
CANADA WATER MASTERPLAN



Statement of Community
Involvement
Part 1 of 3

May 2018
Soundings

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Introduction

This Statement of Community Involvement has been prepared by Soundings and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south, Quebec Way to the east (the “Site”) on behalf of BL CW Holdings Ltd, a subsidiary of British Land Company Plc (“The Applicant”), hereafter referred to as “British Land”. The hybrid planning application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (“Detailed Proposals”), and outline development proposals for the remainder of the Site, with all matters reserved (“Outline Proposals”). The Detailed Proposals and Outline Proposals together are referred to as the “Development”.

The Development comprises the comprehensive redevelopment of the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, former Rotherhithe Police Station and land at Roberts Close. The Development will provide new retail, office, leisure and community floorspace along with residential dwellings. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

The purpose of the Statement of Community Involvement is to provide a record of, and findings from, the extensive preapplication consultation and engagement for the Canada Water Masterplan, undertaken between March 2014 and March 2018, and to assess the Development in terms of how it has been informed through the consultation process.

Foreword from British Land

Thank you to everyone who has taken the time to be a part of the consultation over the past four years. There have been approximately 10,000 attendees at over 59 public consultation events, with over 12,000 comments submitted.

The Canada Water Masterplan is a partnership between British Land, Southwark Council and the community, so your involvement and input have been invaluable, helping us to develop a deeper understanding of the local area and the people that live, visit and work here. By sharing your ideas and knowledge, your comments and responses have informed each stage of the proposals.

The Masterplan area has grown throughout this consultation period. The acquisition of the shopping centre was followed by the Printworks, then the leisure park, followed by the historic dock offices and more recently the former Rotherhithe Police Station. This accumulation of land has allowed us to increase the scale of ambition for a new urban centre at Canada Water and we have been heartened by how this ambition is shared amongst the community. We have also been reminded throughout of the strong desire to draw upon the culture of the area: shaping a genuinely new and exciting piece of central London that is uniquely informed by its heritage.

This document details how we have sought to involve the community in the evolution of that vision, including what we learnt at each of the five rounds of consultation and how we have changed our plans in response.

Inevitably, with a consultation for a project of this scale, in a diverse community, not every piece of individual feedback has been able to be accommodated. We have, however, recognised themes emerging from the engagement and sought to reflect these, alongside responding to several hundred requests for further information. Every piece of feedback has been reviewed, considered by the team and fed into the masterplanning process.

We are proud of the Masterplan, and firmly believe that it will provide a strong framework of new public streets, new places both green and urban and new connections into the surrounding areas. It will create a lasting legacy and facilitate the development, over time, of first rate buildings, and opportunities for positive social, economic and environmental change well beyond the site's boundary.

Whilst we have now submitted the planning application we will continue to engage, to learn and to work locally to ensure that we are best equipped to deliver genuine improvements to the quality of life at Canada Water.

The planning application comprises the Masterplan for the whole site area and also details the first three plots for development. Over the coming months and years we will seek your views as other plots and areas of the Masterplan begin to evolve.

Creating and maintaining great places for the long term is also part of British Land's ethos, so please do keep sharing your thoughts and experiences of the area with us: we are a long-term custodian and investor in Canada Water and will continue to listen, learn and involve you.

Thank you,

Roger Madelin
Head of Canada Water Development, British Land

British Land
March 2018



Canada Water Masterplan exhibition, CWM Hub, January 2018

Foreword from Allies & Morrison

The Masterplan will create a vibrant new town centre with a wide mix of uses, spaces and buildings offering a wide range of different environments for people of all ages and backgrounds to live, work, learn and play. The feedback from the community consultation process at exhibitions, Topic Sessions and a wide range of other events has been crucial to evolving a diverse range of places within the Masterplan to support these principles. The extensive community consultation process has offered the opportunity to gain an in-depth understanding of the local area and community, the site history and the local views and feelings about what the new Town Centre should be.

The engagement and feedback from the community consultation process has provided valuable opportunities for challenging our assumptions, informing design principles and in considering alternatives. The ongoing engagement with the community has maintained our focus on creating a place that is integrated into the area it will serve and on creating a part of London which can benefit the whole community.

Thank you,

Paul Eaton, Partner, Allies & Morrison

Foreword from Soundings

Soundings work with communities all over London, and further afield, to help ensure the community is an active participant in helping to shape change in the built environment. The past four years of engagement on the Canada Water Masterplan has been an exceptional process with an extraordinary level of involvement. There have been over 10,000 attendees at over 110 events and over 12,000 comments received. Thirteen issues of the now familiar Canada Water Masterplan Newsletter have kept 26,000 local people, businesses and organisations informed.

The changing scope of the Masterplan, the time this has afforded and the focus on consultation has been a unique opportunity to take the time needed to increase awareness, build relationships and understanding, to inform a masterplan that has significantly responded to feedback. Of course, this is not without challenges and key issues and there needs to be ongoing discussion to provide reassurance and resolution on these as the information becomes available.

A masterplan of this scale is complex and we have aimed to make this as accessible as possible, yet provide thorough information and first-hand access to expertise, wherever possible. There is an incredibly diverse range of opinions, however the level of involvement achieved makes it all the more possible to transparently assess recurring commonalities, then in turn, for the consultation and design process to be able to respond.

It has been a pleasure getting to know so many familiar and new faces throughout the process. Engagement doesn't stop at the planning application and we will be working with British Land to help inform community involvement as the project moves into the next stages, and in the long-term.

Thank you,

Amanda Walker, Associate Director, Soundings



EXECUTIVE SUMMARY



A HEADLINE SUMMARY
OF CONSULTATION ON
THE CANADA WATER
MASTERPLAN FROM 2014 TO
2018. INCLUDING ACTIVITIES,
FEEDBACK, MASTERPLAN
EVOLUTION AND NEXT STEPS

04 Masterplan summary

- ④ Canada Water Dock edge
An initial proposal for the dock edge, including proposed improvements to the waterfront edge, open spaces and walkways, and a sustainable new pedestrian and cycle route.
- ④ Dock link & 'The Cuts'
An initial proposal for a pedestrian bridge to the east of the dock area, connecting the dock area to the town square and the dock area. It also includes proposals for a new pedestrian and cycle route, including a new pedestrian and cycle bridge.
- ④ Town Square
Detailed proposals for the town square, including a new park and a new pedestrian and cycle route.
- ④ High street
A new pedestrian and cycle route along the high street, including a new pedestrian and cycle bridge.
- ④ Lower Road Gateway
Detailed proposals for the lower road gateway, including a new pedestrian and cycle route.
- ④ Tesco relocated
Detailed proposals for the relocation of the Tesco store, including a new pedestrian and cycle route.
- ④ Park
Detailed proposals for a new park, including a new pedestrian and cycle route.
- ④ Dock offices retained
Detailed proposals for the retention of the dock offices, including a new pedestrian and cycle route.

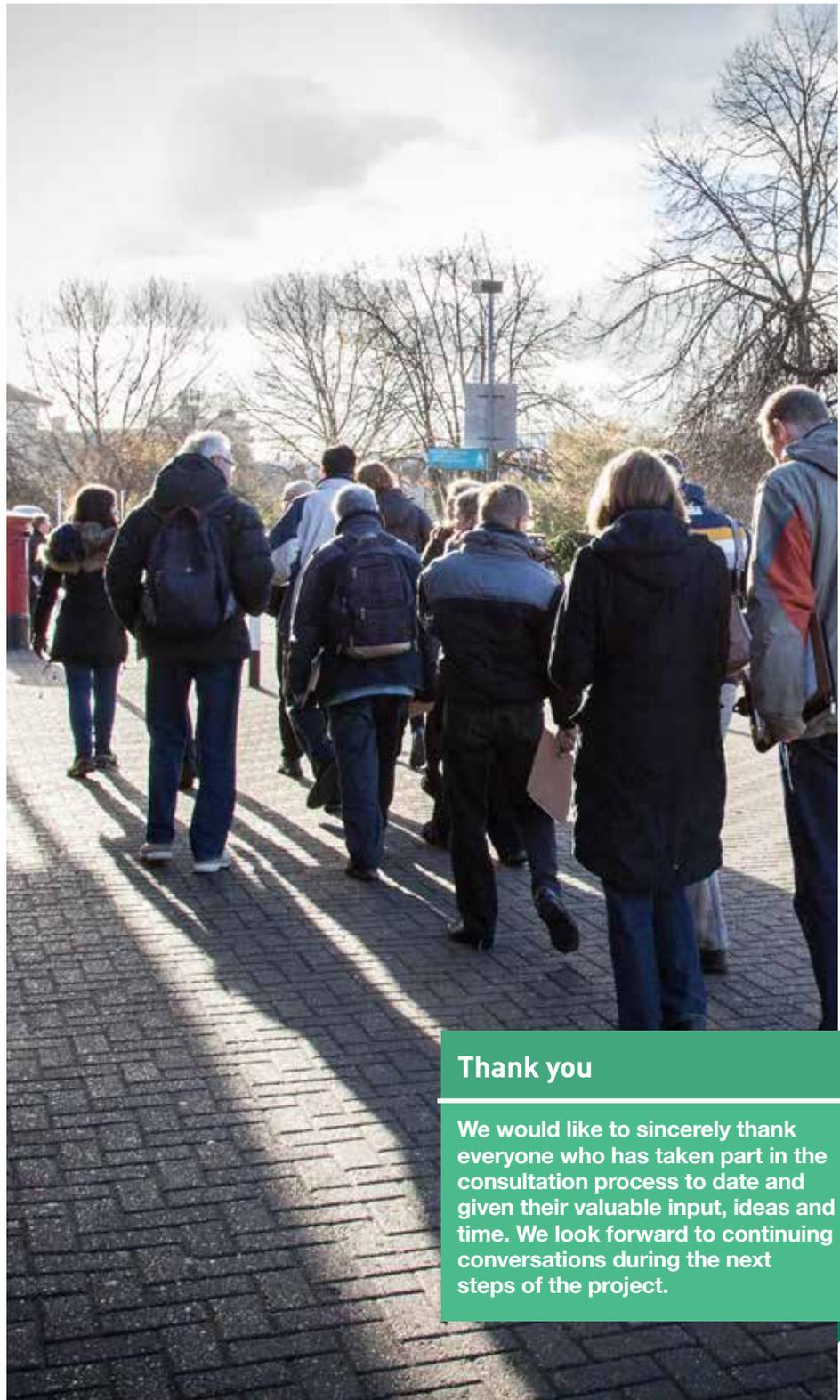


Introduction

Between Spring 2014 and Spring 2018, Soundings have carried out four years of community consultation to inform proposals for the Canada Water Masterplan.

