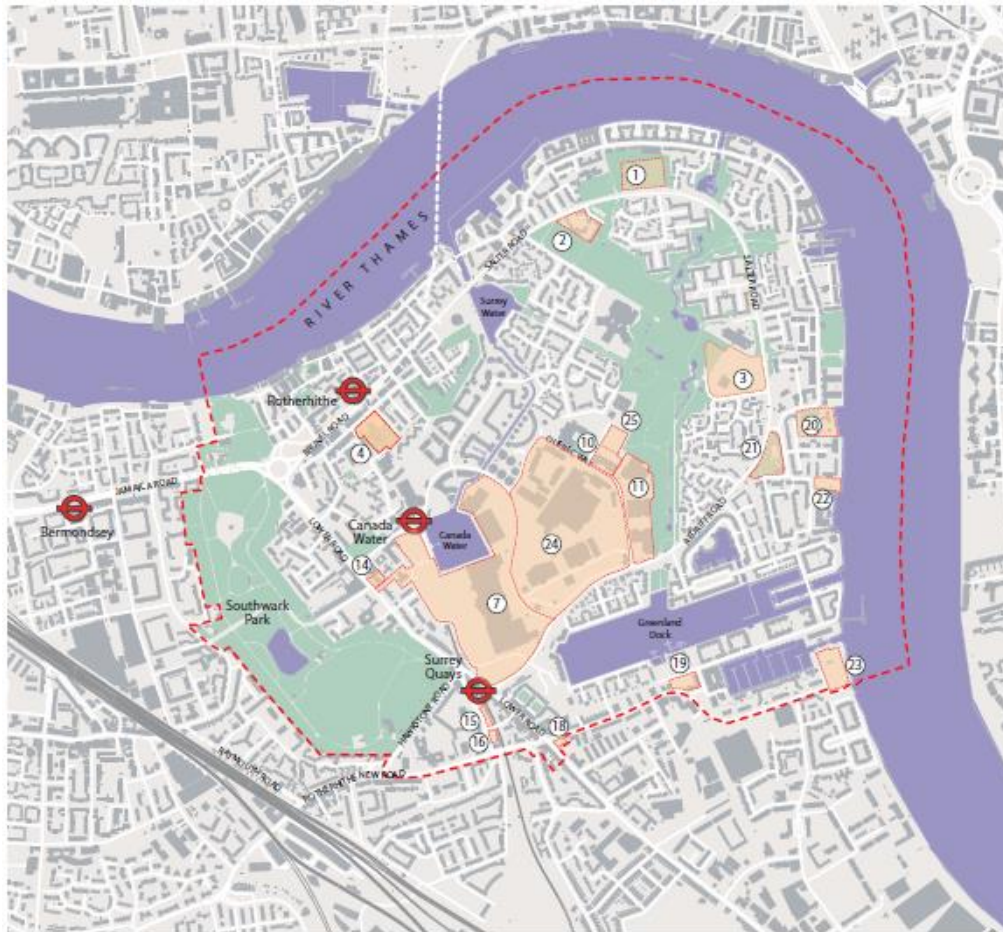




## Canada Water Area Action Plan

November 2015

Proposals sites referred to in the AAP



- Proposal Sites
- Wider AAP Area

- |  |   |
|--|---|
| <ol style="list-style-type: none"> <li>1. St Pauls Sports Ground (CWAAP 1)</li> <li>2. Land adjacent to Surrey Docks Stadium (CW AAP 2)</li> <li>3. Downtown (CW AAP 3)</li> <li>4. Albion Primary School CW AAP 4)</li> <li>5. Blank</li> <li>6. Blank</li> <li>7. Decathlon site, Surrey Quays Shopping Centre and overflow carpark (CWAAP 7)</li> <li>8. Blank</li> <li>9. Blank</li> <li>10. 24-28 Quebec Way (CWAAP 10)</li> <li>11. Quebec Industrial Estate (CWAAP 11)</li> <li>12. Blank</li> <li>13. Blank</li> </ol> | <ol style="list-style-type: none"> <li>14. Rotherhithe Police Station (CWAAP 14)</li> <li>15. 23 Rotherhithe Old Road (CWAAP15)</li> <li>16. 41-55 Rotherhithe Old Road (CWAAP 16)</li> <li>17. Blank</li> <li>18. 247-251 Lower Road (CWAAP 18)</li> <li>19. Tavern Quay (East and West) (CWAAP 19)</li> <li>20. Surrey Docks Farm (CWAAP 20)</li> <li>21. Dockland Settlement (CWAAP 21)</li> <li>22. Odessa Street Youth Club (CWAAP 22)</li> <li>23. St George's Wharf (CWAAP 23)</li> <li>24. Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park (CWAAP 24)</li> <li>25. Land on Roberts Close (CWAAP 25)</li> </ol> |
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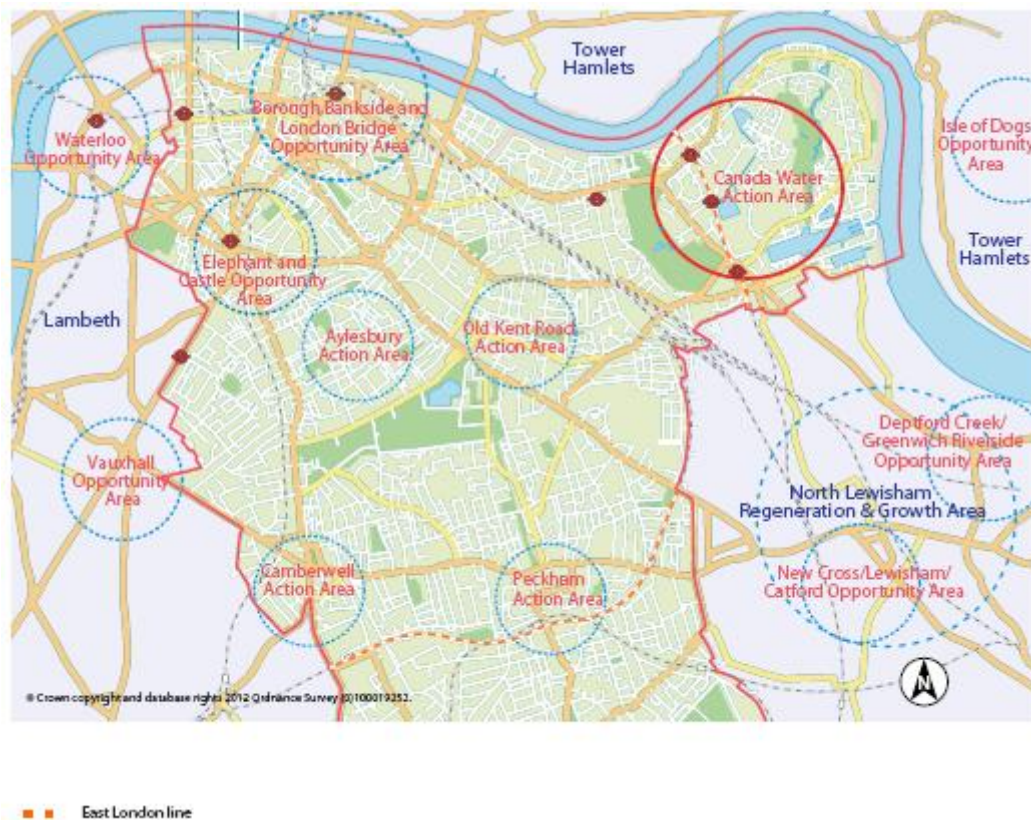
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## PART 1 INTRODUCTION

### 1.1 What is the Canada Water AAP?

- 1.1.1 The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water (see Figure 1). It sets out a vision for how the area will change over the period leading up to 2026. This is supported by a strategy with policies we will put in place to achieve this vision, the reasons we have chosen the policies, and the delivery plan for implementing the vision.
- 1.1.2 We recognise that circumstances can change and that there is a need to keep our planning policies under review to ensure they are appropriate for the area and effective. It has become known that the key site of Harmsworth Quays Printworks may be vacated by its present occupants in around 2014. We have revised the AAP to put in place a framework to guide the redevelopment of Harmsworth Quays and the adjacent sites.

