

OUR LOCAL COMMITMENTS

SEPTEMBER 2019



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(Front cover) Illustrative view of the park.

(Inset) Illustrative view of the Town Square looking east.



1. FOREWORD

Delivering a 53-acre Masterplan development is a massive responsibility for any business. Delivering it in an area as rich in history and heritage as Canada Water, Rotherhithe and Surrey Docks only adds to that responsibility. It's a responsibility we have taken very seriously and carefully.

Over the last five years we at British Land have committed to being as visible and available as possible to everyone and anyone in the local community. We engaged early in our thinking and have always tried to engage regularly since then on a range of topics including transport, new homes and environmental issues.

The feedback and comments from the local community have been given careful consideration and have influenced and shaped the Masterplan. We would like this dialogue to continue as new buildings and spaces are designed and delivered, and we commit that we'll continue to involve you as the next phases are brought forward.

We have made every effort to be as open and direct with people as we can, sharing information and meeting groups and organisations consistently throughout the process.

We also enjoy being active members of the community. We have invested time and money in local projects to ensure that the community benefits from our activities and presence in the area, and to help us understand how the Masterplan can best address local needs.

We know the Masterplan cannot please everyone, despite our best efforts to ensure it does, but believe that what we are offering will, on balance, provide considerable opportunities and benefits to those who live, work and spend time in Canada Water.

This document describes the Masterplan's key elements in more detail and we hope you find it useful.

Subject to planning, we look forward to continuing to work with you to create an amazing new town centre for you, your family and friends in Canada Water.

Thank you,



Roger Madelin and Emma Cariaga
**Joint Heads of Canada Water
British Land**

AN AMAZING PLACE TO LIVE, WORK AND VISIT

The Canada Water Masterplan is a partnership between British Land, Southwark Council and the local community to create an amazing new town centre for Southwark and London that complements the local area, making an active, positive, long-term contribution to local life.

The Masterplan covers 53 acres providing jobs, homes, offices, shops, public spaces and facilities and responds to the Greater London Authority (GLA) and Southwark Council's policy aspirations to deliver new homes and jobs at Canada Water. It is a 15 year project and British Land is here for the long-term. Building on our efforts to date, we will actively invest, be part of local community life and be a good neighbour.

Recognising what already makes the area special and responding to the area's rich heritage, the Masterplan will provide new opportunities and benefits for those people who live and work in the area now and in the future.

Since 2014 we have conducted extensive consultation on the Masterplan with the local community. We have received feedback on a wide range of issues including housing, town centre uses, impact on local facilities, the new routes and streets, transport and jobs and training. All of this has directly informed and changed the plans we have submitted (see page 12).

These new homes, offices, shops, public spaces and facilities will link with the existing community physically and socially, and ensure that the Masterplan is incorporated as a part of the wider local area.

WHAT IS THIS DOCUMENT?

This document summarises the commitments British Land will make in delivering the Canada Water Masterplan.

Most of the facts and figures are based on what is called the "Illustrative Masterplan". Illustrative because, as with any long-term large-scale project, there has to be some flexibility, as no one knows exactly what will happen over the next 15 years. For example, the amount of retail space needed, given the ever-growing impact of internet shopping, may change over time. The way we travel and live in our homes may change too, as well as the way we work. In some cases we refer to the maximum we can deliver; for example office space, where the Illustrative Masterplan is 278,000 sq m, and the largest amount we could deliver is 320,000 sq m.

Many of these commitments are agreed in the Section 106 agreement between the developer, in this case British Land, Southwark Council and Transport for London (TfL).

The commitments are captured in the planning permission and Section 106 agreement in various ways and each commitment will be provided at the appropriate moment during the lifetime of the project to meet future needs.



Illustrative view of the park.

OUR HEADLINE COMMITMENTS ARE:

SECTION A
AFFORDABLE
HOMES FOR LOCAL
PEOPLE

Pages 14–15

- **Approximately 3,000 new homes**, with a minimum of **35% being affordable**, with 70% of these homes available at social rent and 30% intermediate affordable.

SECTION B
LOCAL
TRANSPORT
INVESTMENT FOR
CURRENT AND
FUTURE USERS

Pages 16–17

- **Making Canada Water a more accessible place by investing over £33m in transport projects throughout the life of the development**, including a new entrance at Surrey Quays station, improvements to Canada Water station, new bus routes and cycling, highways and pedestrian projects.

SECTION C
SUPPORT FOR
A THRIVING
COMMUNITY AND
ECONOMY

Pages 18–19

- **Up to 320,000 sq m of office and workspace home to c.20,000 jobs**, of which around 7,000 sq m will be made available at discounted rent levels for 15 years, meaning around 500 people will be working in companies benefiting from reduced rents.
- **Delivering bespoke employment and training programmes for local people** to access career, employment and business opportunities in construction, offices and shops, as well as apprenticeships.

SECTION D
FACILITIES FOR
LOCAL PEOPLE

Pages 20–21

- **Up to 100,000 sq m of retail, leisure, entertainment and community space.** This is more than three times the size of the existing Surrey Quays shopping centre. 5,000 sq m of the retail space will be available at discounted rent levels for 10 years, with incentives support business growth. We are also working with Tesco to provide a brand new store.
- **New facilities such as a leisure centre**, community-use space and space or a financial contribution to help deliver a health facility, a new 16+ education facility and a police hub.
- **A minimum of £5m towards expanding an existing, local primary school** so that it can provide 210 additional places for local children.

SECTION E
SUSTAINABLE
NOW AND IN THE
FUTURE

Pages 22–23

- **12 acres of new open spaces** and places for all ages to enjoy including a **3.5 acre park** (equivalent in size to two international football pitches), the first new high street in London for decades, a new Town Square and 16 new streets.
- **c.1,255 new trees**, provided on site and off site, as well as improving the ecology of Canada Water Dock. A minimum of 35% of the Masterplan will be public open space for public use and enjoyment.
- **Committing to ensure that all of the buildings brought forward within the Masterplan meet high standards of sustainability and energy efficiency** – supporting Southwark Council’s objective to reduce carbon emissions by 2025.

THE KEY FACTS

AFFORDABLE HOMES FOR LOCAL PEOPLE

35% AFFORDABLE HOMES

with **70% social rent** and **30% intermediate affordable**, including a local lettings policy.



87 NEW AFFORDABLE HOMES DELIVERED BY 2024

(60 social rent and 27 intermediate affordable).

6 OUT OF EVERY 10

of the affordable homes will be two-bed or larger and so **suitable for families**.

