in the town centre, the leisure centre would benefit from proximity to green areas and schools.



The smaller size of the Robert's Close site means the leisure centre would have to be arranged over three levels, and other uses such as housing could not be efficiently accommodated on the site.

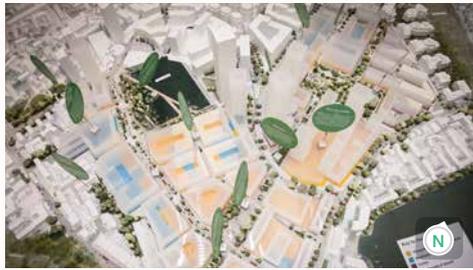
	PROS	CONS
ACCESSIBLE		Poor public transport connectivity: 8 minute walk to Canada Water Station, 5 minutes from nearest bus stop; Doesn't serve Bermondsey community or wider catchments effectively due to low accessibility.
TOWN CENTRE		Not in the town centre and doesn't benefit from proximity to other convenience amenities
CONNECTED	Proximity to Russia Dock Woodland and local schools	Approximately 10 min walk to Southwark Park
ACTIVE		Standalone leisure centre would have inactive frontages around most edges. No mix of uses.
CONTINUOUS SERVICE	Deliverable alongside operational Seven Islands	
TIMING	Potentially deliverable in the early phases	
COMMERCIALLY VIABLE	Standalone, above ground design is less expensive to build	Significant opportunity cost due to loss of ability to build homes and other uses on the plot.

CANADA WATER
MASTERPLAN

MODEL IMAGES

Below is a selection of photographs of the 3D model from the exhibition for reference.