**Figure 1: The location of the Canada Water action area**



### 1.2 What are we trying to achieve?

- 1.2.1 The Rotherhithe peninsula was transformed during the 1980s and 1990s. Over 5,500 new homes were built along with the shopping centre and the Harmsworth Quays print works. A second phase of regeneration is now underway in the area focussed around Canada Water. The substantial amounts of surface car parking, the out-of-town style shopping and

entertainment facilities provide an opportunity to create a new town centre for Rotherhithe and for Southwark.

1.2.2 The focus of development within the AAP will be a core area around Canada Water (Figure 2). This area is most suitable for more development and change due to its:

- **Character**  
The character of the area designated as the core is very different to the surrounding area. The difference in scale, grain and land use between the core area and the wider area is very marked. The core area includes a range of town centre uses as well as larger and taller flatted developments, whereas the wider area is predominately residential, with more open space and smaller scale housing including terraced and semi-detached houses and houses with gardens.
- **Public transport accessibility**  
The core area has higher levels of public transport accessibility with excellent links by the underground, overground and the bus network. Improvements to public transport will help to further increase the public transport accessibility.
- **Opportunity and capacity for growth**  
There are concentrations of large development opportunities with the capacity to contribute significantly to the regeneration of Canada Water within the core area.

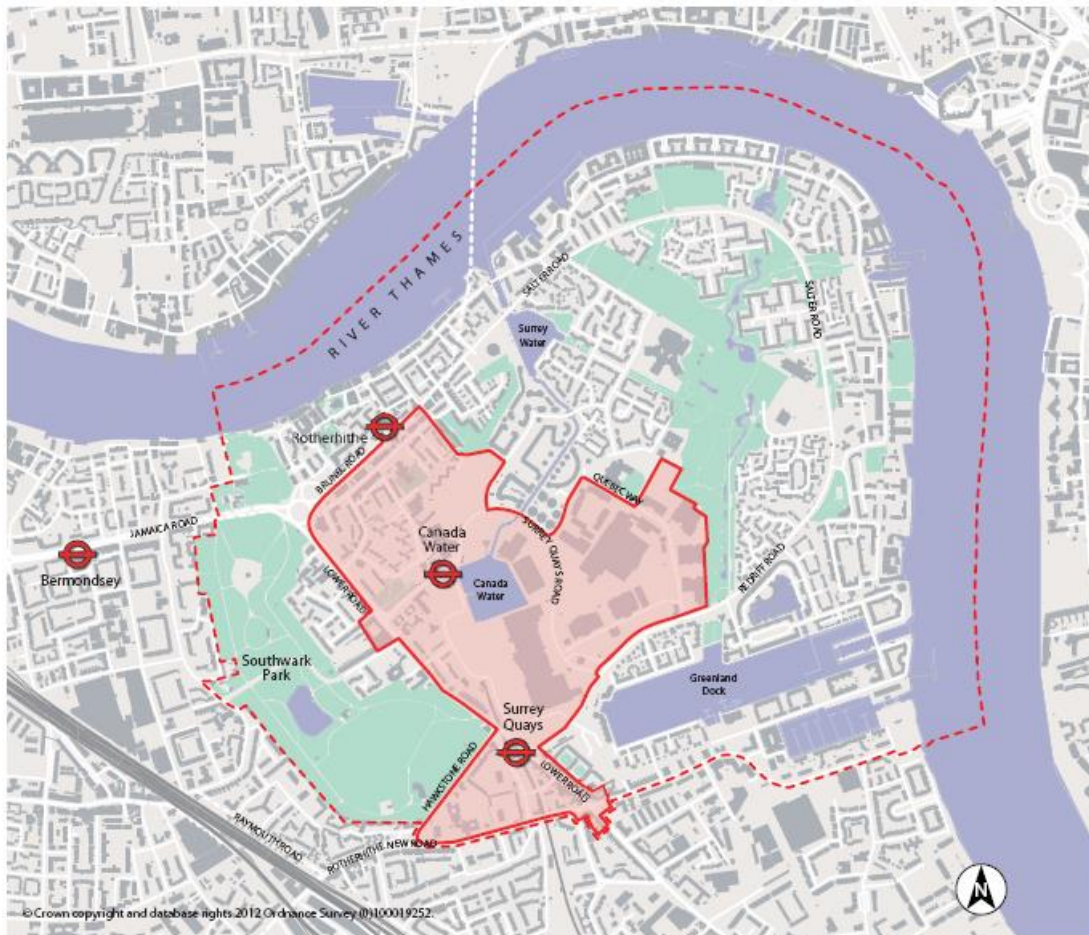
1.2.3 The AAP also looks at a wider set of measures that are needed to help the area fulfil its potential. This will build on some of its key strengths, particularly its:

- Attraction for families
- Fantastic leisure opportunities
- Great open spaces, the docks and green links

1.2.4 The AAP will set a strategy with a delivery plan to manage this change. It identifies what needs to take place and crucially it sets out how and when we will deliver these changes.



**Figure 2: The boundaries of the AAP area**



- AAP core area
- Wider AAP area

### 1.3 What will change?

1.3.1 The AAP will affect your experience of Canada Water including:

- The look and feel of the town centre area and design of new buildings
- The type and range of shops
- Improvements to the road layout and pedestrian and cycle links
- Access to schools and jobs
- The provision of leisure facilities
- The range and quality of homes in the area
- The safety and quality of parks and public spaces

### 1.4 Other important documents you need to know about

1.4.1 The Canada Water AAP is one of several planning documents which make up our local plan documents which we use to make decisions on planning applications. The most important document is the core strategy. The core strategy is a document that sets out how Southwark will change up to 2026 to reflect the principles set out in the Council Plan 2011-2014 and the Fairer