LOCAL TRANSPORT INVESTMENT FOR CURRENT AND FUTURE USES

OVER £33M TOWARDS TRANSPORT:

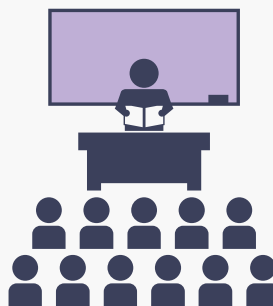


- Improvements to Canada Water and Surrey Quays stations (including step free access).
- Two new bus routes.
- Reducing the amount of public car parking from 1,900 today to 1,000.

c.10,000 NEW CYCLE PARKING SPACES with 1,066 in Phase 1 and cycle hire docking stations.



FACILITIES FOR LOCAL PEOPLE



£5M TO SUPPORT THE EXPANSION OF AN EXISTING LOCAL PRIMARY SCHOOL

creating 210 additional places and to fund more if needed.

Plus c.4,000 sq m of space for a **16+ education facility**.

A NEW LEISURE CENTRE



with an eight lane 25m swimming pool, a gym and four court sports hall.



Land and/or funding for a **new health facility** if called upon by the Clinical Commissioning Group/NHS.

Space, if required by the Metropolitan Police, for a

NEW POLICE HUB FOR LOCAL NEIGHBOURHOOD TEAMS.

COMMUNITY USE SPACE

leased to charities, social enterprises or community groups.

SUPPORT FOR A THRIVING COMMUNITY AND ECONOMY

Up to 320,000 sq m
of workspace for

c.20,000 JOBS

with **employment and training programmes** for local people.



**Up to 100,000 SQ M
OF RETAIL, LEISURE,
ENTERTAINMENT
AND COMMUNITY
SPACE,**

(more than three
times the size of the
existing Surrey Quays
shopping centre).



SUPPORTING LOCAL BUSINESSES

to access work space by allocating **7,000 sq m**
at **75% of market rent** for 15 years.

**An additional
c.£100m**

a year will be spent
in the local area by
bringing **new jobs,
businesses and
investment** to
Canada Water.



SUPPORTING LOCAL RETAILERS

by allocating nearly 5,000 sq m of retail
space at discounted rent levels for 10 years,
with incentives to support business growth.
That's space for around 20 shops.



SUSTAINABLE NOW AND IN THE FUTURE

**c.1,255
NEW TREES**

provided on site
and off site.



All buildings will
seek to minimise
carbon emissions
through their design,
construction and
choice of materials.



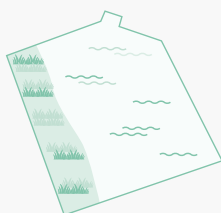
A NEW HIGH STREET

The first in London for 100 years and
16 new streets (covering 3.8km).

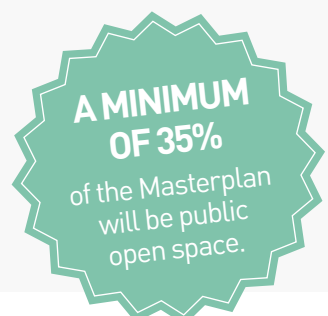


**ECOLOGICAL
ENHANCEMENTS
TO CANADA
WATER DOCK**

a planted and active edge to the south
and a potential new boardwalk.



**12 ACRES OF NEW
OPEN SPACES**
including a **new town
square** and **3.5 acre park**.



WHAT WE PLAN TO DELIVER BY 2024

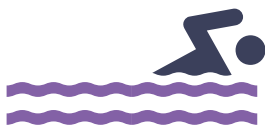


THREE NEW BUILDINGS

delivering new homes, leisure, retail and workspace.

265 NEW HOMES WITH 35% AFFORDABLE HOUSING,

with 70% of this as social rent housing and 30% as intermediate affordable. This means 87 new affordable homes comprising 60 social rent and 27 intermediate affordable – helping around 500 people overall.



A NEW LEISURE CENTRE

with an eight lane, 25m swimming pool, gym and four court sports hall.



NEW PUBLIC SPACES

including a new pedestrian link from Lower Road to Canada Water Dock and a new community square in the Dock Offices courtyard.



c.2,300 OFFICE, RETAIL AND ESTATE MANAGEMENT JOBS

with targeted programmes to support local people to access these opportunities.



TRAINING AND EMPLOYMENT PROGRAMMES

targeting c.163 Southwark residents into construction jobs and c.40 people into apprenticeships or NVQ qualification.



CREATING SUSTAINABLE BUILDINGS

by achieving or exceeding the carbon emissions savings required by the Greater London Authority's London Plan.



PROVIDING 1,066 CYCLE SPACES

in new buildings and on street for public use.

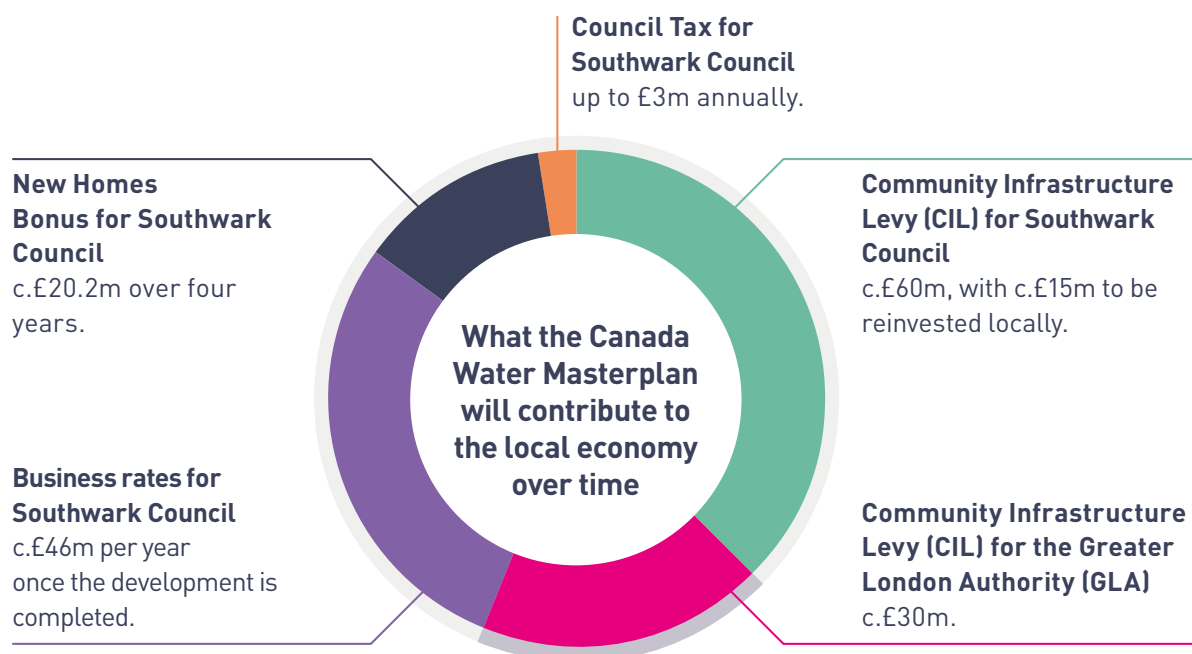


NEW CAR CLUB BAYS

for residents.