The scheme has evolved significantly throughout this time and the process has had over 110 public events and activities, involving more than 10,000 event attendees, comprising an estimated 5,000+ individual people. The aims of the consultation process have been to:

- Raise awareness of the project and design development
- Gather local knowledge to inform the thinking, together with ambitions and key issues for the area's future
- Be inclusive, accessible, transparent and engaging
- Offer a wide variety of different ways for people to get involved
- Ensure a wide and representative range of views are heard
- Offer specific focus sessions to enable thorough and dedicated discussion on key areas of interest
- Provide specific and accessible opportunity for groups who are less involved or may find it more difficult to do so
- Provide clear and thorough information, with experts and specialists on-hand to provide informed responses
- Clearly communicate the feedback from the community, including any concerns, to the developer and design team
- Set a strong foundation for long-term local involvement in the Canada Water Masterplan



Thank you

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

Summary of activities

There have been 6 main stages of consultation that have shared and gathered information to inform each stage of design development. Events have responded to the specific needs of each stage and have included the following type of activities:

- Open exhibitions
- Topic Sessions
- Walkabouts
- Pop-up street consultations
- Masterplan workshops
- Printworks tours
- Event sign-posting
- Stage review sessions

This report provides a full description of the activities and findings of each stage - please see the diagram to the right for an overview and where this information can be found.

Outreach

Throughout all stages of consultation there have been a wide range of outreach events to ensure a representative cross-section of the local community has had accessible opportunities to be involved, summarised below.

- Youth engagement
- Business engagement
- Direct neighbours engagement
- Older people and disability group sessions
- Regular British Land attendance at local meetings and forums across the local area.
- Raising awareness at local events
- British Land led engagement and discussions

More information is on page 58 to 61 and the findings are on page 221 to 263.

Keeping in touch

There has been a wide range of communications to raise awareness and reach as many people as possible:

- Website and online feedback
- Newsletters
- The CWM Hub in Surrey Quays Shopping Centre since 2016
- Regular updates and e-newsletters
- Instagram / Facebook / Twitter / YouTube
- CWM videos
- Local advertisements

More details on page 42 to 45.



Consultation stages

MAR - MAY 2014 PROJECT INTRODUCTION

Introducing the project (at this stage the former Printworks site) and exploring how initial principles and ideas for the site could be approached.

Activities: pg 46 to 47

Findings: pg 69 to 85

JUN - SEP 2014 ESTABLISHING PRINCIPLES

Re-assessing principles for the Masterplan, now with the inclusion of Surrey Quays Shopping Centre.

Activities: pg 48 to 49

Findings: pg 86 to 95

OCT 2014 - MAR 2015 DRAFT MASTERPLAN PRINCIPLES

Gathering feedback on the early ideas, principles and long term vision for the Canada Water Masterplan.

Activities: pg 50 to 51

Findings: pg 96 to 107

APR 2015 - APR 2016 DRAFT MASTERPLAN

Review of the emerging plans, now formally including Surrey Quays Leisure Park. Followed by interim updates and a series of Topic Sessions.

Activities: pg 52 to 53

Findings: pg 108 to 135

MAY 2016 - MAY 2017 UPDATED DRAFT MASTERPLAN

Consultation following a masterplan review that challenged earlier design assumptions and responded to earlier feedback to ensure a holistic approach to the combined sites.

Activities: pg 54 to 55

Findings: pg 136 to 167

JUN 2017 - APR 2018 DEVELOPED MASTERPLAN

Sharing the Developed Masterplan ahead of the planning application, together with designs of the First Detailed Plots.

Activities: pg 56 to 57

Findings: pg 168 to 219

STILL TO COME POST PLANNING ENGAGEMENT

Alongside Statutory Consultation the planning documents will be made easily accessible, looking towards the next steps.

More details: pg 296 to 299

Consultation to date

The diagram to the right provides an overview of all the key masterplan consultation activities and events that have taken place since the beginning of the consultation in 2014.

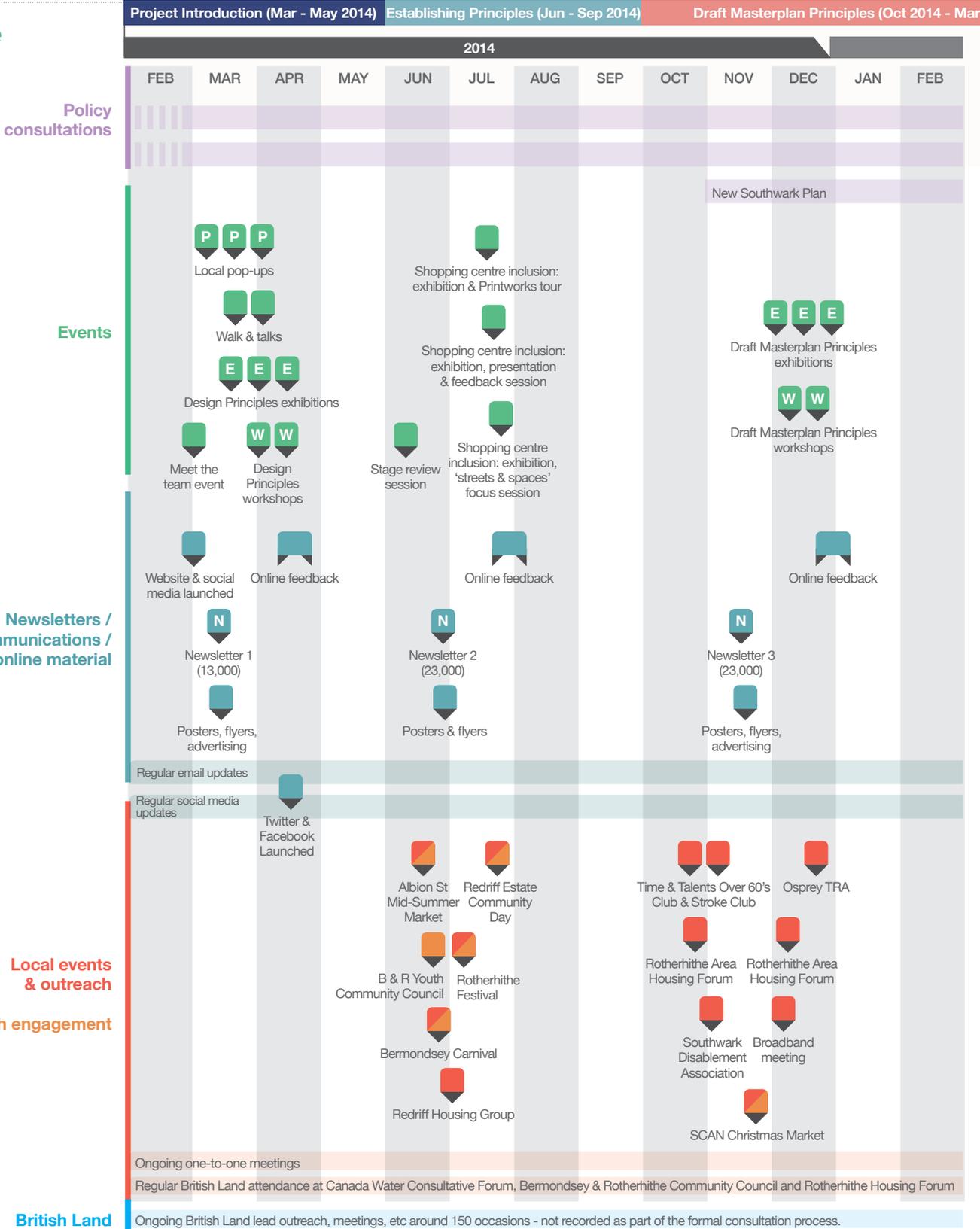
It also shows the relevant policy consultations that set guidelines for development across London and Southwark; and have formed the starting point for the Masterplan development.

Over the past four years we have held over 59 public consultation events, over 51 outreach activities, held many one-to-one conversations and regularly attended meetings with established local groups*.