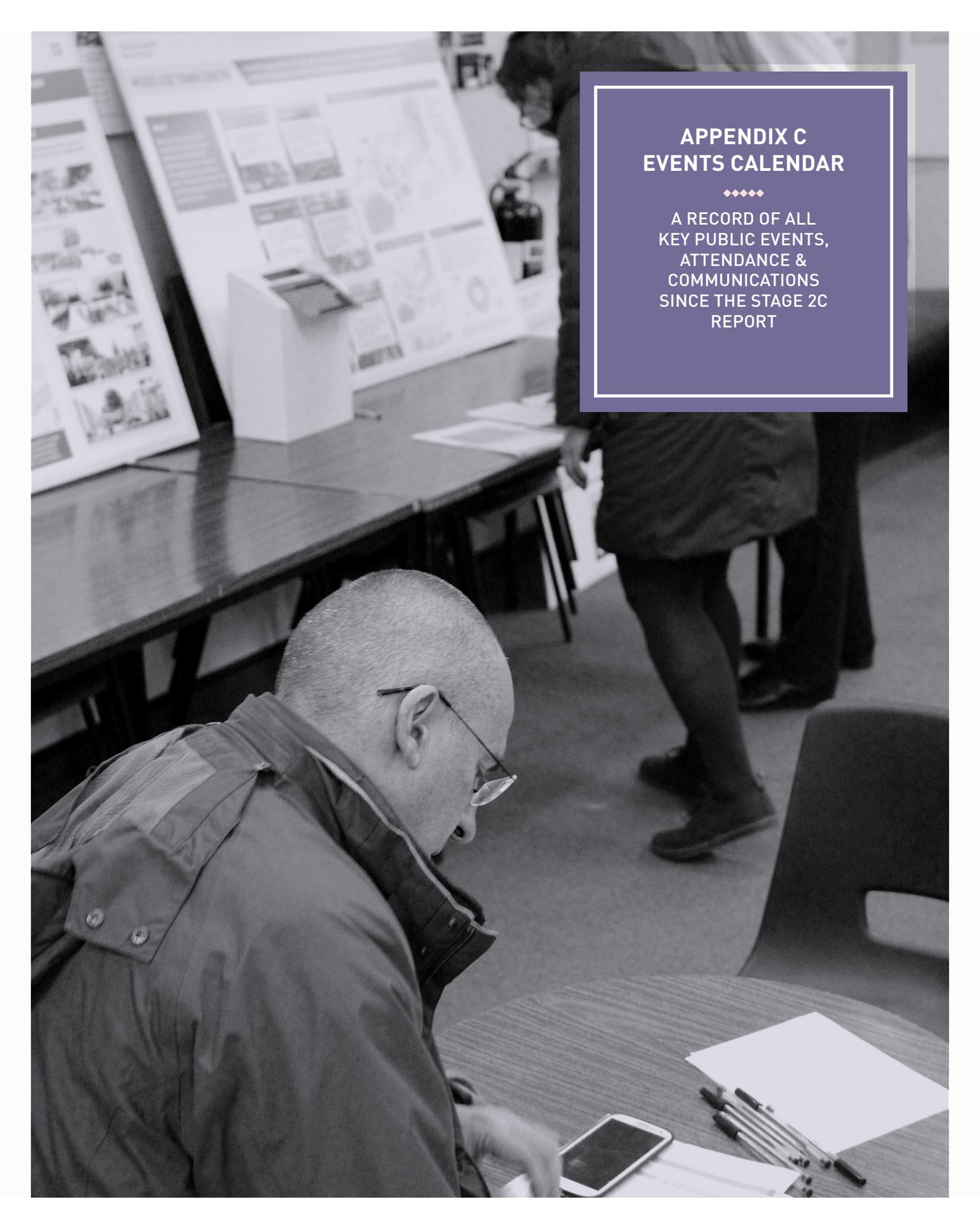




The masterplan area is opaque material, with coloured bases. The existing and consented surrounding context is in solid-white.



The exhibition included a 3D interactive model of the Updated Draft Masterplan, showing uses and comparison to the existing site.



APPENDIX C EVENTS CALENDAR



A RECORD OF ALL
KEY PUBLIC EVENTS,
ATTENDANCE &
COMMUNICATIONS
SINCE THE STAGE 2C
REPORT

CONSULTATION DIARY: MARCH 2016 - MAY 2017

ACTIVITY	DATE	DETAIL	OUTCOME
SE16 events	2nd July 2016 9th July 2016 6th August 2016 13th August 2016	Bermondsey Carnival Rotherhithe Festival Silverlock TRA Fun Day Silwood TRA Fun Day Information also available at the Albion Street Mid-Summer Market 2015	<ul style="list-style-type: none"> Estimated 250+ people informed about the project and upcoming events
Topic discussions	22nd June 2016 29th June 2016 27th July 2016 3rd December 2016 8th December 2016	Transport session at BRCC Transport session The planning session Transport session 1 Transport session 2	<ul style="list-style-type: none"> Approx 190 attendees across the events.
Updated Draft Masterplan main exhibitions	5th May 2017 6th May 2017 8th May 2017 9th May 2017 13th May 2017 17th May 2017 17th May 2017 5th to 21st May 2017	Exhibition 1 Exhibition 2 Exhibition 3 Exhibition 4 Exhibition 5 Local-mini exhibition 1 Local-mini exhibition 2 Online feedback	<ul style="list-style-type: none"> 1,500+ exhibition attendees 226 individual feedback forms
One-to-one meetings & group sessions	Ongoing	Local stakeholder outreach Local meeting attendance Group sessions	<ul style="list-style-type: none"> To date, throughout the process over 40 local stakeholder outreach/ local meetings/ group sessions

COMMUNICATIONS DIARY: MARCH 2016 - JUNE 2017

ACTIVITY	DATE	DETAIL	OUTCOME
Website	Ongoing	Regular updates, project information, access to consultation material and online feedback	<ul style="list-style-type: none"> • 17,399 returning visitors since March 2016
Facebook, Twitter, Instagram & YouTube	Ongoing	Regular updates	<ul style="list-style-type: none"> • Over 1.175 Twitter 'followers' • 378 Facebook page 'likes' • 223 Instagram 'followers' • YouTube recently added
Newsletter	July 2016 November 2016 April 2017	Newsletter 5a Newsletter 5b Newsletter 6	<ul style="list-style-type: none"> • 26,000 copies distributed locally • 'Bundles' distributed to local centres, shops and destinations • Circulated to all project contacts c.2,500-4,000
Local advertisements	April 2017	Southwark News	<ul style="list-style-type: none"> • Approx 11,015 circulation