WHAT WE WILL CONTRIBUTE IN THE LONG TERM

Alongside these commitments, over time the Masterplan will contribute a significant amount of new funding through the following taxes:



Further to this, it is predicted that by bringing new jobs, businesses and investment to Canada Water, spending in the local area will increase by c.£100m a year.



View of the new Dock Office Courtyard community square, looking towards the new Leisure Centre entrance.

WHAT IS THE CANADA WATER MASTERPLAN?

The Masterplan is a 15 year project which responds to the Greater London Authority (GLA) and Southwark Council's policy aspirations to deliver new homes and jobs at Canada Water.

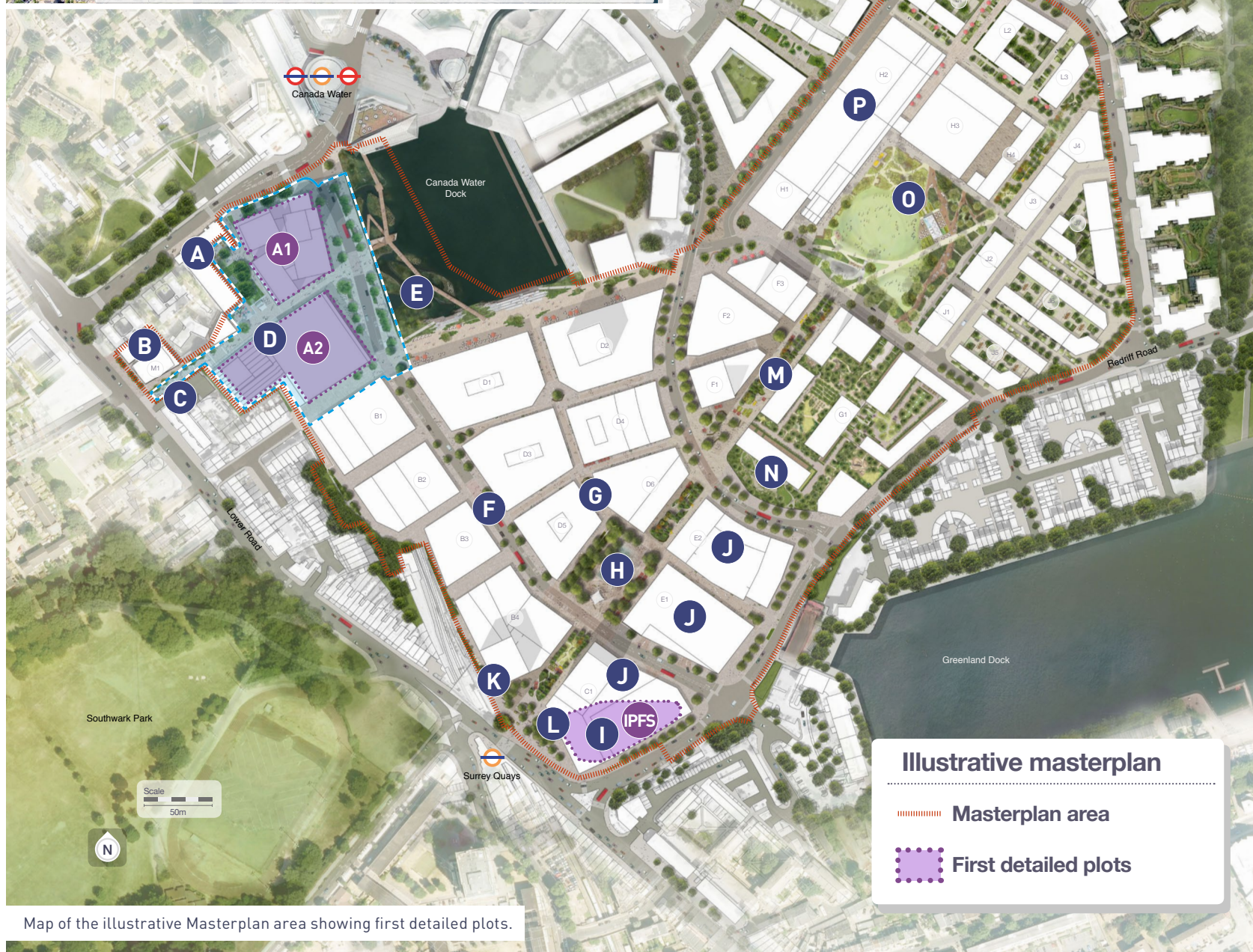
It will create a new town centre delivering new jobs and employment and training programmes, homes, offices, shops and public spaces, such as a new town square and park, all of which British Land will manage long-term.

The 53 acre Masterplan site includes Surrey Quays Shopping Centre, Surrey Quays Leisure Park, the Printworks and the former Rotherhithe Police Station.

We are committed to making sure that all those who live and work locally, both now and in the future, can benefit from the development and the opportunities it will create. We are also committed to ongoing dialogue and engagement and reporting on what we deliver through the life of the project.

FIRST DETAILED PLOTS

- A1** Mixed use 35 storey residential tower with 186 homes (including eight affordable), retail and office at lower levels.
- A2** Six storey mixed-use building with a new leisure centre, workspace and retail.
- K1** Five to six storey residential building with all 79 homes affordable.
- IPFS** Interim Tesco Petrol Filling Station.



Map of the illustrative Masterplan area showing first detailed plots.

- A Dock Offices**
The Dock Office buildings are retained and the courtyard becomes an enlivened public space.
- B Former Rotherhithe Police Station**
Integrated within the Masterplan.
- C New pedestrian and cycle route**
A pedestrian and cycle link to/from Lower Road.
- D New Leisure Centre**
Modern facilities, meeting Southwark Council's brief to replace Seven Islands.
- E Canada Water Dock**
Ecological enhancements to the western edge of Canada Water Dock, a planted and active edge to the south and a potential new boardwalk.
- F High Street**
A new high street with national and independent retailers, restaurants and cafés.
- G Dock link & 'The Cuts'**
An intimate network of pedestrian streets with a mix of smaller shops, cafés/ restaurants and workspace.
- H Town Square**
A new town square with event space, fountains, food and drink and possibly a hotel.
- I Interim Tesco Petrol Filling Station**
Interim location to allow for the building of Plot A2.
- J Town centre parking**
A multi-storey car park will complement the car park under Tesco (location to be confirmed – Zone C or E).
- K Surrey Quays Station**
Improvements to capacity and accessibility including a new entrance (while keeping the existing entrance open).
- L Surrey Quays Place**
A new public space providing a prominent and accessible connection with Lower Road.
- M Park Walk**
A key pedestrian route that connects Russia Dock Woodland and Southwark Park.
- N Tesco store relocated**
We are working with Tesco to provide a similar sized replacement store with continuous trading. Relocation allows a new link to Greenland Dock and new homes are provided above the relocated store.
- O Park**
A new 3.5 acre park that connects many routes through the site. It includes activities at the edges and a park hub.
- P Printworks Press Hall**
The Printworks has temporary permission as an events space. The Masterplan includes options to retain and re-purpose the press hall, or redevelop to provide homes and workspace.