Newsletters / communications / online material

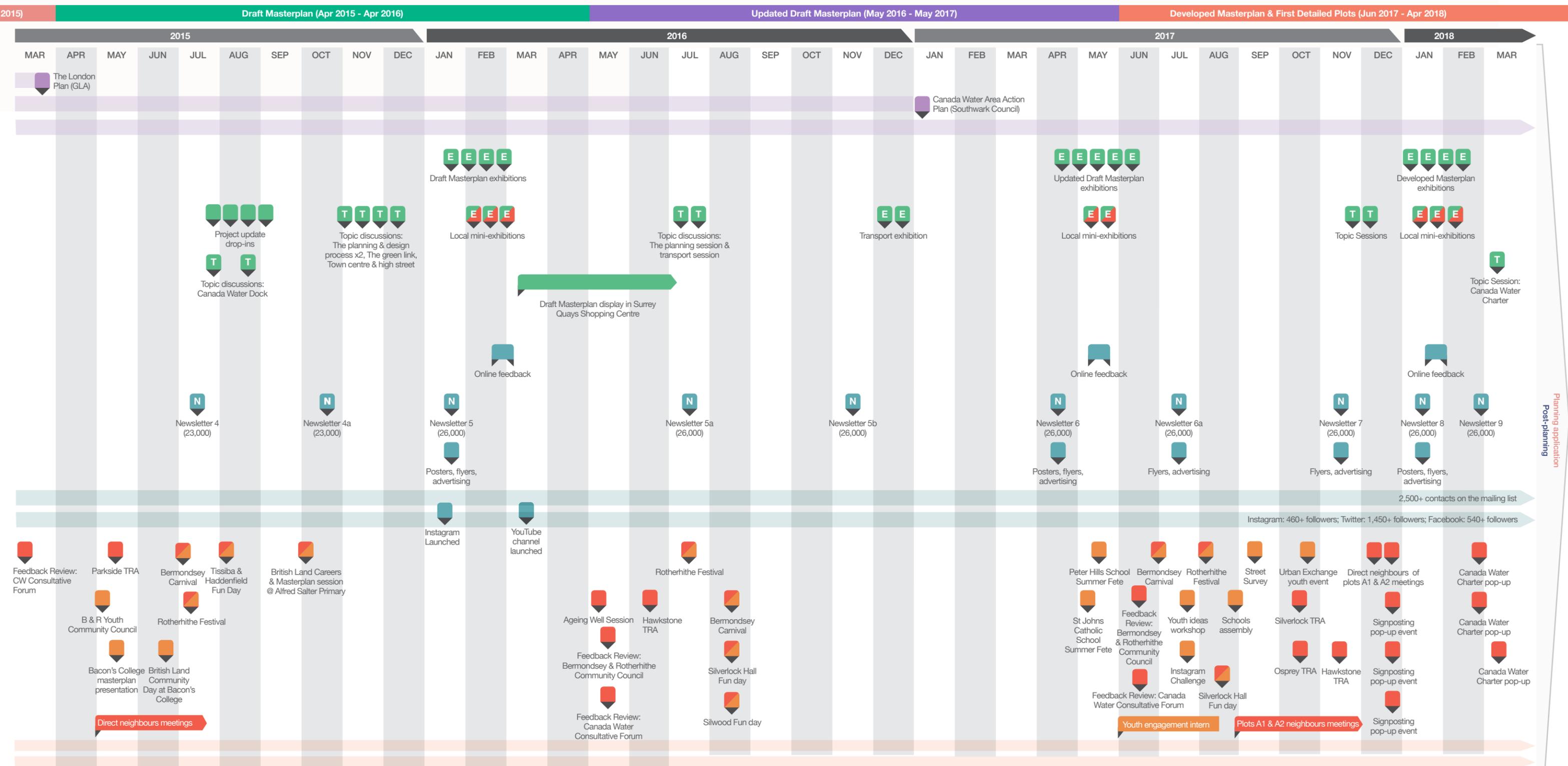
Local events & outreach Youth engagement

*This includes, not exclusively, the Bermondsey and Rotherhithe Community Council, Canada Water Consultative Forum, Rotherhithe Area Housing Forum, Friends of Russia Dock Woodland, Friends of Southwark Park, Southwark Cyclists and local Tenants and Residents' Associations. The local events and outreach shown in the calendar are those attended and recorded by Soundings.



British Land

Ongoing British Land lead outreach, meetings, etc around 150 occasions - not recorded as part of the formal consultation process.



Planning application Post-planning

n.b. diagram shows indicative dates

Consultation approach & reporting

This Statement of Community Involvement is compiled by Soundings. It provides a record of, and findings from, the pre-application consultation and engagement for the Canada Water Masterplan undertaken between February 2014 and May 2018.

Throughout consultation, interim reports of events held have been issued for community review to ensure they are an accurate reflection.

The Statement of Community Involvement combines these reports and adds over-arching analysis. It also tracks how the Canada Water Masterplan has been informed by the consultation process, as well as outlining ongoing community engagement.

The process has included a remarkable range of events, scope of outreach and many different ways of engaging people. There has been an extraordinary level of involvement that has grown over time.

There will be continued engagement on the detailed design of each plot as they come forward. As a long-term investor, British Land is committed to continued involvement beyond planning and into the long-term life of the development, to ensure that the Masterplan can bring benefits and opportunities to the local community.



Image selection throughout the consultation process

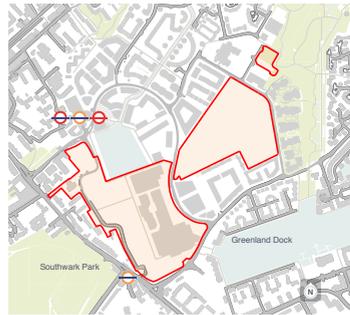


Image selection throughout the consultation process

Masterplan evolution & discussions

Consultation on the Canada Water Masterplan started at the very outset, ahead of initial proposals being developed. Since then, the Masterplan has evolved significantly and this has provided a unique opportunity to embed significant change through consultation.

Page 16 to 21 provide an overview of how the Masterplan has evolved and the general response to the proposals shown.



Project Introduction & Establishing Principles

March - September 2014

The first two stages of consultation aimed to explore what's important locally and to set principles that informed the Masterplan from the outset. Many of the initial local values and aspirations identified have remained pertinent throughout the entire process.

Consultation was initially focused on the former Harmsworth Quay Printworks, and subsequently also incorporated the Surrey Quays Shopping Centre, which aligned with local aspirations for a joined-up approach.

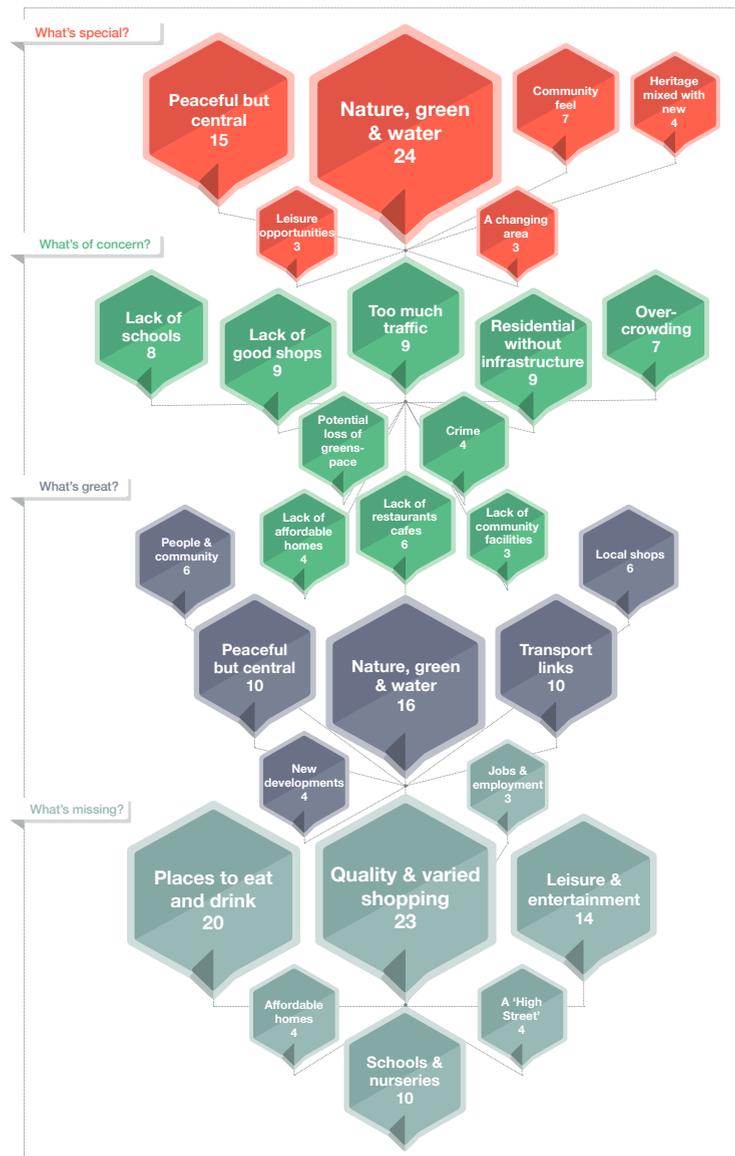


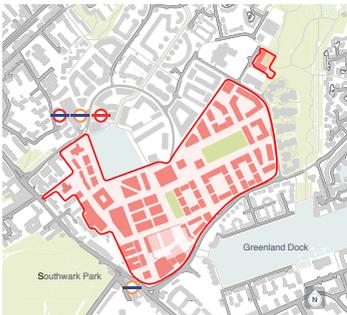
Diagram showing feedback in the first stage of consultation, in response to the question "In the SE16 area what is...?"



Draft Masterplan Principles

October 2014 - March 2015

The first iteration of the proposals were presented as a set of principles for approaching the Masterplan. The aim of this was to test the direction of travel to ensure the emerging vision broadly aligned with that of the community and identify key issues or opportunities. The Draft Masterplan Principles were positively received, although naturally at this early stage there was a need for more information to understand what the concepts would mean when developed in more detail.