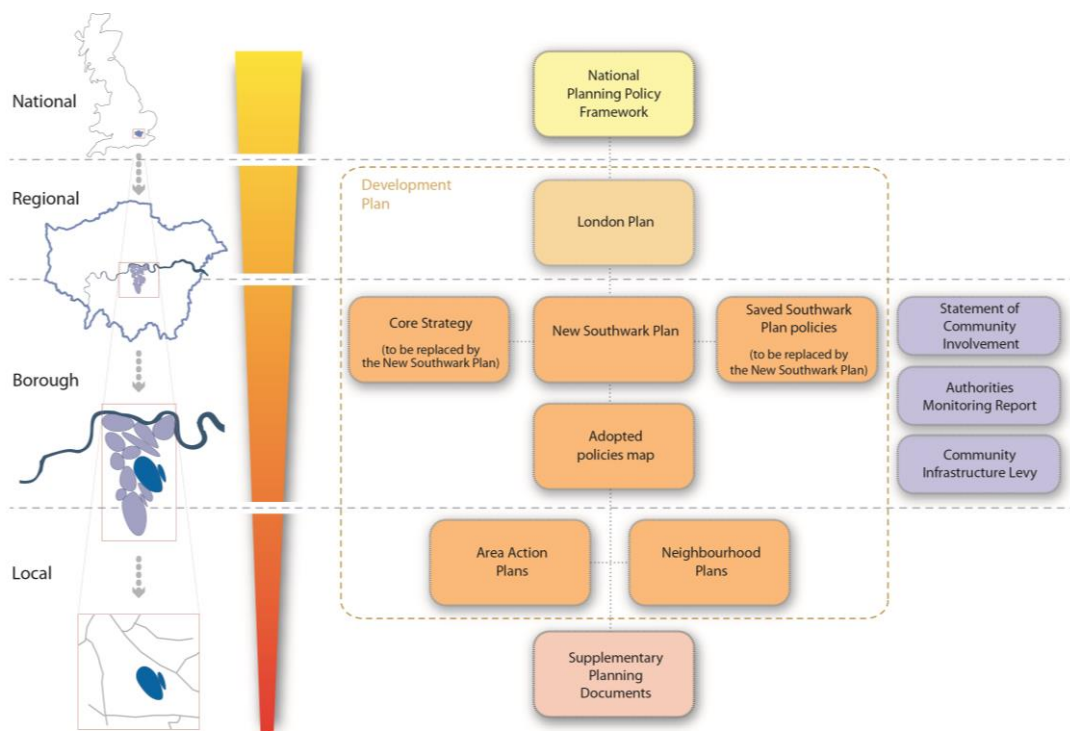


Future vision. It provides our long term vision, spatial strategy and strategic policies to deliver sustainable development. This spatial planning is a process where we set out all of the important elements that are needed to create successful places. In 2013 we will review the core strategy and start to prepare the document which will replace it, the New Southwark Plan. The New Southwark Plan will combine the strategic policies which are in the core strategy, as well as the day-to-day development management policies which have been saved in the Southwark Plan 2007. It is important that the vision and policies in the Canada Water AAP are consistent with the strategic policies which are in the core strategy.

1.4.2 The AAP also needs to be consistent with the Mayor’s policies in the London Plan, as well as national planning policies in the National Planning Policy Framework (NPPF). In March 2015 the Mayor published Further Alterations to the London Plan (FALP). We have updated the AAP to show that it is consistent with the London Plan, as amended by the FALP.

1.4.3 The relationship between the Canada Water AAP policies, national, regional and Southwark policies is illustrated in Figure 3 and explained in more detail in appendix 1. These appendices will be updated as policies change. You can also find more information at <http://www.southwark.gov.uk/yourservices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework>

**Figure 3: The inter-relationships between spatial scale and the local plan**



## 1.5 Supporting documents for the Canada Water AAP

1.5.1 Our supporting documents provide background information. These include the following:

- Our evidence base: In preparing the AAP, we have gathered an extensive evidence base which has informed the policies. This includes our 2008 Retail Study, the 2007 Rotherhithe Public Realm Audit and supplementary 2009 Public Realm Improvements Study, our Affordable Housing Viability Study, the Canada Water Energy Study and the transport development impact report. We have referred to our evidence base in explaining the justification for our policies.
- Sustainability Appraisal: This tests policies to make sure they have positive social, environmental and economic impacts.
- Equalities Analysis: This examines how the Canada Water AAP meets the needs of the whole community and makes sure that the AAP does not disadvantage anyone in the community.
- Consultation Plan and Strategy: These explain how and when we will consult the community in preparing the Canada Water AAP.
- Consultation Report and Officer Responses: This summarises consultation on the previous stages of the Canada Water AAP. The officer responses set out all the representations we received and how we have taken the comments into consideration.
- Appropriate assessment: This has been carried out under the EU Habitats Directive assessing the impact of the publication/submission version on EU Protected wildlife habitats.

1.5.2 Our evidence and other documents which support the AAP can be found on our website:

<http://www.southwark.gov.uk/yourservices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework>

1.5.3 You can find these reports on our website:

<http://www.southwark.gov.uk/canadawater>

## 1.6 Finding your way around the AAP

- Part 1: Explains what the Canada Water AAP is and provides background information about the process of preparing the AAP and Canada Water.
- Part 2: Describes the characteristics of the area and challenges it faces.
- Part 3: Describes the overall vision and objectives for the AAP.
- Part 4: Sets out the policies and our reasons for choosing them.
- Part 5: Sets our approach to specific areas and sites in the AAP area.
- Part 6: Provides more details on how the AAP will be implemented through our delivery plan and monitoring.

## **PART 2 CANADA WATER TODAY**

### **2.1 Characteristics of the AAP area**

- 2.1.1 Canada Water is located on the Rotherhithe peninsula in south east London. Historically, the area was home to the Surrey Docks, which by the end of the second world war covered an area of about 186 hectares, 85% of the peninsula. By 1969, the last docks had closed and after lying derelict for a decade, the London Docklands Development Corporation (LDDC) was given responsibility for developing the area. Around 90% of the docks were filled in and some 5,500 new homes built, alongside new open spaces, retail, leisure and industrial development.
- 2.1.2 The AAP covers an area of 308 hectares, the majority of which lies in two wards, Rotherhithe and Surrey Docks. Around 23% of the AAP area is open space. The largest of these open spaces are Southwark Park, a historic registered park, Russia Dock Woodland and the remaining docks.
- 2.1.3 Building heights and residential densities are generally higher around the periphery of the AAP area and lower in the centre. Much of the area around Surrey Docks ward in particular has a leafy suburban feel.
- 2.1.4 At the heart of the AAP area are the Surrey Quays shopping centre, the Decathlon retail sheds and Surrey Quays Leisure Park. Built in the late 1980s and 1990s, this out-of-town retail park has around 40,000 sqm of shopping space and is served by some 2,000 surface car parking spaces.
- 2.1.5 The AAP area has three tube/railway stations, as well as a bus station. Access to public transport is high around the town centre, but drops off quickly, particularly towards Surrey Docks ward. Improvements have recently been made to increase the capacity of the Jubilee line, and the East London line has been connected into London's overground network. In addition to rail and tube, there are two piers (at Greenland Dock and the Hilton Docklands) which provide access to passenger services to Canary Wharf, Greenwich and central London. Improving piers across London is a key action of the Mayor's River Action Plan.
- 2.1.6 With regard to the road network, Lower Road which runs north-south through the AAP is a strategic road linking south-east London with central and east London. To the east, the Rotherhithe peninsula is served by the main loop of Brunel Road, Salter Road and Redriff Road, which feed to commercial uses around the Canada Water basin, as well as small residential blocks and cul-de-sacs. Peak hour congestion on Lower Road tends to create delays for local traffic.
- 2.1.7 Rotherhithe and Surrey Docks wards have a population of around 27,000 people, living in 12,000 households. The two wards have significantly higher number of people of white ethnic origin (64%) compared to the rest of Southwark (54%) and fewer people of ethnic minority backgrounds.
- 2.1.8 Both wards have a mix of housing tenures: Rotherhithe ward has a high proportion of affordable homes and 36% are owned by the council. In Surrey Docks ward, around 24% of homes are affordable. There is significant need for more affordable housing in the area, with average property prices in 2008,

being around 8 times the average earnings of someone working full-time in the Southwark.