**APPENDIX D
WHO'S INVOLVED**



**A SUMMARY OF THE
MASTERPLANNING
TEAM**

Who's involved

British Land

British Land are part-leasehold, part-freehold owners of the Printworks Site, long leaseholder of Surrey Quays Shopping Centre and freehold owners of the Surrey Quays Leisure Park site. They have been involved in the Canada Water and Rotherhithe area for many years. British Land are committed to working with local residents and other key stakeholders and to be part of continuing the delivery of a new and significant town centre for Canada Water.

www.britishland.com

Southwark Council

Southwark Council have a dual function as planning authority, and freeholder of the majority of Surrey Quays Shopping Centre and Printworks site. They are closely involved in the design and consultation process and are carrying out a parallel consultation on their preferred location for the replacement leisure centre.

www.southwark.gov.uk

Allies & Morrison

Allies and Morrison is an architecture and urban planning practice based in Southwark and have been appointed to develop a masterplan for the Printworks and Surrey Quays Shopping Centre sites.

www.alliesandmorrison.com

Townshend: Landscape Architects

Townshend is a landscape architecture practice based in London and they are developing a strategy for the public streets and spaces in the masterplan.

www.townshendla.com

Soundings

Soundings facilitate the process of community consultation to ensure that local people are well informed and have the opportunity to input local knowledge and ideas at each stage of design development.

www.soundingsoffice.com

Wider team

There are a number of other consultants involved in the project and as the project has progressed the team has expanded to draw on a range of skills and expertise:

- **Aecom: Project Managers**
www.aecom.com
- **DP9: Planning Consultant**
www.dp9.co.uk
- **Arup Transport Consultant**
www.arup.com
- **Quod: Socio-Economic Consultant**
www.quod.com
- **Newington Communications: Political Consultant**
www.newingtoncomms.co.uk
- **Waterman: Environmental Consultant, Structural Engineer & Infrastructure**
www.watermangroup.com
- **Professor Robert Tavernor Consultancy: Townscape Consultant**
www.tavernorconsultancy.co.uk
- **Gordon Ingram Associates: Daylight / Sunlight**
www.gia.uk.com
- **RWDI: Wind & Microclimate Consultant**
www.rwdi.com