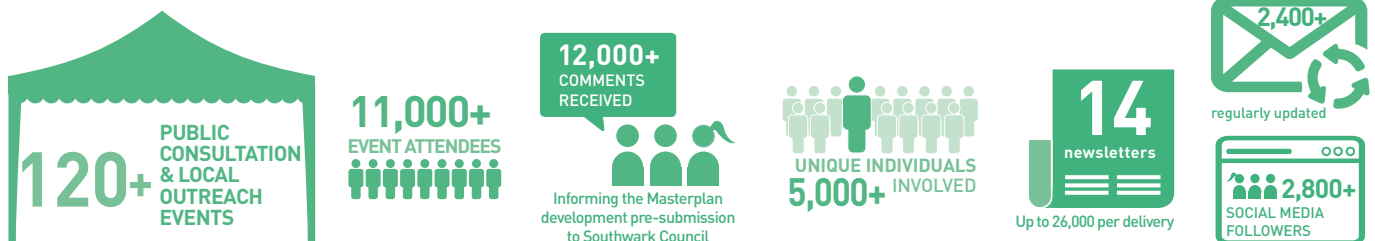
HOW HAS THE MASTERPLAN BEEN SHAPED BY THE COMMUNITY?

Since 2014, British Land has been working with the local community in and around Canada Water, Rotherhithe and Surrey Docks to get to know the area and ensure that we understand local priorities, concerns and aspirations. We have met a wide range of people, learned a lot about the rich history and heritage of the area and built a stronger understanding of how the Masterplan can best address local issues. We've also invested over £400,000, and our staff and advisers have spent many thousands of free hours supporting a range of local initiatives – something we will continue to do into the future.

We have welcomed over 5,000 individuals to over 120 public consultation and local outreach events and received over 12,000 comments which have informed the Masterplan. We have met with resident groups, community organisations, businesses and individuals and attended hundreds of community meetings.

This has helped us to evolve the Masterplan to respond to the needs of the surrounding area and the variety of people who live, work and spend time here.

We're grateful to everyone for their time and contributions so far. We look forward to working closely with everyone locally during the next stages of the Masterplan's development and beyond.



Below are some examples of how the Masterplan has been informed and changed by local feedback:

HEIGHT

- Reduced the overall heights of:
 - Plot A1 (one of the first detailed plots), which is down from 50 to 35 storeys.
 - A number of the tallest buildings in development Zones D and F (see the Masterplan summary map on pages 12–13), for example, the tallest building was reduced by 24 metres (circa 7 storeys – from 162 to 138 metres).

LOCATION OF BUILDINGS

- Relocated the leisure centre (following Southwark Council's consultation and community feedback).
- Repositioned the tall building in development Zone C further away from the Osprey Estate.

DESIGN GUIDELINES

- Added in more detail to respond to feedback on different plots, including more design guidelines to control aspects of the design important to local people e.g. historic references and materials.

ENVIRONMENT

- Realigned the Canada Water Dock crossing to be closer to the edge, to preserve a better view of a larger body of water at the request of people who used to work on the docks (and brought London Wildlife Trust on board to advise).
- Committed to not developing on the copse adjacent to Prince of Orange Walkway (by Hothfield Place).
- Enhanced the pedestrian route and appearance from Surrey Quays Shopping Centre to Lower Road through the proposed location of the Interim Petrol Filling Station and introduced screening.
- Increased the size of the park and changed the orientation to maximise sunlight and minimise exposure to vehicular movements.

LOCAL FACILITIES

- Included space for play and skating within the new park.
- Introduced proposals for 500 sq m of community use space (over twice the Time and Talents 2 (T&T2) space opposite Tesco).
- Opened discussions with the Metropolitan Police over a new police hub at Canada Water.

WHEN WILL THE MASTERPLAN BE DELIVERED?

We submitted what is called a hybrid application which includes outline plans for the whole Masterplan and detailed plans for the first phase.

This first phase covers Plots A1, A2 and K1 and the Interim Petrol Filling Station. If the application is approved by Southwark Council, it then goes to the Mayor of London for consideration.

Subject to his approval and securing planning permission, we would expect to start the first phase, which includes 265 new homes and the new leisure centre, in early 2020 with a planned completion date of 2024.

We expect the whole Masterplan to take around 15 years to build.

WHAT HAPPENS NEXT?

The Canada Water Masterplan is due to be considered by Southwark Council's Planning Committee in the next few weeks.

Comments can be sent to Southwark Council for their consideration, with all comments considered by the Planning Committee.

SUBMIT A COMMENT

The planning documents are available to view on **Southwark Council's Planning Register** (www.southwark.gov.uk/planningregister) and searching for case reference number 18/AP/1604 or for 'Canada Water Masterplan'. All planning application documents are also available to view on request at Canada Water Library.

If you have questions relating to this document, please contact us by emailing team@canadawatermasterplan.com or by calling **0800 470 4593** (freephone) and we will get back to you as soon as we can.



Images from our Masterplan consultation events.

AFFORDABLE HOMES FOR LOCAL PEOPLE

We know that there is a housing crisis in London and our Illustrative Masterplan shows we could deliver around 3,000 homes, helping the borough meet its housing needs.

In order to create a mixed community and respond to the changing needs of people over the next 15 years, 35% of homes will be affordable, split 70% social rent housing and 30% intermediate affordable housing, which is policy compliant. The rest will be homes for rent or to buy for people at different stages of life with a range of needs and priorities.

35%

AFFORDABLE
HOMES

70%

OF THESE HOMES
WILL BE AT
SOCIAL RENT

6/10

WILL BE
SUITABLE FOR
FAMILIES

WE WILL DELIVER:

- A minimum of 35% affordable homes across the Masterplan throughout the lifetime of the project – 70% of these homes will be social rent and 30% will be intermediate affordable.
- Six out of every 10 of these affordable homes will be two-bed or larger and so suitable for families.
- All social rent homes are to be provided in accordance with Southwark Council nomination requirements.
- There will be a local lettings plan for all intermediate homes, ensuring that local residents are first in line to access new affordable homes.
- There will be 265 homes in two buildings in the first phase, of which 87 homes will be affordable with 60 homes at social rent and 27 intermediate – home to around 500 people overall.