Draft Masterplan

April 2015 - April 2016

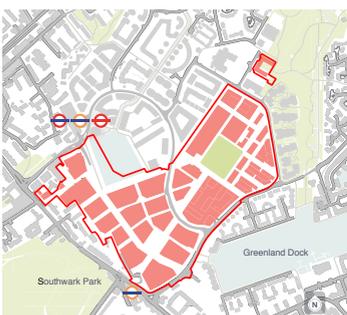
The Draft Masterplan had further developed proposals in response to feedback, wider discussions and testing. It included a long term, but as yet unsecured, vision to incorporate the Surrey Quays Leisure Park sites and move Tesco to create a dock link and improved layout. Development of character areas, key public spaces and an increased focus on employment generating uses were well received. However, the impact of density on heights was a concern and further information on key issues such as transport and social infrastructure was needed.



Updated Draft Masterplan

May 2016 - May 2017

Following the previous consultation, a review of the Masterplan incorporated significant shifts in thinking to respond to key issues and ensure the plans were robust. The Surrey Quays Leisure Park sites and relocation of Tesco were now formally included in the plans as was the former Dock Offices, which would be retained. Responses were very positive to these updates noting that feedback was being responded to in a significant way, however key issues on transport and social infrastructure remained. With increasing agreement on the principles of the Masterplan there were calls to discuss how the streets and spaces would feel welcoming for all.



Developed Masterplan & First Detailed Plots

June 2017 - March 2018

The developed proposals and First Detailed Plots were presented ahead of the planning application. This included a further developed approach to social infrastructure, realigned Canada Water boardwalk, details of the Master Development Agreement with Southwark Council and emerging Canada Water Charter, amongst a range of more detailed aspects of the proposals. The proposals were received positively by the majority, however the next level of detail of the approach on several key elements are subject to ongoing discussion and agreements with the relevant authorities, for example transport and affordable housing. As these discussions will be ongoing during the planning submission period some concerns remain that important aspects are felt yet to be resolved to a satisfactory level of detail. However, the level of information provided and the more developed aspects were well received, with many wanting to see something happen soon.

Headline feedback 2014 - 2018

Overview

Throughout the four years of consultation the number of people involved has consistently grown, reaching new people at each stage while there has also been continued involvement, building knowledge and understanding. Many people have spent significant time providing thorough and thoughtful feedback which is greatly appreciated. The consultation process has also allowed for those who have limited time, by providing headline information and the opportunity for quick responses.

Overall, the majority consensus has been positive towards the Masterplan citing the opportunity of an under-used area.

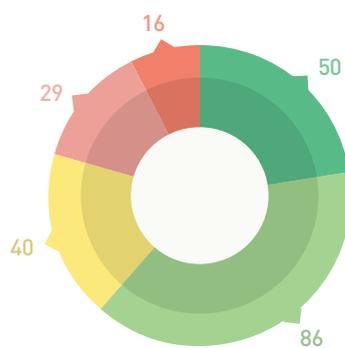
As the proposals have developed, community feedback has been increasingly positive. This is particularly the case following the 2017 revision of the Masterplan, which incorporated significant changes that people felt responded to feedback. Positive comments noted that the Masterplan was well considered and that a long term approach has largely been taken. The consultation process has been received well and as time has gone by comments have increasingly called for the development to start soon.

However, there have been some key concerns that have been raised during consultation. These are predominantly linked to the impact that an increased population could have on local transport, social infrastructure, affordable housing and the character of the area. We recognise these concerns, and the desire for more details here. As part of the masterplanning process, British Land is working very closely with Transport for London (TfL), Southwark Council and other stakeholders on an ongoing basis. Much of the detail of the provision will emerge as the project progresses and will be captured in the Section 106 Agreement. We will be able to share these details and provide more certainty as the planning process progresses.

In the shaded area to the right there is a snapshot of the key feedback themes. This reflects the headlines from a wealth of information received throughout the four years of consultation. For full details of the feedback, please refer to the Findings chapter starting on page 67. Responses from British Land to the topics shown here can be found in the 'Responding to key themes' section on page 265 to 293.

General response - support & concern January 2018

At each main stage of consultation, we asked participants to rate their overall response to the Masterplan proposals from 'Really like' to 'Really dislike'. Below is a diagram showing the response from 221 participants who completed this question in January 2018, in response to the Developed Masterplan and First Detailed Plots.



KEY

- Strongly support
- Support
- Neutral / don't know
- Don't support
- Strongly don't support

Figures show number of comments received

Town Centre uses

This was an area of strong support, particularly inclusion of business / employment generating uses, creating a daytime destination and a range of activity at different times of the day. A mix of independent and high street outlets was supported, noting to ensure that a good range of affordable options remain.

Streets & spaces

The realigned masterplan, shared in 2017, was received well. There were positive comments in relation to more integrated (less 'grid-like') routes and creating a stronger connection with the adjacent areas. 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.

Housing & affordable housing

There was in principle support for the approach for a wide range of tenures for different ages, incomes and life stages, but more information is needed on the types, size and levels of affordable housing.

Health, education & childcare

Comments expressed concerns over the impact that an increased population could have on social infrastructure locally including school and health provision, as well as childcare. Comments sought reassurance that the strategy set-out would accommodate the new demand.

Transport, movement & parking

This remains the key issue for many. There was an appreciation of British Land's efforts towards a joined-up approach with Transport for London (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.

Strong views calling for both more and less car parking. There is a desire to reduce the number of cars on the roads, but a fear of 'parking overspill' and the impact on surrounding neighbours.

Jobs & training

There was support for increasing the number of jobs in the local area. Ensuring a range of skill levels and local employment was key. Together with support and training to increase accessibility of jobs for local people.

Business support

The focus on business-space and employment generating uses was well received. However there were questions about how small businesses could be supported to ensure these are included within the development. As well as requests for further information on how businesses on Lower Road and Albion Street will be supported.

Building scale, distribution & density

Tall buildings remain one of the top concerns - often linked to density and difference in scale to the existing character of the area. However there was also feedback that building heights have become more balanced in the latter revisions of the Masterplan and some support for tall buildings.

Inclusivity, culture & heritage

Increased positive response as the project progressed suggests a greater connection with the Masterplan, but there are still some concerns that 'it won't be for me' or about affordability. Reflecting local heritage has been broadly well received and there were requests for further information on the approach to culture, as well as for Surrey Quays station to be renamed.

Community, legacy, the Canada Water Charter (renamed Social Regeneration Charter) & local involvement

Ensuring there is accessible opportunity for all parts of the community, continued local involvement and local partnerships is key. The overall ambitions of the Charter are felt to be positive, however there is a need to build trust that they would be followed through. Providing key social infrastructure is considered an essential precursor to this.

Landscape, trees, ecology & biodiversity

There is appreciation of the focus given to this topic so far, with principle support for the intentions and approach, with strong support for wildlife habitat improvements at Canada Water Dock.

Inclusion of the 'green and blue' is seen as opportunity for a unique destination and reassurance is sought that this will be followed through with a robust approach.

There was support for an increased tree canopy cover but concerns that many of the existing trees will be removed. Suggestions to plant mature trees and improve tree planting in the wider area.

Environmental sustainability

There is positivity for the level of focus given to this topic with overall support for the amount and distribution of green spaces and sustainable use of water. More information was sought on areas such as air quality and sustainable energy production.

Canada Water Dock

There is strong support for the revised proposals for a boardwalk crossing over Canada Water Dock and enhancement of the wetlands habitat. There remain some concerns about how it will be managed, ensuring protection of wildlife habitat from the impact of people and litter etc.

Existing facilities

Tesco relocation: There was majority support for the relocation of Tesco and continuous service, with a few concerns about the potential impact on traffic routing.

Leisure Park: The existing Leisure Park site is valued - there is strong support for the inclusion of a new cinema, but some concerns over what the other replacement leisure uses would be, linked to inclusion and affordability.

Printworks: The option to potentially retain the Printworks Press Hall was received well by most. Some suggested it could retain link to arts /entertainment and queries about potential links with Higher Education.

Proposed Leisure Centre

There was majority support for the proposed location of the Leisure Centre (and support for the retention of the green area adjacent to the Prince of Orange Walkway). This was following consultation on Leisure Centre location options within the masterplan, requested by Southwark Council, working to their Leisure Centre brief. There were some concerns about the reduced pool length and depth compared to the existing Seven Islands Leisure Centre.

First Detailed Plots

Plot A1: The majority of comments were positive, supporting the overall design and materiality. Concerns were most often linked to the building height and impact on the surrounding area.

Plot A2: This building was particularly well received, with comments noting the design and heritage reference and potential Leisure Centre location. Specific key concerns raised in regard to impacting neighbours.

Plot K1: Again, the majority of comments were positive, referencing materiality and scale as appropriate for the area. Concerns were linked to the potential impact of parking, overdevelopment, design and impact on the woodlands.

Timescale, construction & phasing

With increasing positivity towards the Masterplan, discussions are gradually moving to the construction phase. More information about access routes, construction impact and interim uses would be useful for some. Many commentators expressed a desire to see the development begin sooner.

Physical infrastructure

Calls to have high-speed broadband and look to help improving coverage in the surrounding area. Ensure the masterplan does not negatively impact phone / satellite signal, sewers, water pressure etc.

Management, safety & the Master Development Agreement

A positive response to holistic estate management, with some concerns about privatisation of public space and queries about how it would happen. Increase in local crime is a current concern and calls for police presence / safe streets and spaces.

Summary diagram

The Masterplan proposals align with the recent GLA and Southwark Council consultations on the Canada Water Opportunity Area. This includes the adopted Canada Water Area Action Plan (CWAAP) vision, which has been extensively test and consulted on by Southwark Council, and guides development in the Canada Water area.