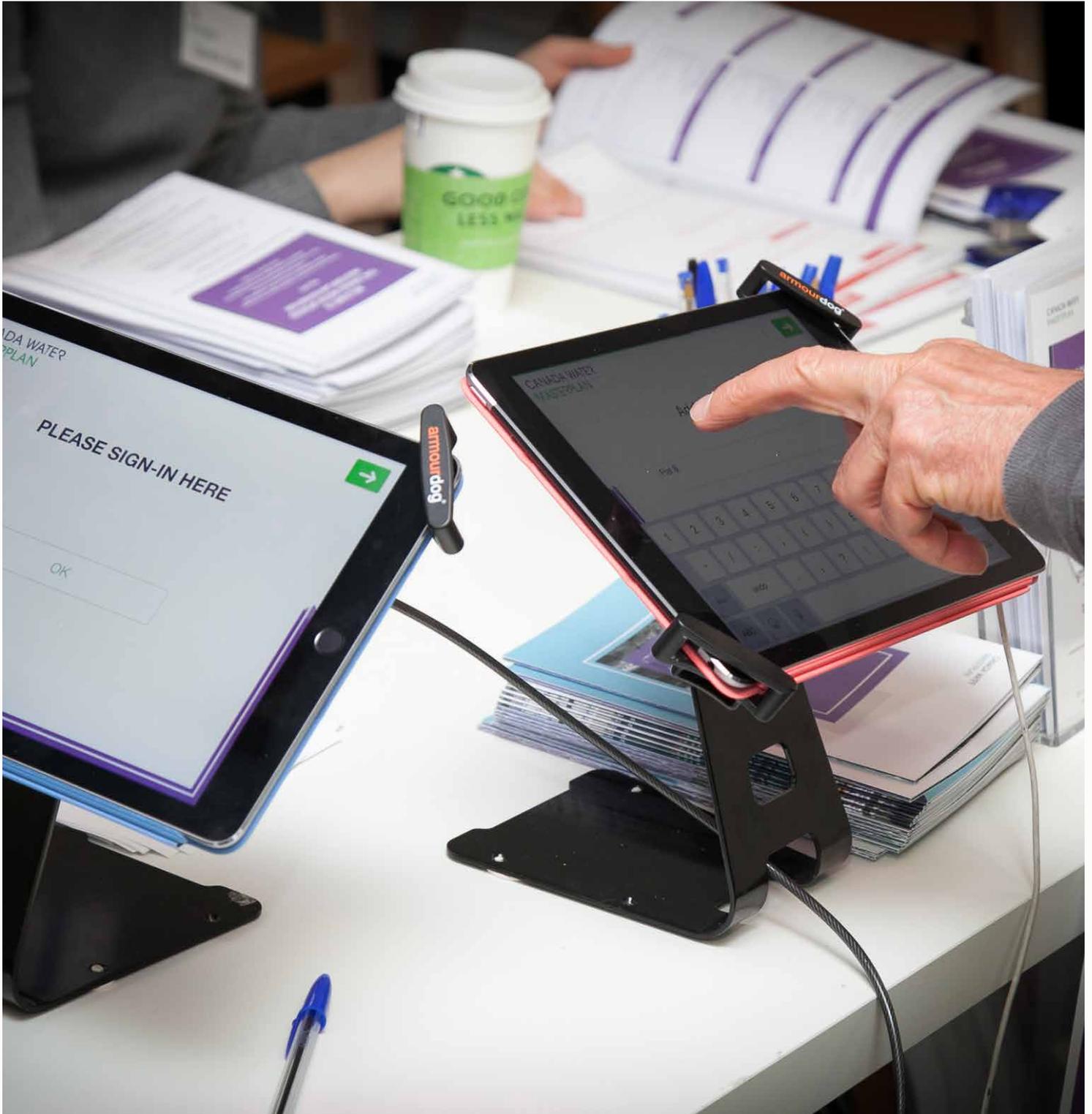
British Land: Regent's Place Camden