View of K1 from Roberts Close.

- Of these 87 affordable homes, 79 will be provided in K1 on Roberts Close with a mix of homes especially appropriate for families, with 26 two-bed homes, 39 three-bed homes, and 14 one-bed homes. Eight intermediate affordable homes will be located in A1.
- Social rent homes will be let at Southwark target rents in line with the national rent regime. Southwark target rents are currently around 20% lower than the Mayor of London's city-wide rent levels.
- The Council will have the first option to purchase all social rent homes and let them as council homes, at council rents, on council tenancies.
- Facilities provided across the Masterplan for residents including play space, shared gardens and roof terraces.
- The residential developments will all be car free, with a maximum of one space for every ten homes provided for drivers with disabilities.

FURTHER TO THESE COMMITMENTS

British Land backs the Mayor's Homes for Londoners initiative which means we will market new homes to local people first.

In addition to the above commitment, we have also investigated the potential for delivering a proportion of the homes through a Community Land Trust, governed by local people. If there is interest we will explore delivery of homes in this way.

We also recognise that there is an ageing population and a growing need for homes for older people. We are investigating the opportunity to build homes that are specifically designed for people at different life stages, including disabled people, extra care and specialist accommodation, both for private and affordable tenures.

As outlined, we are committed to delivering 35% affordable housing across the entire Masterplan and we have also agreed that we will review the profitability of the development after the first 1,500 homes have been delivered and at regular intervals of 500 homes thereafter, to see whether more affordable homes can be delivered.



View over the K1 courtyard looking east towards Russia Dock Woodland.

LOCAL TRANSPORT INVESTMENT FOR CURRENT AND FUTURE USERS

Our vision is to enable people to use sustainable transport and reduce car use, promoting the Healthy Streets philosophy in the Mayor of London's Transport Strategy, the draft London Plan, Southwark Council's emerging Movement Plan and the draft New Southwark Plan. Our proposed measures seek to ensure 80% of trips will be by public transport, walking and cycling by 2033 and we aspire to achieve the Mayor's targets for inner London for 90% to be by these modes by 2041.

We have spent the past three years working with Transport for London (TfL) and Southwark Council on a transport package to address the effects of the Masterplan. We know local people experience busy transport services during peak periods. The Masterplan will not be delivered overnight and over the next 15 years, working with TfL and Southwark Council, we will deliver transport improvements to address the Masterplan's demand on local services.

TfL and Southwark Council have stated other projects, such as the Elizabeth Line (Crossrail), improvements to DLR services, Cycleway 4 and extending Santander Cycle Hire to Rotherhithe, along with changes in travel behaviour, will help relieve local congestion. TfL estimates 10-15% of passengers who use the Jubilee Line will change to the Elizabeth Line, increasing space for others. In addition, workers alighting at Canada Water will create space for local people to board. Longer term projects, like the Bakerloo Line extension to Lewisham, would also provide alternatives and change travel patterns further.

We actively supported a successful £80.8m bid for Government money as part of the Housing Infrastructure Fund (HIF) to increase the frequency of the Overground to 20 trains per hour (currently 16), improve Surrey Quays Station and deliver improvements to Canada Water bus station by 2024.

OVER **£33M**
TOWARDS TRANSPORT
IMPROVEMENTS

IMPROVEMENTS
TO SURREY
QUAYS AND CANADA
WATER STATIONS

TWO NEW BUS
ROUTES

WE WILL DELIVER:

- In excess of £33m over the next 15 years towards a range of transport projects to increase capacity and frequency, make journeys quicker, and provide a greater range of choices to those living or working in Canada Water and the wider Rotherhithe and Surrey Docks area. This will mitigate the impacts of our future development. Examples include:

SURREY QUAYS STATION

- Contribute to the funding of a second entrance/exit ticket hall providing step free access and reducing congestion, delivered by TfL. Together with HIF funding this will pay for the full costs of the works.

CANADA WATER STATION

- A financial contribution for TfL to provide additional staff, better communications and internal alterations to create more space for passengers and better enable use of the train services.

BUSES

- Funding for two new high frequency bus routes, one between London Bridge, Canada Water and Greenwich and the other between Canada Water, Old Kent Road and Central London, as well as potential improvements to local bus links.
- New bus stands along the new High Street with real time travel information.
- Improved and new bus stands on existing highway in and around the development.
- New driver facilities.

USE OF CARS

- Far fewer town centre car parking spaces, reducing from c. 1,900 today to 1,000 spaces when the Masterplan is completed.
- Disabled car parking provision only for the new homes, with a maximum of one car parking space for every ten homes.
- No private car parking for the offices and other commercial uses, other than a few spaces for disabled people.
- Funding made available for highway improvements and amendments to/extension of the Controlled Parking Zones in the area, if required by the local community.

We are pleased to be working with **Southwark Cyclists** as a strategic partner.

- Hundreds of electric vehicle charging points.
- One year's free car club membership for Masterplan residents and convenient new car club parking spaces.
- Monitoring of new town centre car parking usage to establish whether additional controls and management measures are needed to encourage less car use.

CYCLING AND WALKING

- c.10,000 new cycle parking spaces, with 1,066 delivered in phase one, including the potential for provision for cargo bikes and those used by disabled people and for children.
- One year's free cycle hire Santander membership for new residents.
- Funds for six Santander cycle hire docking stations to link into the recently announced extension of the scheme to Canada Water and Rotherhithe.
- Around 3.8 km of new streets and spaces for pedestrians and cyclists.
- New and improved routes between the existing areas and the development – e.g. from the new High Street to Lower Road.
- New pedestrian crossings and junction improvements.
- Legible London wayfinding signage.
- A Bicycle User Group which will coordinate cycle training, best practice and initiatives to encourage the uptake and support for cycling locally.

FURTHER TO THESE COMMITMENTS

We will continue to work with local interest groups such as Southwark Cyclists, who have agreed to be strategic partners.

We have submitted a Sustainable Transport Plan, which includes details on servicing and deliveries and want to create a Transport Innovation Hub to showcase new transport technology and initiatives with facilities to try out new modes of transport and encourage learning and training for the community.

We will also run a Sustainable Transport Fund which will use a proportion of the income from the town centre car parking to support innovative transport measures and promote non-car modes.



Illustrative view of the High Street, looking north.

OUR KEY AREAS OF COMMITMENT

SUPPORT FOR A THRIVING COMMUNITY AND ECONOMY

The new town centre delivered by the Masterplan will help to support a thriving local economy and the community. We estimate that the proposals have the potential to see c.£100m a year spent in the local area by bringing new jobs, visitors, businesses and investment to Canada Water.