- 2.1.9 There are seven primary schools in AAP area, the majority of which have been rated either good or outstanding by Ofsted. Bacon's College is the only secondary school in Rotherhithe and the school performs well, achieving significantly higher than average GCSE results when compared to results for the borough and higher results than the UK average. In 2011, the percentage of pupils achieving level 4 or above at key stage 2 (age 11) was 85% for English and 92% for maths in Surrey Docks ward and 84% for English and 87% for maths in Rotherhithe ward, which is fairly similar to the averages achieved across Southwark.
- 2.1.10 There are four GP surgeries in the AAP area. Health and disability deprivation varies across the area. The least deprived areas are in Surrey Docks ward, nearest to the river, whereas the most deprived areas are in the Rotherhithe ward. Life expectancy for men living in Rotherhithe is almost five years shorter than that for England.
- 2.1.11 Data from 2007 suggested that there are around 1,200 business based in the AAP area. 97% of these are small businesses around half are engaged business related activities such as real estate, advertising, architecture and IT. In Rotherhithe ward, around 18.5% of people in the AAP area are engaged in retail/wholesale work and 26.4% work in business administration and support services. By contrast in Surrey Docks ward wholesale/retail employment only accounts for 5.7% of all employment, while 35.5% of all employment is in business administration and support services. The number of people claiming benefits in the AAP area is lower than the average for Southwark although again there is a difference between the Surrey Docks and Rotherhithe wards. In Surrey Docks the number of benefit claimants is lower than the UK average whereas the total of benefits claimants in Rotherhithe ward is higher than the UK average. Of those claiming benefits, the highest proportion of claims are for job seekers allowance, incapacity and lone parents benefits.

## **2.2 Challenges and opportunities**

- 2.2.1 In this section, we set out the main challenges and opportunities that we will tackle in the AAP to achieve our vision of regenerating Canada Water. These are based on what people have told us during consultation, partnership working, as well as our research.

### **A genuine town centre and neighbourhood facilities**

- The Canada Water basin has the potential to be a fantastic destination at the heart of the town centre. Currently however, the range of shops in the town centre is very limited and our retail study shows that most people in Southwark go outside the borough to shop for things like clothes, shoes, music, books and electronic equipment. The opportunity to increase retail spaces to meet a projected rise in available expenditure, together with capacity to "claw back" expenditure from centres outside the borough, will help drive the regeneration of the centre.

- It will also provide opportunities to provide more cafes and restaurants in the area which many people say are lacking at the moment. We need to make sure that we hang on to leisure uses. The current cinema and bingo hall are popular and contribute to the mix of uses in the centre.

### **Improved connections**

- The conversion of the east London line to the overground network has created better links between north and east London, Croydon and Clapham Junction. With a tube station, an overground station and a bus station, the town centre has good access to public transport facilities.
- There are some good pedestrian and cycle routes in the area, for example along the Albion Channel, Dock Hill Avenue and Albatross Way. Often however it is difficult to find your way around the peninsula as a pedestrian or a cyclist. New development will create a need to improve links.
- Lower Road is currently very congested during the morning and evening peaks. It also forms a barrier for pedestrians and cyclists. To accommodate growth at Canada Water, we will need to improve the road network.

### **A great place to visit, to relax in and have fun**

- Improvements to sports facilities in the docks, Southwark Park and the Seven Islands Leisure Centre will help promote and encourage further sports activities in the AAP area.
- The Thames Path, St Mary's conservation area and other tourism facilities provide valuable resources for local people and visitors. Increasing need for hotel accommodation in London will generate demand for new hotel bed spaces.

### **Better and safer streets, squares and parks**

- The area has excellent parks and green spaces. The docks and parks provide a valuable ecological resource. The suburban character of much of the AAP area makes it an attractive area to live and is prized by local people.
- The area's historic links with the docks and the River Thames help give it a strong sense of identity. However, the architecture in much of the town centre is bland and lifeless. There is an opportunity to create a centre which is much more distinctive.
- Redevelopment of town centre sites creates the opportunity to plan the way energy is provided and cut CO<sup>2</sup> emissions.

### **Providing more and better homes**

- We need to provide more homes of all types in the area to meet Southwark's needs and London Plan targets.

- There is a need for more affordable housing which should be balanced against our objective of fostering mixed communities.
- There is a need for more family sized homes to help ensure that the area is attractive for families. This was strongly supported by the local community during consultation.
- Allowing higher densities in the core area will allow reduced densities elsewhere in the AAP area to help protect its suburban character.

### **Enhanced social and economic opportunities**

- Around 135,000 new jobs are planned for the Isle of Dogs and London Bridge over the next 15 years. Business growth in surrounding areas can stimulate growth in the local economy and small and medium sized enterprises (SMEs).
- King's College, London has acquired the Mulberry Business Park site and is interested in delivering campus-led regeneration at Canada Water, including on part of the Harmsworth Quays site. Canada Water has the potential to provide a vibrant university environment with new infrastructure and facilities, to help King's College meet their teaching and student accommodation needs over the coming years and to provide space for collaborations and partnerships in association with the university. Provision of a new university campus would be consistent with the potential science cluster identified in the London Plan 2015.
- Many parts of Rotherhithe do not have access to superfast broadband. This is an issue that needs to be addressed.
- The area has good primary schools and the secondary school, Bacon's College, also performs well.
- Southwark's pupil place planning forecasts there will be the need for additional secondary school places in the borough from 2016/17. A new secondary school is to be provided in Bermondsey. Current projections forecast there may also be a need to expand primary school places in the Rotherhithe and Bermondsey area to provide up to an additional 8 forms of entry by 2016/17. High performing and accessible schools will help make the area more attractive for families.
- The library at Canada Water has improved civic facilities in the town centre and is helping give the area a new heart.
- There are several pockets in the AAP area, particularly in Rotherhithe ward in which health education and multiple deprivation levels are higher than the Southwark and UK average. There is an opportunity to improve local healthcare facilities and improve the health and wellbeing of residents by encouraging healthy lifestyles.

## **2.3 Working with our neighbours**

- 2.3.1 Canada Water will be affected by what happens in neighbouring boroughs. This includes:



- A significant amount of growth is planned north of the river. In the period leading up to 2026, the Isle of Dogs is expected to provide an additional 10,000 new homes, 17,000sqm of new shopping space and 110,000 new jobs.
  - Around 175,000 sqm of new retail space has been built in the new Westfield Shopping Centre at Stratford.
  - To the south, Lewisham's core strategy (2011) has allocated around 8,400 new homes to be built within the growth and regeneration area around Convoys Wharf, Oxtalls Road, Canon Wharf and Marine Wharf (see Figure 1). Around 17,000sqm of new retail space is planned in Lewisham town centre.
- 2.3.2 These changes will bring a number of opportunities. As noted in the previous section, increases in jobs and business growth in surrounding areas can stimulate growth at Canada Water and provide opportunities for local SMEs.
- 2.3.3 Retail growth and improvements to nearby centres will provide additional competition for Surrey Quays shopping centre. Investment in the centre and shopping facilities at Canada Water will be required, if the centre is to avoid decline.
- 2.3.4 Probably, the greatest impact will be on transport infrastructure. Capacity on the tube is being increased and the incorporation of the East London line into the London Overground has also created additional capacity. The road network around Lower Road however is already congested during morning and evening peaks and improvements will be required to accommodate further growth. We are proposing a set of improvements to the local road network in the AAP. We are discussing these with TfL and have established regular meetings with Lewisham council to share information and resources.