Tracking changes by topic

Throughout four years of consultation, the Masterplan has evolved and developed significantly in response to ideas, feedback, and more generally a greater understanding of the local area and aspirations. Together with extensive consultation, this time frame and level of change has enabled the Masterplan to reflect and respond to many areas of community feedback and input.

The diagram to the right gives a headline overview of the key masterplan updates and aspects informed by the community.

Naturally, it is not possible to respond to every comment or to trace all aspects of the evolution to specific comments at a point in time. There are also a number of wider discussions which are a priority for the local community ongoing, such as transport, which will continue to inform the plans.

A more detailed list of key theme responses and next steps can be found on page 268 to 293.

STAGE BY STAGE

The various updates have been incorporated at different times over the 4 year period. The cover pages of each stage of findings, includes an overview of how the Masterplan, at that stage, had responded to earlier consultation - please see page 68, 86, 96, 108, 136 and 168.

Masterplan Wide

PUBLIC STREETS & SPACES

- Pedestrian and cycle priority throughout the Masterplan.
- Incorporating play for all ages in public streets and spaces.
- Key spaces in the Masterplan use levels and planting to create different areas for a range of activities, including quiet areas.

A JOINED-UP APPROACH

- Inclusion of more sites has enabled a better masterplan to evolve with improved social, spatial, and economic opportunities.
- Ongoing discussions with Sellar to ensure a joined-up approach to adjoining public streets and spaces.
- Agreement to manage key spaces outside the masterplan boundary (see Master Development Agreement section, to the right)

AN ECOLOGICAL-LED APPROACH

- Commitment to have a positive impact on the local ecology and biodiversity.
- Off-site tree planting to enhance existing spaces.
- Creation of new green spaces and wildlife habitats.
- Wildlife habitat improvements to Canada Water Dock (see separate box).
- Incorporation of green/brown roofs, swales and rain gardens as part of the Sustainable Urban Drainage system; which in turn creates wildlife habitats.

SOCIAL REGENERATION CHARTER

- British Land is developing a Social Regeneration Charter (renamed from the 'Canada Water Charter' in response to feedback) to help ensure the Masterplan brings benefits to the local community. An outline of the charter is submitted with the planning application. Ongoing research, local engagement and working with Southwark Council will inform the approach.
- British Land is committed to ongoing involvement, regular updates, local partnerships, projects and engagement as the project develops.

IMPROVED CONNECTIONS & ROUTES

- Incorporating a mix of direct and meandering routes.
- Masterplan reorientation - less grid-like and improved network of spaces.
- Inclusion of covered spaces.

A TRULY MIXED-USE MASTERPLAN

- Not residential-led, with a wide range of uses to support living, working and enjoying.
- An increased amount and range of retail, food and drink and leisure uses; and public space designed to host play, community and cultural activities.
- Increased amount of employment generating uses following market testing to ensure viability and interest in the location.
- Employment opportunities will be across a range of skill levels.
- A range of commercial space, from retail to workspace, and from market stalls to large units.

TRANSPORT

- A Strategic Transport Study of the area is being led by Transport for London (TfL) and Southwark Council. Significant progress has been made to develop a detailed understanding of the key issues, raise the area's profile with the Greater London Authority and TfL and to secure more funds for local transport improvements, particularly around existing issues.
- The Masterplan proposes new bus routes into the heart of the Town Centre, with bus stops in close proximity to shops and facilities.

SAFETY & MANAGEMENT

- Secured by Design standards throughout the Masterplan.
- British Land has committed to explore the possibility of a police hub as part of the Masterplan.
- Security will be present and accessible, but not overbearing.
- The entire estate will be covered by CCTV.

BUILDING HEIGHTS & MASS

- Massing and heights revised.
- Clustering the tallest buildings in locations identified through consultation.
- Buildings generally step down to meet the surrounding context.
- Buildings on masterplan edge re-massed to respond to neighbours and context.
- Tall building heights reduced and lowered buildings on a large proportion of the site to c. 6 storeys.
- Tall buildings at Lower Road re-sited further away from residents.
- Microclimate testing to improve conditions.

REFLECTING HERITAGE

- Tree selection to reference historic use of timber / paper making and market gardens. Fruit trees and promotion of food growing.
- Use of brick and wood in designs linking to timber and warehouse heritage in the architecture, for example in Plot A2.
- Retention and relocation of Deal Porters' statue
- The park references / follows lines of historic dock edges.
- Efforts made to reuse the Printworks (see separate box).
- Dock Offices preserved.
- Extensive research into the history of the area undertaken.
- There will be community engagement on the naming of some of the streets and spaces in the Masterplan.

MASTER DEVELOPMENT AGREEMENT

British Land has progressed a Master Development Agreement with Southwark Council, including retaining public access, commitment to events programme and potential management and maintenance of Deal Porter Square and Red Bridge Square.

HOMES, EDUCATION, HEALTH

- Approach for a variety of housing types, including affordable, providing for a range of life stages and incomes, with London and local-first sales and exploring local allocations.
- The first detailed plots will deliver policy compliant levels of affordable housing, incorporating 35% affordable housing, of which 70% will be at social rent levels and 30% intermediate.
- Provision within the Masterplan for a new sixth form and health centre plus a financial contribution towards preferred option of expansion of existing primary school (provision allowed for on-site if required). Ongoing discussions with Southwark Council and the Clinical Commissioning Group are underway to determine timing and funding approach as required.
- Discussions ongoing for potential Higher Education in the Masterplan.

PHYSICAL INFRASTRUCTURE

- High-speed broadband and free town centre wifi.
- Existing networks (sewer, gas, water etc.) have sufficient capacity to serve the peak demand of the first detailed plots. Existing facilities will be updated as required to meet demands of the wider masterplan.

CANADA WATER DOCK EDGE

- Canada Water Dock Edge improved, creating an active place to spend time and enhanced wildlife habitat - including raising the water level.
- Planning Application boundary extended to incorporate the main water body and help a joined-up approach to all edges.
- Dock crossing realigned and redesigned to allow more open water, 'slow-down' pedestrian pace and more opportunity to experience wildlife.
- Closer working with the Harbour Master and Southwark Council.
- London Wildlife Trust brought on board to advise and learn from similar projects.
- Comprehensive investigations of the dock undertaken.
- Replanting and re-modelling of wetland habitat to increase local biodiversity and ecology.
- Commitment to provide a new borehole in Canada Water Dock to maintain water levels.

DOCK OFFICES & COURTYARD

The Grade II listed buildings will be retained and the surrounding courtyard enhanced to become a usable public / community space.

LEISURE CENTRE LOCATION

- Leisure Centre potential location changed (no longer adjacent to Prince of Orange Walkway).
- Following a study of potential locations within the Masterplan area, Plot A2 was the preferred location and is being taken forward (subject to Southwark Council approval).
- Leisure Centre to be part of a mixed-use building rather than stand-alone building.
- The Leisure Centre location is part of the first detailed plots for development with direct links from Lower Road and the High Street.

PRINCE OF ORANGE WALKWAY

- Commitment not to develop green space at the rear of Hithe Grove/Hothfield Place.
- Future use and design to be discussed with local residents.

SURREY QUAYS STATION

A new second entrance to Surrey Quays Station is allowed for.

HIGH STREET

- Deal Porters Way realigned and moved further from existing residential properties.
- Controlled access for buses, taxis, servicing and accessibility requirements.
- High street with national and independent retailers.

SURREY QUAYS ROAD

- Public realm improvements to Surrey Quays Road.
- Retention of most of existing London Plane Trees.

SHOPS

Commitment to a range of shops; from large to small, suitable for high street to independent and a range of price points.

PRINTWORKS PRESS-HALL

The future of Printworks press-hall depends on securing an occupier, discussions are ongoing. In the short (to medium) term it will continue to run as a mixed events and culture space.

PARK

- Reshaped park (slightly larger) to allow better access and better afternoon light as well as connecting many routes through the site and improved visibility from other parts of the Masterplan.
- Vehicular access restricted on the park edge.
- Provision for a range of activities and play, including skating.

LINK BETWEEN RUSSIA DOCK WOODLAND & SOUTHWARK PARK

- Realignment of this route to align with existing entrances to Southwark Park.
- The route(s) will reflect the area's character and incorporate spaces and buildings that link to heritage, 'green / blue' and community.

NEIGHBOURHOOD

More routes through the Neighbourhood area.