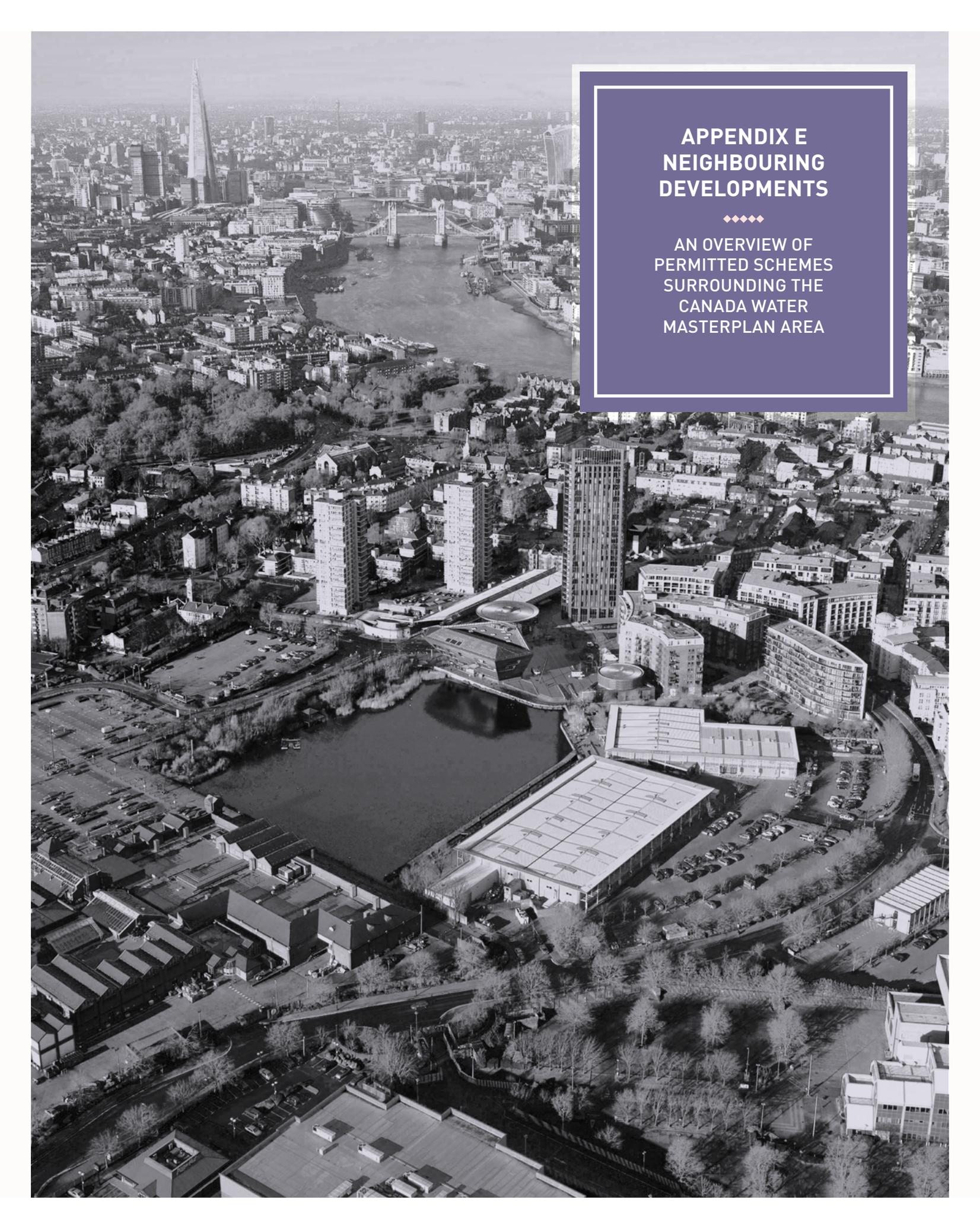
Allies and Morrison: Bankside 123, Southwark