## **PART 3 OUR STRATEGY FOR CANADA WATER**

### **3.1 What we are trying to achieve**

- 3.1.1 Successful places where people want to live, work and visit include good housing, safe and attractive public realm, good connections, successful schools, shops, health and leisure facilities. It is important that we develop a strong vision and set of objectives for the area. The vision and objectives were derived from our Sustainable Community Strategy, Southwark 2016, are consistent with the Council Plan and Fairer Future principles, the Southwark Plan, the core strategy and what local people have told us in the past. We have used the vision and objectives to guide and help assess the options for development in the area and help select the preferred options.

#### **Vision:**

We are working with the local community, landowners, and developers to transform Canada Water into a town centre as set out in the Canada Water Area Action Plan. Our aim is to make best use of the great opportunity to create a new destination around the Canada Water basin which combines shopping, civic, education, and leisure, business and residential uses to create a new heart for Rotherhithe.

We want to strengthen Canada Water's role as a shopping destination, expanding the amount of retail space by around 35,000sqm and providing a much more diverse range of shops than at present, including a new department store and independent shops. In addition to new shops, complementary uses including higher education facilities, offices suitable for a range of occupiers, cafes, restaurants and leisure facilities will help broaden the appeal of the town centre, diversify and strengthen the local economy and contribute to generating over 2,000 new jobs.

The action area's core will provide at least 4,500 high quality new homes, which will be accommodated in generally mixed use development. The action area will provide at least 1,000 affordable housing units.

Existing facilities in the town centre are currently separated and poorly linked, being built originally to serve car-borne visitors. Development in the town centre will contribute towards creating an open environment with a high street feel, and high quality public realm and open spaces. We want to make better use of car parking, ensuring that it is shared between town centre uses. The centre must reach out to the wider Rotherhithe area, ensuring that it is accessible, particularly on foot, by bicycle and by public transport. In addition we will work with Transport for London to improve the road network around Lower Road.

There could be tall buildings on some sites in the core area where this helps stimulate regeneration and creates a distinctive place. Outside the town centre and core area of the AAP, development will be less dense and should reflect the leafy and suburban character of much of the area.

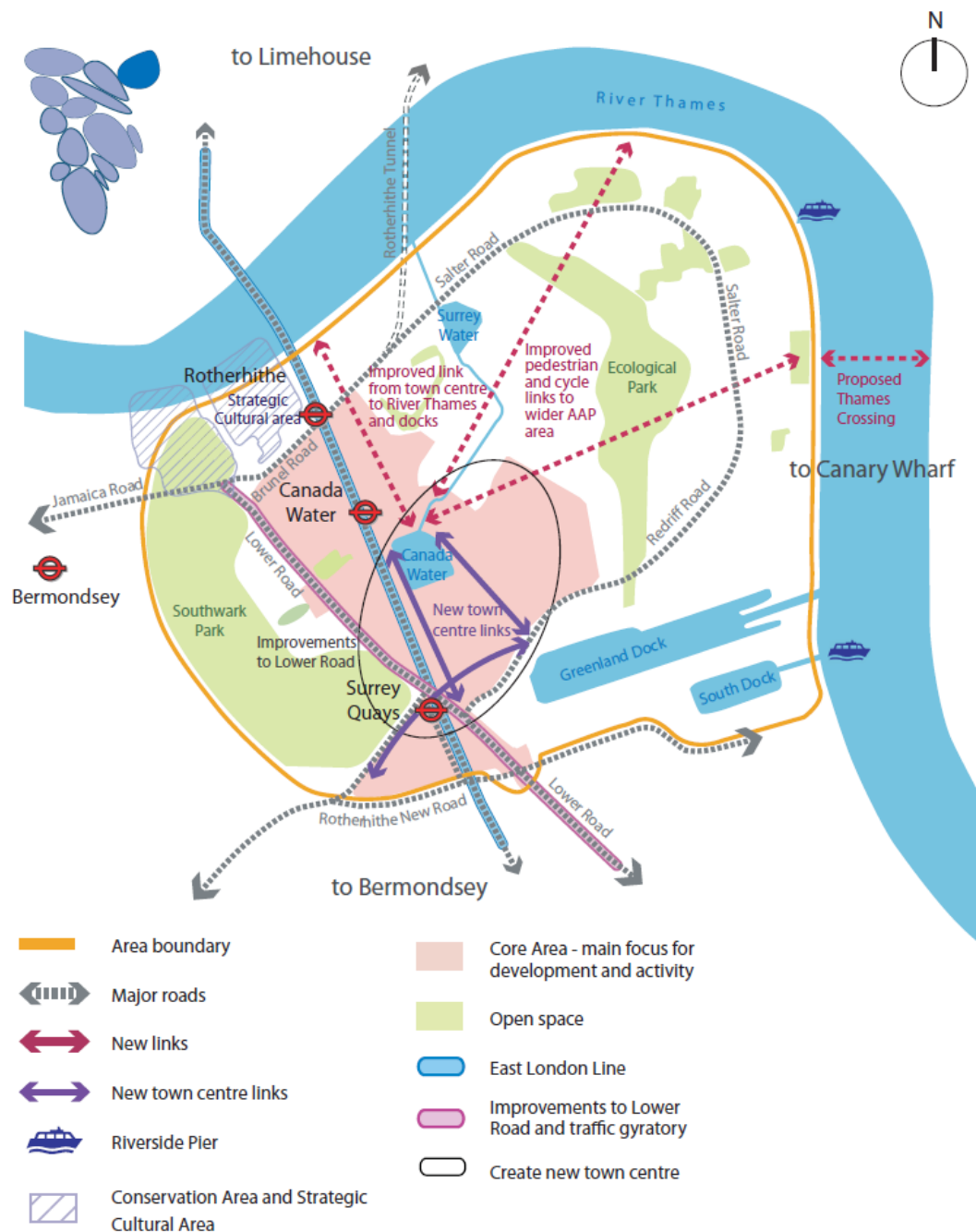
Rotherhithe should be a desirable place to live, particularly for families, and promote healthy lifestyles. To help achieve this, we will consider building new school provision to meet the forecast need for places. Across the AAP area, development will contribute to achieving a high quality green infrastructure network, which, together with the docks and the River Thames, can help make Rotherhithe known as an attractive destination to visit, relax in and have fun. Development will meet the

highest possible environmental standards to help tackle climate change, improve air quality and reduce pollution, waste and risk of flooding.

We are working with Lewisham Council to make sure we have a joined up approach to future development and improvements to Rotherhithe.

3.1.2 Our vision for the area is expressed spatially on the key diagram. The key diagram is a graphical representation of the main elements of the vision, such as improvements to transport infrastructure and the creation of a new town centre, to be delivered in the area.

**Figure 4: Canada Water AAP key diagram**



## 3.2 The themes and objectives (how we will achieve our vision)

- 3.2.1 To help achieve our vision, we have set out strategic objectives for the AAP. The objectives relate directly to the vision and have been shaped in the light of consultation that has been carried out both during the AAP preparation process and before. They have also been designed to help deliver key elements of other strategies and policies, including our Council Plan, Fairer Future principles and the core strategy. The objectives have been tested using our sustainability appraisal to make sure that they are working together to create a sustainable place.
- 3.2.2 In addition to establishing a clear direction for future development, the objectives have also been used to create more detailed day-to-day policies for the AAP and make sure that these are focused on our key aims. In part 4 of the AAP, we show how the objectives relate directly to the AAP policies.
- 3.2.3 We have grouped the objectives and the policies that follow from them into the following themes
- Theme 1: Shopping: A genuine town centre and neighbourhood hub
  - Theme 2: Transport: Improved connections
  - Theme 3: Leisure: A great place to visit, to relax in and have fun
  - Theme 4: Places: Better and safer streets, squares and parks
  - Theme 5: Housing: Providing more and better homes
  - Theme 6: Community: Enhanced social and economic opportunities

*Theme 1: Shopping: A genuine town centre and neighbourhood hubs.*

- S1 To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network. This will enhance the setting of Canada Water basin and create a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.