DOCK LINK

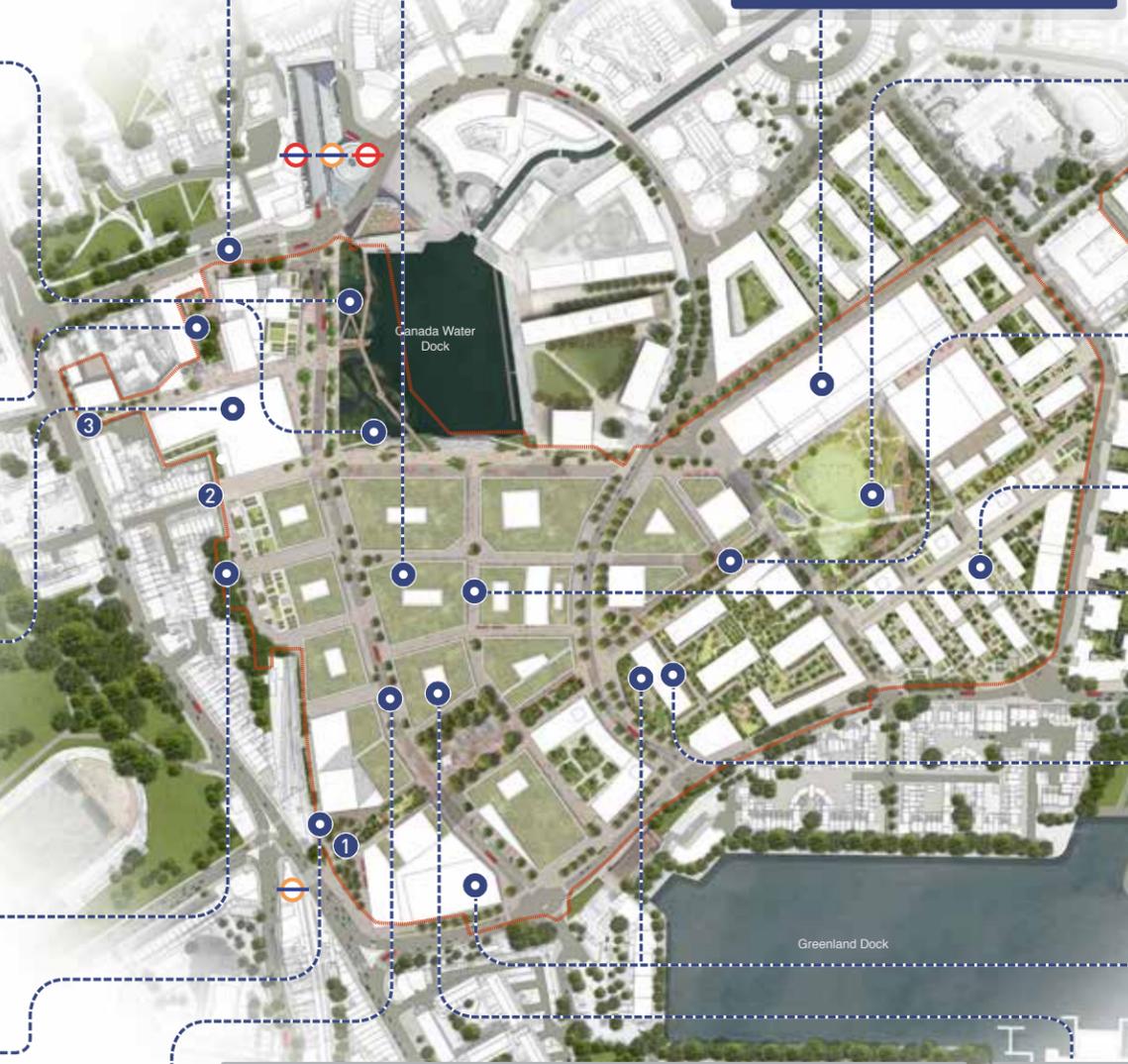
A new route between Canada Water and Greenland Dock.

TESCO & PETROL STATION RELOCATION

- Relocation of a similar sized Tesco store to enable a direct link between Canada Water Dock and Greenland Dock (see separate box).
- The existing store will remain open until the new store is completed and in use.
- Petrol station relocated as part of the first phase.

TOWN CENTRE PARKING

Less basement parking is now proposed. Town Centre parking is now situated both under the Tesco store and within a multi-storey car park.



LINKS TO LOWER ROAD [1, 2, 3 above]

- Improving links with Lower Road and Surrey Quays shopping area.
- Levels changed for a seamless link to Lower Road / Redriff Road (level change removed).
- A new link to Lower Road. Subsequently enhanced by the purchase of the former Police Station.
- Hothfield Place - design of pedestrian access to the Masterplan site to be agreed with local residents.
- Realignment of routes for a key link directly to Surrey Quays Station. Allowing space to accommodate a potential future second entrance.

TOWN CENTRE, TOWN SQUARE & 'THE CUTS'

- Town Square moved further south to create distinct character areas.
- Introduction of 'The Cuts' to provide intimate and characterful streets that reflect those seen in the warehouse heritage of the area.
- Town Square incorporates water fountains and flexible events space.
- Wider mix of uses provided in the central area.



Moving forward

Community engagement will continue and all future Reserved Matters Applications will be consulted on to obtain community input.

Community engagement will also continue into the long-term life of the development.

Please see a summary to the right and more detailed information can be found in the Ongoing Engagement chapter, page 295.

Next steps

Further to the Planning Application, and subject to agreement with Southwark Council, we intend to hold a local exhibition of the Planning Documents to make these more easily accessible for those with commitments or less experience of the planning process. The planning documents will also be available on the Canada Water Masterplan website.

There will also continue to be engagement on the detailed design of each plot as they come forward, as well as further engagement on the Canada Water Charter (subsequently renamed Social Regeneration Charter following feedback).

It is intended that there will be ongoing involvement, regular updates, local partnerships, projects and engagement via a variety of means as the project develops. British Land and the wider team will also continue to be 'out and about' across the local area to maintain and grow community relationships.

A summary of the current ideas and opportunities can be found to the right.

Further engagement

Below is a headline summary of further thoughts on ongoing community engagement, informed by feedback.

Continued outreach & regular updates: to help ensure that British Land remains visible and accessible; and that a representative cross-section of the local community continue to have the opportunity to be involved.

Further Topic Sessions: on key areas of interest when there is the information available to enable an informed discussion. There will soon be further consultation on the Social Regeneration Charter, and other key areas of interest include transport and housing, amongst others.

Ongoing liaison groups: potential ongoing liaison groups that have been discussed to date include; construction liaison, youth panel, transport, neighbours and heritage interest.

Continue involving young people: a key opportunity to gain input and build ownership and opportunities for future generations of the area. Local partnerships, long-term schools projects alongside construction and a Youth Panel are all potential options.

Naming & gathering voices: Elements such as naming, community projects and capturing local history have consistently been considered important to the local community.

Community investment & meanwhile: building on existing activities and providing opportunity for the community to see benefits sooner rather than later, considering: a process to incorporate local priorities via the British Land community investment fund and applications process; crowdfunding platform and support; co-design process; meanwhile activity that provides local benefit / opportunity, amongst others.

British Land's approach

British Land intend to be in the area for a long time, be a good neighbour and is committed to involving the community at each stage beyond planning, from construction to estate management.

British Land has a number of overarching policies and charters which guides its approach here; these include the Local Charter, and Sustainability Brief for Developments, both of which can be found on their website (www.britishland.com). In addition, the aforementioned Social Regeneration Charter will capture a bespoke approach for the local area, informed by ongoing local input.

Ongoing engagement can be seen in two parts; ongoing consultation and open channels of communication relating to the next phases of the development and construction; alongside ongoing community investment and engagement to ensure local benefit.

Below are some examples of British Land's community investment projects in the area:

- Tree Shepherd (helping local people set up businesses and ongoing support and mentoring);
- GoodPeople (connecting local residents to employment and skills development);
- The Paper Garden (in the Printworks) powered by Global Generation (working with local students and young people around the environment);
- Time and Talents 2 are using the consultation hub as a local community space.

Further information about projects and local support can be found on page 296 or on the website www.canadawatermasterplan.com.

Further information on the Canada Water Charter (subsequently renamed Social Regeneration Charter) can be found on page 298 and 299.



Canada Water Masterplan exhibition, CWM Hub, January 2018

INTRODUCTION



ABOUT THE REPORT,
PROJECT CONTEXT
& WHO'S INVOLVED



About

Soundings were appointed by British Land in early 2014 to facilitate a process of community involvement for the Canada Water Masterplan.

Soundings have been working ever since with local residents, community groups, businesses and interested stakeholders. We act as an impartial voice in the development process, engaging with the local community to help move towards shared goals for the site and to inform the Masterplan proposals.

About the Canada Water Masterplan

The Canada Water Masterplan is the project name for the redevelopment of a 46 acre site in SE16. The area covers Surrey Quays Shopping Centre, Surrey Quays Leisure Park sites, former Harmsworth Quays Printworks, the site at Roberts Close; and includes the courtyard associated with the former Dock Offices and former Rotherhithe Police Station site on Lower Road.

Outline Proposals are to be approved pursuant to parameters and guidelines for how the site will come forward in the future. It considers land use, urban design, public spaces, routes, built form and infrastructure. Detailed Proposals are also being submitted for Plots A1, A2 and K1 (see plan on page 174).

As each subsequent phase comes forward there will be further consultation on the detailed aspects of these plots. 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 Greater London Authority (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 Canada Water Masterplan will create a new town 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 is a long term investor and intends to own, manage and maintain the site as a long term investment. It is expected that the Masterplan will be built in phases with a target completion date of 2033.

Statement of Community Involvement

This Statement of Community Involvement is compiled by Soundings. It provides a record of, and findings from, the pre-application consultation for the Canada Water Masterplan undertaken between February 2014 and March 2018.

During this period, a number of interim reports have been produced as a public record of each stage; these have been issued for community comment each time to ensure they are an accurate reflection. The Statement of Community Involvement combines these reports and adds overarching analysis.

It also tracks how the Canada Water Masterplan has been informed by the consultation process, as well as outlining ongoing community engagement.

A record of the materials used during the consultation process can be found in the Statement of Community Involvement Appendices.