The development will bring employment and career opportunities for local people of all ages and across a range of sectors and skill levels. We will also help people to set up new businesses and support existing local businesses to benefit from the Masterplan.

Additionally we have already brought in PLuS Alliance, a Higher Education provider based in the Printworks, which has recently held a summer school.

In the short term, to 2024, there will be career and training opportunities for Southwark and local residents in construction roles, with training courses and opportunities to gain apprentice/ NVQ-level qualifications, as well as roles within the new offices, retail and estate management which will accommodate around 2,300 permanent jobs.

Our focus will be on supporting those from the local area to be able to access these opportunities.

ONCE COMPLETED
C.£100M
A YEAR WILL BE
SPENT IN THE
LOCAL AREA

JOBS AND TRAINING
FOR LOCAL RESIDENTS
TO ACCESS THE
C.20,000 JOBS

UP TO 100,000
SQ M OF
RETAIL, LEISURE,
ENTERTAINMENT AND
COMMUNITY SPACE

WE WILL AIM TO DELIVER:

A major commitment to jobs and training throughout the construction and completed development including apprenticeships, focusing on getting unemployed residents, those on zero hour contracts and school leavers into quality, sustained employment.

During construction there will be:

- Training and employment programmes to help people from Southwark to access some of the c.1,200 construction jobs that are predicted to be generated throughout the construction of the project.
- Initiatives to get people into apprenticeships with a target of c.350 apprentice or NVQ starts by the end of construction, and c.40 in Phase 1 alone.
- Programmes which focus on targeting specific groups, such as older people returning to work, and getting women into the construction industry.



View of new Dock Office Courtyard community square looking onto Plot A1.

We are pleased to be working with **Construction Youth Trust** as a strategic partner.



- Targets to get c.163 Southwark residents into work during the Phase 1 construction period, with a focus on people living locally.
- Up to 320,000 sq m of workspace accommodating c.20,000 jobs, plus:
 - Working with businesses to get residents into work.
 - Continuing to partner with local schools to help raise awareness of career opportunities and grow the relevant skills. We are already doing this with our partnership with Construction Youth Trust and seven local secondary schools.
 - Supporting local businesses by allocating 7,000 sq m available at 75% of market rent for 15 years – that's providing space for around 500 people working in companies with their rents reduced.
- Up to 100,000 sq m of retail, leisure, entertainment and community space – more than three times the size of the existing Surrey Quays shopping centre generating c.2,000 jobs – plus:
 - A mix of independent and larger retailers and leisure to suit different incomes, interests and life stages.
 - Allocating nearly 5,000 sq m of retail space at discounted rent for 10 years, with incentives to support business growth – that's providing space for around 20 shops the size of the T&T2 space in Surrey Quays Shopping Centre (also the Masterplan hub) for local and independent retailers.
 - We are working with Tesco to provide a new store of a similar size on the existing Surrey Quays Leisure Park site, with Tesco remaining open continuously throughout the Masterplan.
 - Employment and training programmes will support local residents to access the job opportunities created.
- A replacement cinema.
- A highly-connected development, with fast broadband to support the needs of modern businesses, including free public Wi-Fi throughout.
- A Business and Community Volunteering initiative will help connect new occupiers with local groups, causes and organisations to share skills or for mentoring and other support.



Illustrative view of one of the 16 new streets to be created.

FURTHER TO THESE COMMITMENTS

We intend to:

- Establish a Development Exploratory Centre to engage local schools and young people in careers in the built environment.
- Set up a local business forum for new and existing businesses, helping support their activities, providing access to discounted workspace, as well as training opportunities.
- Continue our community investment with an increased focus on supporting the health and wellbeing of local residents.
- Ensure the public spaces and places welcome all local residents, and provide events and activities that appeal to all ages, abilities, incomes and interests, for example with big screens for major sporting events.
- Continue to work with Southwark Council and the local community to deliver the Social Regeneration Charter and Action Plan priorities for Canada Water.
- Increase the number of internships and paid work experience over the next 15 years and specifically encourage our future office, retail and leisure occupiers to provide internships, mentoring and education and employment programmes, alongside providing sector-specific training.

OUR KEY AREAS OF COMMITMENT

FACILITIES FOR LOCAL PEOPLE

We know that local people want to understand how existing facilities will cope with increased demand in the area and what new facilities will be provided.

We see the Canada Water Masterplan becoming a 'hub' for local services and we have been working with the police, the NHS and education authority to understand how we can help deliver the infrastructure required to support the existing and growing local community. This includes aims to deliver a new police hub, health facility and 16+ education facility for the new residents and the wider community.

However, we will ultimately rely in most cases on third parties, such as the police, the NHS and the education authority to deliver the social infrastructure facilities with our support (secured through the Section 106 agreement) whether that is through delivery of buildings or providing funds.

In addition, we know from our engagement how important it is to provide public facilities such as play areas for all ages, where they can participate in sport and physical activity and which are open and accessible to all (never segregated) so that people live in a genuinely mixed and vibrant community. We will also ensure that these are well designed, managed and kept secure to encourage active lifestyles.

NEW
LEISURE
CENTRE

LAND OR MONEY
FOR A HEALTH
FACILITY

A **£5M**
CONTRIBUTION TO
A LOCAL PRIMARY
SCHOOL

WE AND OTHERS HAVE AGREED TO DELIVER:

- A minimum £5m contribution to support the expansion of an existing, established local primary school, which would provide 210 additional places, plus additional top-up funding as required for local schools as the Masterplan population grows.
- A new leisure centre with an eight lane 25m swimming pool, a gym and a four court sports hall, delivered in partnership with Southwark Council.
- Land and/or funding for the delivery of a health facility, if called upon by the Clinical Commissioning Group/NHS.
- Space, if called upon by the Metropolitan Police, for a new police hub for local neighbourhood teams.
- Space for a c.4,000 sq m 16+ education facility, if called upon by an education provider.
- Community use space, which could be in one or more units and leased to charities, social enterprises or community groups for the benefit of local residents.
- A new park and Town Square to support play and events programmes or to just meet friends, eat and relax.



View of the new leisure centre reception area.



View looking onto Plot A2 (which includes the new Leisure Centre) from the High Street.

FURTHER TO THESE COMMITMENTS

We intend to invest in public art, including works co-created by the local community for the local community and visitors to enjoy.

We will also build on the success of the events programme, both at The Printworks and more widely, and have submitted a culture strategy as part of the planning application.

Additionally the design, development and management of the Masterplan consistently reflects the aims of the Social Regeneration Charter, ensuring that all feel welcome in the new spaces and places, and supporting social connections such as community growing spaces and time banks.