*Theme 2: Transport: Improved connections.*

- T1 To use a range of measures, including public transport improvements, green travel plans, road improvements and restrictions on car parking to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable transport including walking, cycling and public transport.
- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.

*Theme 3: Leisure: A great place to visit, to relax in and have fun*

- L1 To promote healthy lifestyles and make the area known for its excellent sports, leisure and entertainment facilities.

L2 To promote arts, culture and tourism.

*Theme 4: Places: Better and safer streets, squares and parks*

P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities and the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.

P2 To create an attractive, safe, and secure public realm.

P3 To link the docks and parks in a network of open spaces which have a variety of functions, including recreation and children's play, sports facilities and nature conservation.

P4 To make the River Thames and its river front more accessible.

P5 To reduce the impact of development on the environment and on health and help tackle climate change, air quality, pollution, waste and flood risk.

*Theme 5: Housing: Providing more and better homes*

H1 To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.

H2 To focus higher densities in the action area core where there are town centre activities and good access to public transport.

*Theme 6: Community: Enhanced social and economic opportunities*

C1 To provide more and improved educational, health and community facilities which meet the needs of the growing population.

C2 To provide more local employment opportunities.

*Theme 7: Delivering the AAP*

D1 To continue to work with key stakeholders including the local community, landowners, Lewisham Council and TfL to deliver the vision and objectives of the AAP.

D2 To ensure that physical and social infrastructure needed to support growth at Canada Water is provided in a timely manner.

D3 To monitor and review the delivery of AAP policies annually to inform phasing of future development and delivery of infrastructure.

## **PART 4 THE POLICIES**

### **4.1 Introduction**

- 4.1.1 In this section we set out our strategy for achieving our vision, themes and objectives. We start each policy by setting out which of the objectives it is intended to help us achieve.

### **4.2 Shopping: A genuine town centre and local facilities**

- 4.2.1 We will improve Canada Water town centre, encouraging investment to provide a wider range of shops and services, as well as places to eat, drink and relax. It is also important that local residents have access to day-to-day convenience shops and facilities across the AAP area. This section explains our approach to shopping and the town centre.

#### **Objectives**

- S1 To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network. This will enhance the setting of Canada Water basin and create a range of shops, restaurants, community and leisure facilities within mixed use developments.
- S2 To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.

#### **Policy 1: Shopping in the town centre**

Canada Water will move up our hierarchy of centres to become a major town centre.

We are working with landowners to improve and expand shopping floorspace by around 35,000sqm (net) between 2011 and 2026 through the promotion of new retail space on the following sites

- Surrey Quays shopping centre and overflow car park
- Site A (Maple Quays)
- Site B (Montreal House and Toronto House)
- The Decathlon site
- CWAAP17 (Harmsworth Quays, Surrey Quays Leisure Park, Site E and Mulberry Business Park)

Large retail developments should provide a range of shop unit sizes including small shops suitable for independent operators. We will use planning conditions or planning obligations to ensure that a proportion of new shop units are made available as independent units.

To accommodate retail growth, improvements must be made to transport infrastructure, including the road network, pedestrian and cycling facilities and public transport. Proposals involving provision of retail floorspace must ensure that appropriate mitigation of transport impacts is in place prior to the






commencement of retail operations for the development or phase of a development.

4.2.2 The boundaries of the town centre are shown in Figure 5.

**Figure 5: The boundaries of the town centre**



-  Town centre boundary
-  Change to town centre boundary
-  Wider AAP area

### We are doing this because

4.2.3 Our consultation suggests that many people are dissatisfied with the range of shops available in the shopping centre. In preparing our 2009 Southwark Retail Study, we commissioned two hundred interviews to be carried out in the shopping centre. When asked what they disliked about the shopping centre, 36% of people mentioned the limited range of shops, 27% said it had a poor range of foodstores and 19% said that department stores were poor. When asked what would persuade them to visit more often, 47% said larger retailers and 8% said a better range of independent and specialist shops. 32% said they would like to see a Marks and Spencer.

4.2.4 These views were also reflected in the response to consultation at issues and options and preferred options stages. At issues and options stage, 64% of

respondants favoured an expansion of existing retail facilities (option B, while 15% preferred the business-as-usual or small scale increase option.

- 4.2.5 The retail study also found that most people who live in Southwark do not shop for items like clothes, shoes, music and books in the borough. Only about 16% of the expenditure available for these kinds of goods (comparison goods) is spent in and around the borough. Over the coming years, increases in population and disposable income will increase available expenditure.
- 4.2.6 Our strategy is to “claw back” some of the expenditure which is currently spent outside the borough and take advantage of increases in available expenditure. The retail study suggests that around 30,000sqm of new floorspace for comparison goods could be provided at Canada Water without harming neighbouring centres in Southwark, Tower Hamlets or Lewisham.
- 4.2.7 We have also undertaken a feasibility study which indicates that there is physical capacity for around 35,000sqm (net) of new shopping space in the town centre. Although the majority of this would be comparison goods space, new units would also be provided for convenience goods (food and day-to-day things such as newsagents), services (banks etc) and cafes and restaurants. Of the 35,000sqm, approximately 2,000sqm have been provided on the developments at Maple Quays and Toronto and Montreal Houses which are completed.
- 4.2.8 The availability of Harmsworth Quays for development will enable the town centre to expand to the east and this is reflected in the fact that the town centre boundary has been adjusted to incorporate site allocation CWAAP 17 into the town centre (see Figure 5). In this way we will ensure that sufficient land is available to meet needs for town centre uses, which is consistent with guidance in the National Planning Policy Framework. The new town centre boundary covers a large area and in the light of this the distribution of uses across the site requires careful consideration. Non-residential uses should be concentrated in locations in which they will complement one another, maximise the potential for linked trips, contribute towards establishing a town centre with character and identity and benefit most from good accessibility to existing transport facilities.
- 4.2.9 Providing a substantial increase in the amount of shopping floorspace would mean that Canada Water becomes a major centre in our hierarchy of centres. This is consistent with policy 3 in our core strategy and Table A2.2 in the London Plan (2015). It would also benefit the local economy and has the potential to provide around 1,750 new jobs, making a significant contribution to the London Plan estimate that Canada Water can provide around 2,000 new jobs (Policy 2.13 and Table A1.2 of the London Plan (2015)).
- 4.2.10 In order to maximise diversity within the town centre we will make sure that some shops are made available to independent small and medium sized (SME) operators. This will apply to large retail developments which provide around 2,500sqm or more of additional retail space. This is consistent with the approach the Mayor is taking in policy 4.9 of the London Plan (2015).
- 4.2.11 Retail growth will require improvements to transport infrastructure. In accordance with Core Strategy Policy 2 proposals will be expected to submit a transport assessment (TA) which considers impacts on all modes of transport. It is important that adequate mitigation for development, or phase

within a development, is in place prior to the commencement of retail operations in the development or phase. Appropriate mitigation may include improvements to the highway network, public transport, cycling and pedestrian infrastructure, depending on the nature of the impacts. We will play a lead role in coordinating the implementation of improvements, working closely with TfL and Lewisham (see policies 6-8).