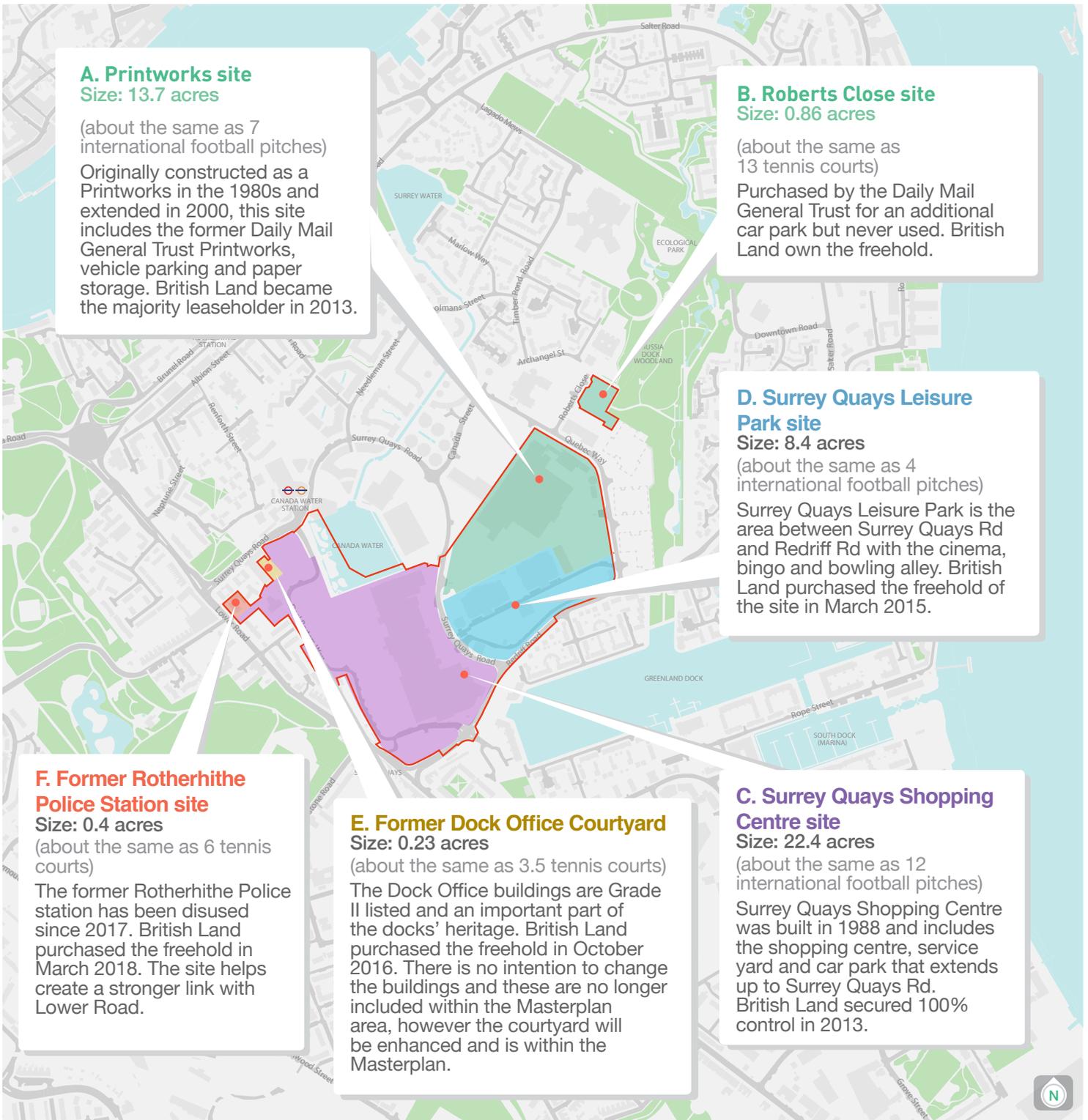
Beyond the Planning Application

British Land, as a long term investor, is committed to continued involvement and ensuring that the Masterplan can bring benefits and opportunities to the local community. Community engagement will continue through the planning application period into the long-term life of the development.

Next steps will include making the planning application as accessible as possible. With Southwark Council's permission we will work towards a local exhibition displaying the planning application documents.

Further to this, it is anticipated that Topic Sessions will continue on key topics of interest, there will be regular updates and further consultation on detailed proposals as they come forward.

British Land is working together with Southwark Council in developing the Canada Water Charter (subsequently renamed Social Regeneration charter) to set out a framework to ensure these benefits and opportunities are delivered; a number of pilot projects are already underway. For more details on next steps and the Canada Water Charter, please see page 296 to 299.



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.

F. Former Rotherhithe Police Station site
Size: 0.4 acres

(about the same as 6 tennis courts)
The former Rotherhithe Police station has been disused since 2017. British Land purchased the freehold in March 2018. The site helps create a stronger link with Lower Road.

E. Former Dock Office Courtyard
Size: 0.23 acres

(about the same as 3.5 tennis courts)
The Dock Office buildings are Grade II listed and an important part of the docks' heritage. British Land purchased the freehold in October 2016. There is no intention to change the buildings and these are no longer included within the Masterplan area, however the courtyard will be enhanced and is within the Masterplan.

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 and history



Illustrative Masterplan summary

A Dock offices retained & courtyard

The existing listed building will be protected and enhanced, linking better with the surrounding area and showcasing the area's dock history. This sits outside of the Masterplan application. As part of the first plots the Dock Office courtyard will also become a new community space.

B Former Rotherhithe Police Station

British Land has recently exchanged contracts to purchase the site from the Metropolitan Police. This site will now form part of the Masterplan.

C New route

New pedestrian and cycle route from the High Street to Lower Road and Southwark Park.

D 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. The May 2017 consultation established that Plot A2 was considered to be the best location.

E 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 crossing.

F 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.

G 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 workspace, creating an interesting, diverse and active street frontage.

H 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.

I Tesco petrol filling station

To allow the building of Plot A2, the Tesco petrol filling station will move temporarily to a new location on-site near to Surrey Quays Station (I1). It will then be moved to a final location shown as I2.

J Town centre car parking

A new multi-storey car park for the town centre is proposed on this plot to complement the car park under Tesco

K Potential new station entrance

Potential new additional Surrey Quays Station entrance - existing entrance kept.

L 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 Woodland now links to existing crossing points that connect with Southwark Park's entrance.

M Tesco store relocated

British Land is 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. Parking will also be provided on site. Relocation allows a new link to Greenland Dock. New homes are also provided above the relocated store.

N 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).

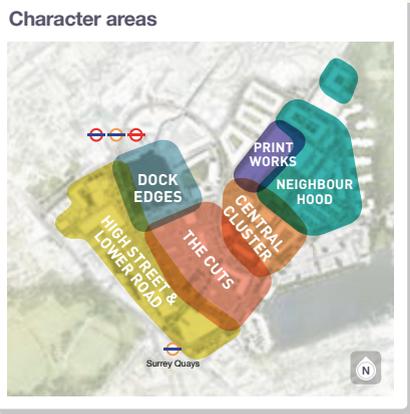
O Printworks Press Hall

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', although both options will be applied for.

Illustrative masterplan

- Masterplan area
- ⋯ First detailed plots
- A1 References for the individual plots or clusters of buildings
- ▶ Image viewpoints - see separate large images in the exhibition





Masterplan development

Consultation started in early 2014 looking solely at the former Harmsworth Quays Printworks and the site at Roberts Close. Since then, the Masterplan area has grown significantly to include a much wider area between Canada Water and Surrey Quays (see the diagrams below).

This has been informed by community feedback and the consultation process has updated to reflect the changed site boundaries.

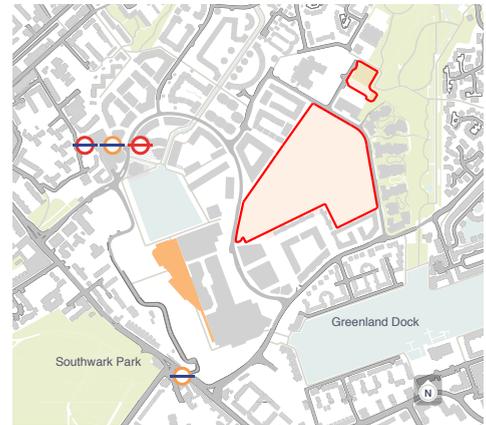
2014 / 2015

Following feedback, Surrey Quays Shopping Centre (owned by British Land) was included in the Masterplan as a more ambitious opportunity to improve the Town Centre area, connections between places and the quality of public spaces.



2013 / 2014

British Land purchased the former Harmsworth Quays Printworks site and consultation began on SE16 Printworks. There was existing permission in place to extend and refurbish the existing shopping centre.



2015 / 2016

In March 2015, British Land purchased the Surrey Quays Leisure Park sites - enabling a truly joined-up approach to the future of the area.



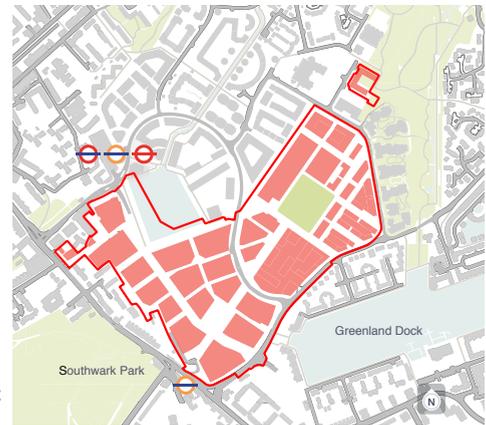
2016 / 2017

Following the February 2016 consultation, there was a review of the Masterplan. This incorporated some significant shifts in thinking to respond to key issues and ensure the plans are robust. In October 2016, British Land also purchased the Grade II listed former Dock Offices which will be retained.



2017 / 2018

In January 2018 British Land exchanged contracts for purchase of the former Rotherhithe Police Station site which was incorporated into the Masterplan, enhancing the link with Lower Road. The red line boundary was also updated to exclude the Dock Office buildings which are being retained but are not part of this planning application.





Canada Water Masterplan exhibition, CWM Hub, January 2018

Who's involved

British Land

www.britishland.com

British Land is one of Europe's largest publicly listed real estate companies. We own, manage, develop and finance a portfolio of high quality UK commercial property, focused on Retail and London Offices and Residential.