OUR KEY AREAS OF COMMITMENT

CANADA WATER – SUSTAINABLE NOW AND IN THE FUTURE

We are committed to a strategy at Canada Water that minimises carbon dioxide emissions both now and in the future. We recognise our responsibility to manage environmental impacts and also to limit energy costs for residents, enhancing wellbeing and helping to manage local air quality.

Southwark Council has reinforced its commitment to environmental issues by joining the International Climate Change Campaign and declaring a Climate Change Emergency. We absolutely share these concerns.

Our objectives are aligned with the Mayor of London's plans to build a sustainable London for the future and TfL's 'Healthy Streets' approach has been embedded in the design. By introducing a wealth of new plant life, green open spaces and green buildings, we will increase biodiversity in the area, as well as respecting and enhancing the unique ecology of Canada Water Dock and the heritage of the area.

This development adheres to British Land's Wellbeing Principles to ensure that we are doing our bit to improve people's health, happiness and productivity. As a company, we are measuring ourselves against the UN's Sustainable Development Goals and are constantly piloting new technologies in our developments.

We will also work with local interest groups and schools to maximise the biodiversity and ecological benefit from the Masterplan.

ALL BUILDINGS
WILL SUPPORT
LOW CARBON
LIVING

**A MINIMUM OF
35% OF THE
MASTERPLAN
WILL BE PUBLIC
OPEN SPACE**

**12 ACRES OF OPEN
SPACES, INCLUDING
A TOWN SQUARE
AND PARK**

WE WILL DELIVER:

In the first phase of the Masterplan we will achieve or exceed the carbon emissions savings required by the GLA's London Plan. For example, timber used in the construction of the first phase will be 100% sustainably sourced, with all the wood coming from well-managed forests – as certified by the Forest Stewardship Council (FSC) and Programme for the Endorsement of Forest Certification (PEFC). During construction of Phase 1 our target will be for zero waste to be sent to landfill with priority given to reusing, recycling and giving new life to old items. Below we have provided some details on how we will be creating sustainable buildings.

A1:

- 35% reduction in carbon emissions, exceeding Building Regulations. This is achieved through a combination of passive design measures, energy efficient plant, sharing of heating / cooling between building uses and over 200 sq m of solar panels.
- Communal residential amenity space and child play space will be provided on external terraces. These spaces will be home to gardens, beehives, bird boxes and 'insect hotels' as well as wild flower planting to improve biodiversity.
- A car free development with over 450 cycle spaces, three mobility scooter charging spaces.

A2:

- Building designed to minimise energy demand for occupants with the aim of delivering a 35% reduction in CO₂ emissions from the office and retail uses and 20% reduction in CO₂ emissions from the leisure uses.
- Solar panels and a solar hot water system will deliver clean energy to the building.
- Waste heat is captured from the offices and recycled to pre-heat water for the leisure centre.
- Generous terraces with brown roofs, planted edges and planted window boxes to support biodiversity, and features such as 'insect hotels' to encourage pollinators.
- 267 indoor and 80 external cycle spaces with changing facilities to encourage low carbon travel.
- A car-free development except for four accessible parking spaces for people with disabilities.

We are pleased to be working with **Global Generation** and **London Wildlife Trust** as strategic partners.

**GLOBAL
GENERATION**



K1:

- 36% reduction in overall carbon emissions.
- Zero local emission air source heat pump system providing hot water.
- 100% dual aspect homes to encourage natural ventilation.
- 400 sq m internal courtyard planted with varied tree and plant species.
- Brown roofs to support biodiversity.
- A car-free development except for four accessible spaces for people with disabilities and a car club bay.
- 140 cycle spaces to encourage low carbon travel.
- Efficient fittings to reduce water consumption below 110 litres per person per day.

REDUCING OUR CARBON EMISSIONS

- Residential buildings will target zero carbon emissions, with commercial buildings targeting a 35% reduction in carbon emissions (from regulated energy below Building Regulations). Offset payments will be made to Southwark Council to achieve these targets where we cannot meet them on site.
- All buildings will be designed to support low-carbon living. This includes increased insulation, LED lighting, heat recovery systems and air and/or ground source heat pumps.
- Provision of public cycle parking and electric car charging points is prioritised to promote low carbon travel. All our on-site management vehicles will be electric.

TREES AND BIO-DIVERSITY

- Masterplan layout designed to improve ecological and biodiversity links between Southwark Park and Russia Dock Woodland.
- Extensive planting of a variety of tree species, providing different seasonal colours and interest. (Some existing trees will need to be removed due to their condition, or to allow development).
- New trees will also be planted off site and we are already talking to local groups and Southwark Council about where these new trees could be planted.
- We will work with the London Wildlife Trust and local groups to restore the Canada Water Dock water levels and wetland habitat.

- The protection and maintenance of the copse on Prince of Orange walkway, working with Global Generation and local neighbours.

OPEN SPACE

- A minimum of 35% of the Masterplan will be public realm, meaning at least 12 acres of new open spaces and places for everyone to enjoy including a major new 3.5 acre park.
- The Masterplan will deliver the first new London high street in 100 years (starting in Phase 1).
- The 16 streets (covering 3.8km) will be inclusive, well-lit, clearly signposted and give priority to cyclists and pedestrians, reflecting the Mayor's Healthy Streets approach.
- Public spaces will include varied landscaping, places to play, areas of shade, drinking fountains and legible wayfinding.
- Sensitive consideration to the distribution of buildings around the site, respecting their context and neighbours, responding to local feedback where possible.

View of plots A1 and A2 across Canada Water Dock.



FURTHER TO THESE COMMITMENTS

In line with national and local policy we are committed to investing in a future-proofed energy strategy that will see fossil fuels phased out and replaced by electricity. This approach will mean that as the electricity grid decarbonises, the carbon emissions of the Masterplan will reduce, providing a roadmap to zero operational carbon emissions in the future.

Over the next 15 years we expect to see significant changes in low-carbon building technologies and materials, given the rapid pace of innovation, and the national commitment to a low-carbon economy. We will continually review our Energy Strategy to ensure we are adopting the latest cutting-edge technologies to improve building performance and reduce waste and carbon emissions.

SECTION 5

OUR ONGOING COMMITMENTS

As long-term owners at Canada Water we are committed to ensuring that our work and presence benefits the existing and future community.

So far we've focused our support on education, enterprise and community projects laying the foundations for local people to benefit from the opportunities that will be created through the Masterplan, from careers in construction or with future office tenants, to business opportunities or helping people to lead more active lifestyles. To do this, we've worked with some fantastic partners including local charities and community groups and supported a range of events.

We will also continue to engage and meet with local stakeholders, neighbours of the site and residents as the Masterplan is built out, including attending community events and local meetings. If you have any questions or would like to meet with us then please get in touch by emailing team@canadawatermasterplan.com.