## **Policy 2: Cafes and restaurants in the town centre**

We will support provision of new cafes and restaurants through the redevelopment of the following sites

Site A

Site B

The shopping centre and overflow carpark

The Decathlon site

CWAAP17 (Harmsworth Quays, Surrey Quays Leisure Park, Site E and Mulberry Business Park)

### **We are doing this because**

- 4.2.12 Consultation at issues and options and preferred options stages found that many people would like to see more places to eat and drink in the area. We will use development opportunities to expand the choice available. These can also help boost the evening economy and generate jobs. It is important that these do not become too dominant and we would use policies in our forthcoming New Southwark Plan to make sure that they do not harm the quality of life of existing or future residents.

## **Policy 3: Important shopping parades**

We will maintain the status of Albion Street and Lower Road as “protected shopping frontages” which should provide a mix of uses. There should not be more than two units in hot food takeaway use (A5 Class Use) in either the Albion Street frontage or in any one of the six parades which comprise the Lower Road frontage.

### **We are doing this because**

- 4.2.13 The shops on both Albion Street and Lower Road currently provide day-to-day convenience facilities for local people and passing trade.
- 4.2.14 Policy 1.9 of the Southwark Plan is intended to ensure that at least 50% of the shopping units in the frontages on Albion Street and Lower Road stay in retail (A1 Class Use) and we propose to maintain that.
- 4.2.15 During consultation many people raised concerns about the number of hotfood takeaways (A5 Class Use) on Lower Road and Albion Street. In both streets, there is a relatively high proportion of units in use as takeaways. In Albion Street there are two takeaway restaurants and in Lower Road there are more, including 5 units in the first section of the frontage between nos. 226 and 290 Lower Road. Cumulatively, hot food takeaways can have a negative impact on local residents and on the retail vitality of the parade. Some evidence suggests that hot food takeaways can encourage people to

eat unhealthily, and this can be a particular problem with children. Childhood obesity has been identified as an issue in the AAP area and unhealthy takeaway food may add to this problem. Our policy would restrict further growth of hot food takeaways.

#### **Policy 4: Small scale shops, restaurants and cafes outside the town centre**

We will permit proposals for small scale shopping (to meet day-to-day convenience needs), cafes and restaurants.

Developments on the following sites will be expected to provide an A class use: Odessa Street Youth Club, St George's Wharf, and the Surrey Docks Farm.

#### **We are doing this because**

- 4.2.16 In the wider AAP area, there are very few facilities available for day-to-day shopping. We will use development opportunities to provide more facilities, provided they are small in scale (below around 300 sqm).

#### **Policy 5: Markets**

We will support the provision of new markets, possibly at the new plaza outside Canada Water tube station, or on Albion Street.

#### **We are doing this because**

- 4.2.17 Markets can help enliven town centres, reinforce the identity of an area and help provide a more varied shopping experience. They can also have other benefits, such as giving more people access to fresh fruit and vegetables, supporting local producers, reducing air-freighting and creating a route into setting up small businesses.
- 4.2.18 A market could help bring life to the plaza which has been created outside the new library. A market, possibly with a Scandinavian theme could also help strengthen the vitality of shops on Albion Street. Markets are part of the overall retail economy of the area and we will consider how they work with other forms of retail to enhance the economy of the area rather than compete with it or detract from it. We aim to support market developments that demonstrate how they meet the needs of the current and future population of the area and also attract people to it.
- 4.2.19 This policy complements the market strategy which has been prepared. It received strong support during consultation and also scored well in our sustainability appraisal.

## 4.3 Transport: improved connections

- 4.3.1 We are aiming to make sure that the area is highly accessible, particularly by sustainable types of transport, such as walking cycling and public transport and to reduce the impact of new development on congestion and pollution. This section shows how we will achieve these aims.

### Objectives

- T1 To use a range of measures, including public transport improvements, green travel plans, road improvements and a restriction on car parking to ease the impact of new development on the transport network and services.
- T2 To make the area more accessible, particularly by sustainable transport including walking, cycling and public transport.
- T3 To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.

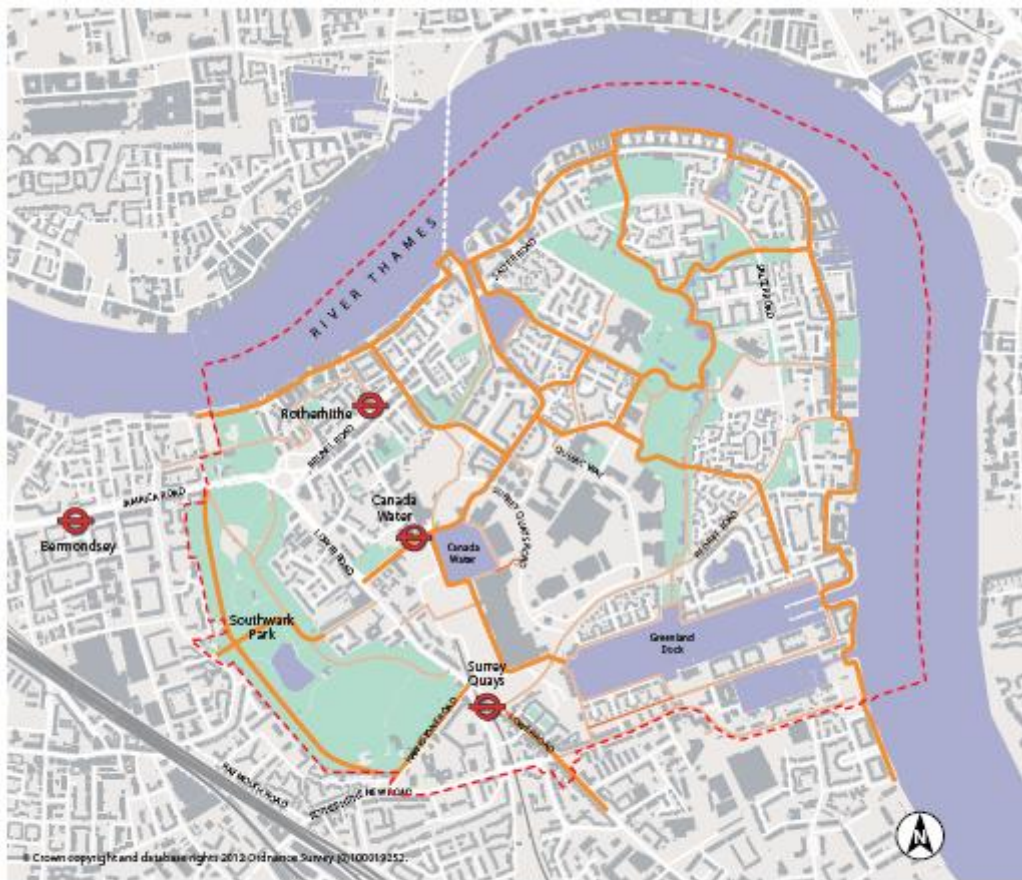
### Policy 6: Walking and cycling

Improvements will be made to the network of pedestrian and cycle routes shown in Figure 7.

Development proposals should provide routes that are safe, direct and convenient for pedestrians and cyclists. They should incorporate the links shown in Figure 7, enhance access to the docks and the river and provide or reinstate the Thames Path.