Soundings: Stage 1 Consultation on SE16 Printworks (now part of the Canada Water Masterplan)



Updated Draft Masterplan exhibition sign-in

An aerial photograph of London, showing the River Thames, the Tower Bridge, and the Shard. A purple text box is overlaid on the right side of the image.

APPENDIX E NEIGHBOURING DEVELOPMENTS

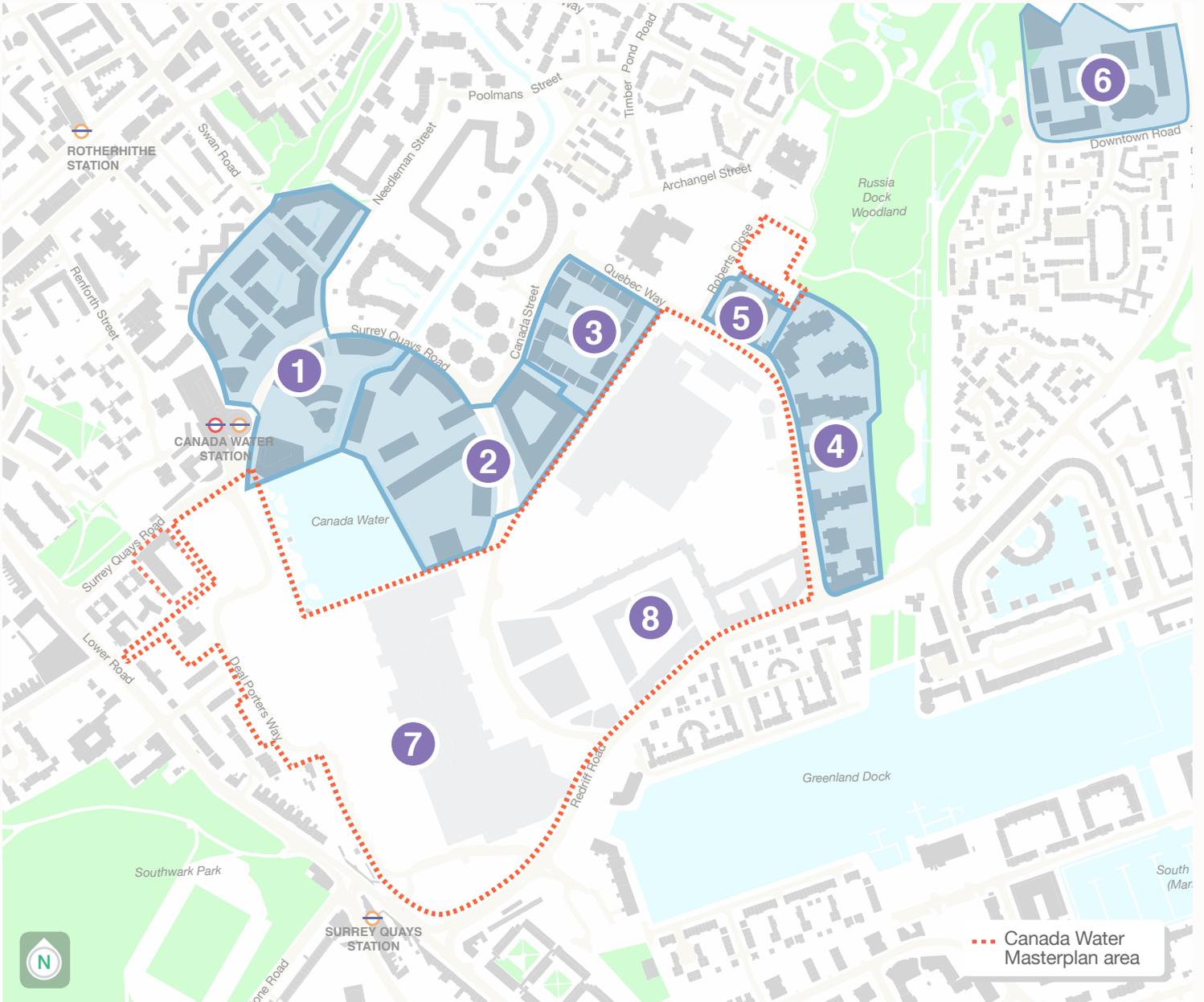


AN OVERVIEW OF
PERMITTED SCHEMES
SURROUNDING THE
CANADA WATER
MASTERPLAN AREA

Neighbouring developments

The map and descriptions give an overview of the larger developments surrounding the Canada Water Masterplan site, all of which have been granted planning permission and will provide the future-context for the masterplan.

Summary of schemes with planning approval, or recently completed



1 | Maple Quays

Status: Completed

Type of Development:

Residential led, mixed use (900 homes, incorporating Canada Water Library)

2 | Decathlon Site

Status: Outline planning permission granted

Type of Development: Mixed use (1030 new homes, retail and leisure facilities, a cinema and health centre)

3 | Mulberry Business Park

Status: Outline planning permission granted

Type of Development: Student accommodation (770 units), retail, health and office space

4 | Quebec Quarter

Status: Planning permission/ on site

Type of Development:

Residential led mixed use (368 homes, 1600 sqm of commercial space, food store, coffee shop, gym and nursery)

5 | 24-28 Quebec Way

Status: Full planning permission granted

Type of development: Residential-led; 94 residential units and flexible commercial space.

6 | Redwood Park

Status: Completed

Type of development: Residential (212 new homes, new health centre and community building)

7 | Surrey Quays Shopping Centre

Planning permission was granted in 2012 to extend the retail space at Surrey Quays Shopping Centre and refurbish the existing centre. Following the first stage of consultation, as owner of the shopping Centre, British Land recognised that there could be an opportunity for a more ambitious solution to contribute to a mixed-use town centre. The whole site is now being considered alongside the Printworks and Surrey Quays Leisure Park as part of the Canada Water Masterplan.

8 | Surrey Quays Leisure Site

There is outline planning permission for the Leisure Park site, granted in 2010 before British Land acquired the site in March 2015. It includes 540 homes plus 123 student units, re-provision of existing leisure facilities, and retail. In October 2015 British Land submitted a Reserved Matters application for the first phase. This was not sought with intent to implement it, but rather keeps the application valid and to retain the quantum of development established on the site. The Leisure Park site will be fully considered as part of the Canada Water Masterplan moving forward.

This consultation report has been produced
by:

Soundings

148 Curtain Road
London EC2A 3AT

Any queries should be referred to
the **Canada Water Masterplan** consultation
team as follows:

✉ team@canadawatermasterplan.com

☎ 020 7729 1705

🌐 www.canadawatermasterplan.com

🐦 @CWmasterplan

📺📺📺 Canada Water Masterplan