British Land has been involved in the Canada Water area for many years and have a dedicated project team working full-time on the project. British Land is a long-term investor committed to getting to know the local area and support a number of local organisations and projects; working closely with Southwark Council, local residents and other key stakeholders to deliver a new Town Centre for Canada Water.

British Land Involvement & Approach

British Land strongly recognises its role working with the local community to understand local needs, wishes and opportunities and ensuring these are reflected in the proposals and action plans. In parallel with the consultation process British Land have been supporting local projects, volunteering time and establishing a charter framework to help ensure long term local benefits.

At each major stage of consultation British Land have been on hand at consultation events and exhibitions to discuss the emerging plans, feedback and answer questions. Many of the wider consultant team and specialists have also attended events, providing first-hand access to specific expertise to inform in depth discussions with local people.

Together with Soundings, British Land have encouraged a wide-range of ways that people can be involved in shaping the Masterplan. Using a face to face approach as well as digital, such as online tools, online resources, digital models and videos.

British Land Led Outreach

Alongside the more formal consultation process the British Land team has led on meeting with groups, individuals and more broadly getting to know the local area. As long-term owner and manager of Surrey Quays Shopping Centre British Land has long standing links and connections with the local area.

During the four year consultation process the British Land project team, alongside consultants as appropriate, have held ongoing meetings, responded directly to queries and attend local community meetings and events.



Drop-in exhibition, May 2017



Silverlock TRA Fun day, August 2015



Canada Water Masterplan Team Community Day, February 2015



British Land Community Day at Bacon's College, June 2015

Southwark Council

www.southwark.gov.uk

Southwark Council have a dual function as planning authority and co-owner/investor in the Masterplan area. They have been closely involved in the development of the Masterplan.

British Land and Southwark Council have continued to negotiate on restructuring leases and property interests to allow a holistic approach to regeneration to take place.

Allies & Morrison

www.alliesandmorrison.com

Allies and Morrison is an architecture and urban planning practice based in Southwark and have been appointed to develop a masterplan for the Canada Water Masterplan sites.

Townshend

www.townshenda.com

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

Soundings

www.soundingsoffice.com

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.

First Detailed Plots Architects

Allies & Morrison are also the architects working on two of the First Detailed Plots in the Masterplan 'Plot A1 and A2' (located to the west of Canada Water Dock).

Duggan Morris Architects are the appointed Architects for 'Plot K1', the site at Roberts Close.

Wider team

There are a number of other consultants involved. As the project has progressed, the team has expanded to draw on the required range of skills and expertise. Below is a list of some of the other key consultants who have been involved in the consultation process:

- **Duggan Morris Architects: Plot Architects**
www.dugganmorrisharchitects.com
- **Aecom: Project Managers**
www.aecom.com
- **DP9: Planning Consultant**
www.dp9.co.uk
- **Arup: Transport & Sustainability Consultant**
www.arup.com
- **Quod: Socio-Economic Consultant**
www.quod.com
- **Graham Devlin: Cultural Strategy**
- **Newington Communications: Media & PR Consultant**
www.newingtoncomms.co.uk
- **Waterman: Environmental Consultant, Structural Engineer & Infrastructure**
www.watermangroup.com
- **London Wildlife Trust: Wildlife Charity**
www.wildlondon.org.uk
- **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

Planning context

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 of the development of the Masterplan, leading to a planning application.
- There is also an overview of two of the key policy documents guiding the Masterplan.

The London Plan: 2016

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

Full details at www.london.gov.uk

The new Draft London Plan (2017) reinforces this position.

Canada Water Area Action Plan: Adopted November 2015

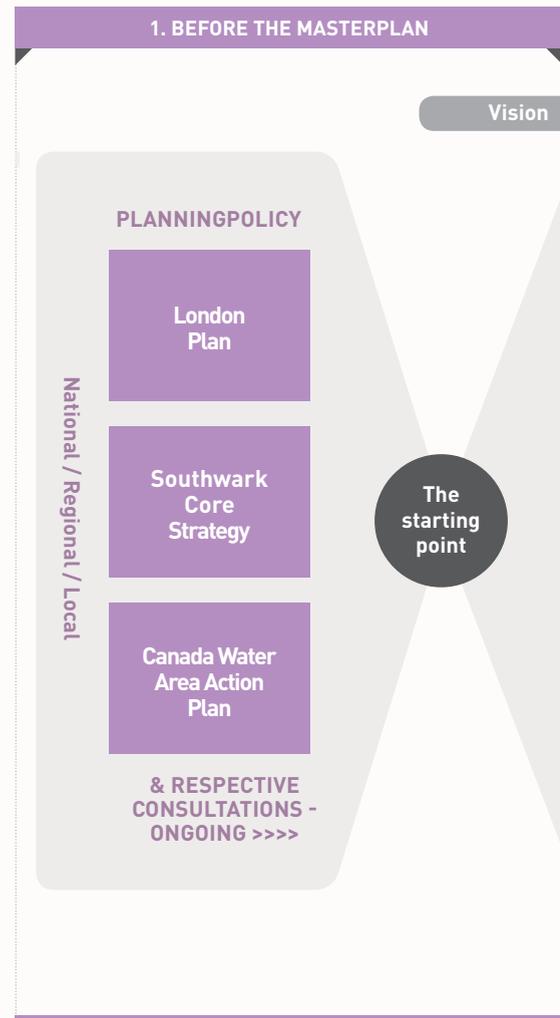
The area between Surrey Quays Station and Canada Water Station is identified in Southwark Council’s Area Action Plan (AAP) as an important opportunity to help create a larger, more successful and pedestrian friendly Town Centre. The AAP is a policy document designed to guide development in the area over 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):

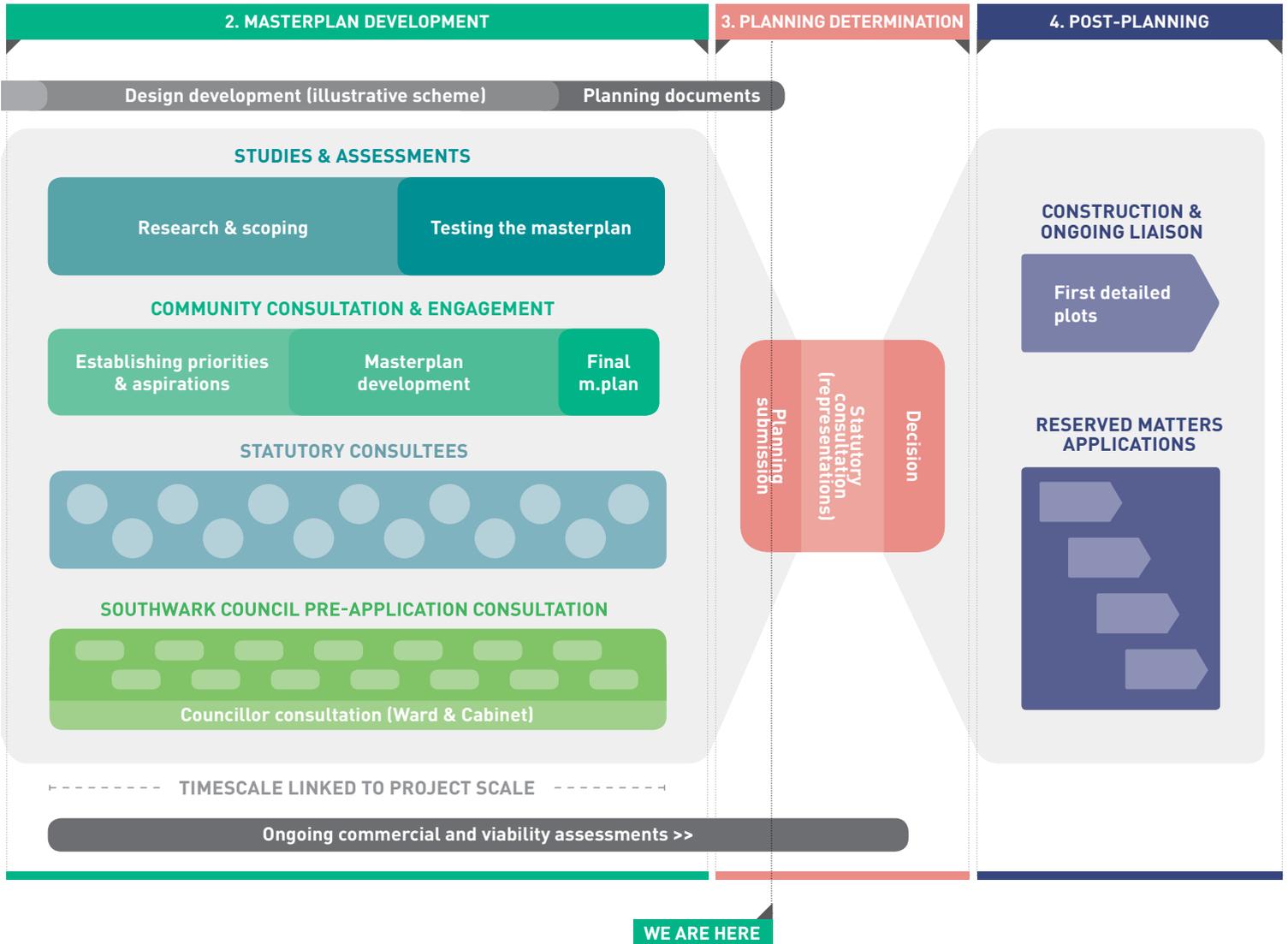
- At least 4,500 new homes
- At least 1,000 new affordable homes
- Minimum of 12,000m² employment floorspace
- Re-provision of cinema and leisure uses

Full details at www.southwark.gov.uk

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



Design & Planning Process



End of Part 1 of 3