LOCAL HIGHLIGHTS INCLUDE:

THE PAPER GARDEN – GLOBAL GENERATION



The Paper Garden, run by Global Generation, has welcomed over 1,300 local students since 2017 including Albion and St John's primary school.

TREE SHEPHERD



Our start-up and business support programme partnership with Tree Shepherd has delivered over 230 hours of enterprise training and support.

NATIONAL LITERACY TRUST



Since 2013, over 1,500 local pupils have been inspired to love reading and received free books through our National Literacy Trust Young Readers Programme.

CONSTRUCTION YOUTH TRUST



We support local students to gain experience in property and the built environment including working with the Construction Youth Trust (CYT) to pilot an innovative careers programme which in its first year involved around 2,500 young people across seven local secondary schools and youth centres.

We are pleased to be working with **Global Generation and Time and Talents** as strategic partners.

**GLOBAL
GENERATION**



LOCAL COMMUNITY PROJECTS



We've provided space and funding for projects and events which bring the community together, such as the annual Rotherhithe Festival, T&T2 and the Mayflower 400 programme.

CREATE:ARTS



Each summer around 12 young carers from Southwark take part in a programme of creative activities and respite together with Create:Arts. Additionally 17 hours of free activities are provided for young families every week at T&T2.

For more information on the projects mentioned and our wider local investment visit:

www.canadawatermasterplan.com/local-investment

AS THE MASTERPLAN IS BUILT OUT, WE WILL ALSO CONTINUE TO:

- Be active, contactable, and visible by engaging directly with neighbours and the wider community through meetings, events, newsletters, notice boards or other means.
- Undertake, as part of future Reserved Matters Applications (RMAs), engagement on new buildings and the plans for key areas such as the park and the dock, as well as via the Social Regeneration Charter.
- Explore how the community can be involved in shaping the delivery and management of the Masterplan.
- Engage local children and young people in the development of the Masterplan (it is their future homes and workplaces).
- Keep engagement personal, with named contacts from the British Land team shared so that local people know exactly who they can talk to - be that about planning, construction, jobs and training, or anything else.
- Work with our local partners, including community groups and local Tenant and Resident Associations (TRAs), to ensure that communication is being done in the best way possible.
- Support community events which bring people together.
- Run pre-employment and pre-apprentice training in the area for local people, to make sure they are aware of the job opportunities being created.
- Encourage local people into quality, sustained jobs in construction both on and off site, as well as providing apprenticeships.
- Increase the number of internships and paid work experience over the next 15 years and specifically encourage our future office, retail and leisure occupiers to provide internships, mentoring and education and employment programmes, alongside providing sector-specific training.

THRIVE



We've developed a new 'meanwhile' low cost workspace at Thrive with a mentoring and advice service.

CONSULTANTS' CHARTER



Through our Consultants' Charter, our consultant team has delivered nearly 300 hours of free advice and local volunteering, and 50 weeks of paid work experience for local students and unemployed residents..

DELIVERING FOR ALL AGES

Set out below is an illustrative visual showing how, over time, the Canada Water Masterplan might deliver a range of different benefits for people of all ages and needs. Some of these are firm commitments already set out in this document whilst others are aspirations which British Land, often in partnership with other parties, hopes to deliver over the next 15 years.

SECONDARY SCHOOL AGE

- Space for a 16+ education facility
- Education and employment programmes including work placements, curriculum programmes and apprenticeships
- More places to shop, eat and relax including a cinema and other leisure uses
- Interim uses and facilities e.g. a climbing wall and a homework club
- New fitness facilities and opportunities e.g. running routes
- New public spaces with use for a range of different events and activities, including an outdoor big screen for major events or areas to skate
- Business and community volunteering programme
- New pedestrian and cycle routes, linking into the wider area

PRIMARY SCHOOL AGE

- Funding towards local primary school expansion
- Education programmes
- New public spaces with use for a range of different events and activities
- New fitness facilities and opportunities e.g. running routes
- New child friendly public play spaces including playgrounds and nature trails
- New pedestrian and cycle routes, linking into the wider area
- Interim uses and facilities e.g. a climbing wall
- Sustainable travel support for local schools as part of a wider travel plan
- Potential for outside classrooms on the dock edges
- Business and community volunteering programme

PRE SCHOOL

- Opportunity for nursery provision and expansion
- New public play spaces including playgrounds and nature trails
- Interim uses and facilities for families e.g. new areas for food and drink and soft-play areas



YOUNG ADULTS

- Construction and end-use employment programmes including apprenticeships
 - Interim uses and facilities e.g. climbing, food and drink, big screens
 - Major improvements to local transport
- Intermediate affordable, social rent and new private for sale homes
- Affordable retail and workspace plus business support programmes
 - New fitness facilities and opportunities e.g. running routes
- New public spaces providing use for a range of different events and activities, including an outdoor big screen for major events or areas to skate
 - Cinema, pubs and possible night club
- New pedestrian and cycle routes, linking into the wider area
 - Business and community volunteering programme
- More places to shop, eat and relax, including a new high street

ADULTS

- Construction and end-use employment programmes including apprenticeships
 - Interim uses and facilities e.g. climbing, food and drink, big screens
 - Major improvements to local transport
- Intermediate affordable, social rent and new private for sale homes
- Affordable retail and workspace plus business support programmes
 - Cinema, pubs and possible night club
- New pedestrian and cycle routes, linking into the wider area
- More places to shop, eat and relax, including a new high street
- Projects to increase social connections, e.g. local time banks
 - Business and community volunteering programme
- New fitness facilities and opportunities e.g. running routes

OLDER PEOPLE

- Major improvements to local transport
- New social and intermediate affordable homes specifically designed for older people
 - New pedestrian and cycle routes, linking into the wider area
- Safe and welcoming public spaces, events and activities e.g. growing projects
 - Business and community volunteering programme
- More places to shop, eat and relax, including a new high street
 - Cinema, pubs and possible bingo
- Landscaping and street designs that are accessible to all ages, disabilities and health needs
 - Projects to increase social connections, e.g. local time banks

We look forward to working with you as the Masterplan is built out to create a new town centre for you, your family and friends in Canada Water.

You can make a comment on the planning application by visiting [Southwark Council's Planning Register \(www.southwark.gov.uk/planningregister\)](https://www.southwark.gov.uk/planningregister) and searching for case reference number 18/AP/1604 or for 'Canada Water Masterplan'.

Planning application documents can also be viewed upon request at Canada Water Library.

CONTACT DETAILS



team@canadawatermasterplan.com



0800 470 4593 (Freephone)



www.canadawatermasterplan.com



@CanadaWaterMasterplan



@CWmasterplan



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