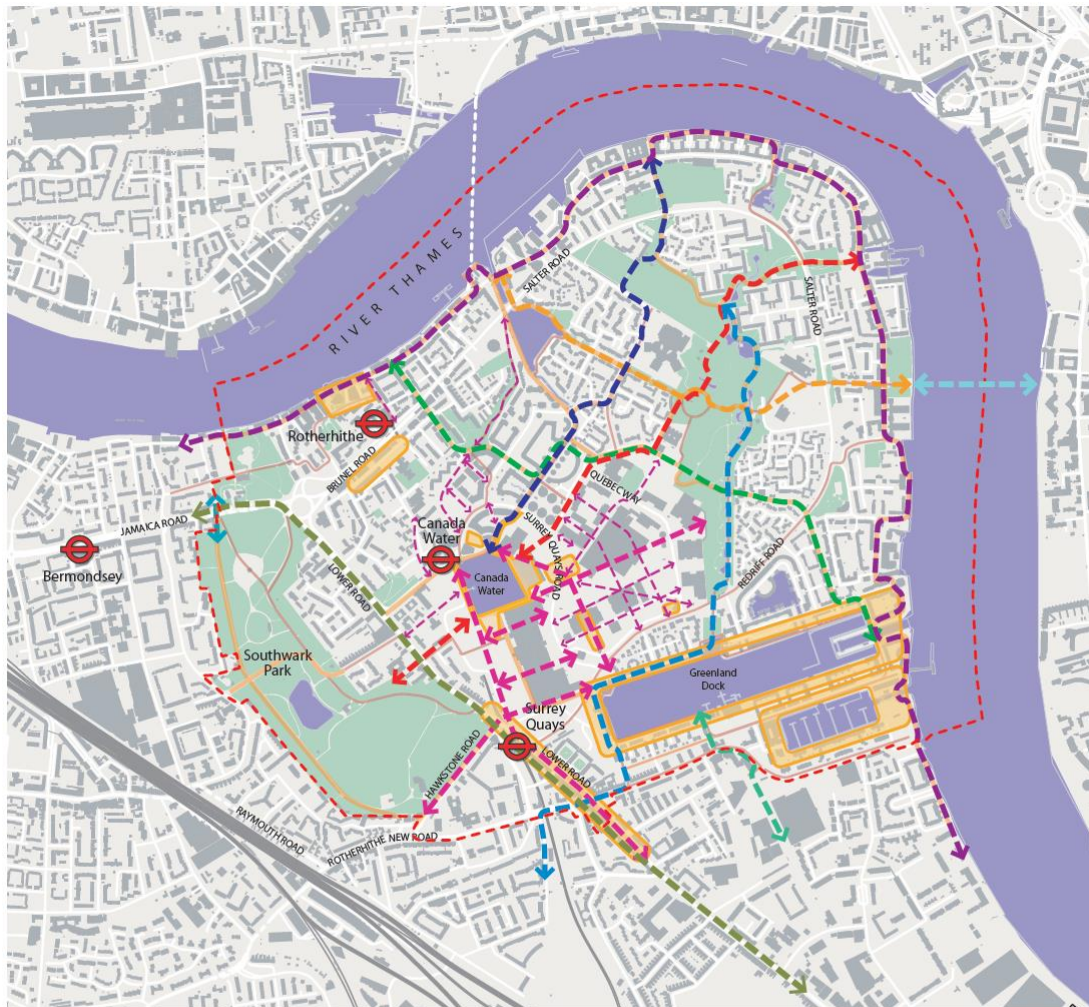
Figure 6: The current pedestrian and cycle network















- Main pedestrian routes
- Secondary pedestrian routes
- - - Wider AAP area



**Figure 7: Indicative improvements to the pedestrian and cycle network**



- |  |  |
|--|--|
|  Proposed Public Realm Improvements |  Proposed Thames Crossing                                 |
| Primary pedestrian / cycle routes to be provided or improved   |  Proposed TfL Cycle superhighway route                    |
|  Hilton Hotel to Southwark Park     |  Connect 2 Route  |
|  Durrands Wharf to Surrey Water     |  Other pedestrian / cycle routes to be created / improved |
|  Swan Road to Greenland Dock        |  Existing main pedestrian routes                          |
|  Globe Stairs to Canada Water       |  Existing secondary pedestrian routes                     |
|  Town centre routes                 |  Wider AAP Area   |
|  Jamaica Road Crossing              |  |

**We are doing this because**

- 4.3.2 It is important that a safe, accessible, comfortable and attractive environment is provided for pedestrians (including those with physical and sensory disabilities) and cyclists in order to encourage people to walk and cycle, promote healthier lifestyles and physical and mental wellbeing.
- 4.3.3 Over the lifetime of the AAP there will be a substantial increase in people living and working in the area. Many more people will also be coming to shop and visit. To accommodate this growth and minimise impacts on the road

network, it will be essential to upgrade pedestrian and cycling routes which radiate out from the town centre.

- 4.3.4 Our strategy is based on the Rotherhithe Public Realm report carried out in 2007. We have costed proposals to implement our strategy and will fund improvements in several ways. These include allocating resources in our borough transport plan using the Cleaner, Greener, Safer programme and the community infrastructure levy. The Connect 2 scheme has recently been completed and has improved routes from Burgess Park, through Bermondsey to Rotherhithe. There are further details on implementation set out in section 6 on delivery of the AAP and appendices 6 and 7.
- 4.3.5 TfL has proposed that Cycle Superhighway number 4 (Woolwich to London Bridge) is created along Evelyn Street, Lower Road and Jamaica Road. It is expected that this will be introduced by April 2015. CSH4 will follow the Lower Road Gyratory until the scheme to remove the gyratory is delivered. The Lower Road scheme will be designed to incorporate the CSH principles. We are also working with the Mayor to extend the Cycle Hire scheme to Canada Water.
- 4.3.6 Sustrans have proposed a new bridge to connect Rotherhithe with Canary Wharf. A feasibility study has been carried out for this project which recommended Durrand's Wharf as the most suitable location. We will continue to work with neighbouring boroughs and TfL to support this project. Although it would significantly improve the accessibility of the Rotherhithe peninsula, delivery of the bridge is not critical to the implementation of other policies in the AAP.
- 4.3.7 The routes shown in Figures 7 and 14-19 are indicative and show the main routes the Council wish to improve. The precise alignment of new routes and the improvements to take place will be considered at a more detailed level through the planning application and development management process and when projects come forward. As well as making improvements to routes, we will use our policies in our forthcoming New Southwark Plan to make sure that adequate facilities, such as cycle parking and showers are planned into new developments.
- 4.3.8 Through core strategy policy 2 we will also require green travel plans to be submitted with all planning applications. Travel plans are designed to help boost cycling, walking and public transport. They include a range of measures from raising awareness of public transport options, providing parking spaces for car clubs, cycle routes etc, to funding provision of bus services. Our Sustainable Transport SPD provides more guidance on travel plans.

#### **Policy 7: Public transport**

We will work with Transport for London (TfL) to improve the frequency, quality and reliability of public transport, including river transport.

Development on the shopping centre site and overflow car park must re-provide integrated bus stop/standing space and taxi drop off areas, in locations which are safe and convenient for users.

## **We are doing this because**

- 4.3.9 The AAP area is accessible by several types of transport and a number of improvements are planned. The Jubilee Line has recently been upgraded which has improved capacity by 33%. Phase 1 of the incorporation of the East London line into the London Overground provides access to 12 trains per hour running between West Croydon, Crystal Palace, New Cross, Dalston Junction and Highbury and Islington. Phase 2, which opened in 2012 provides a direct service to Peckham and Clapham Junction and provides access to 16 trains per hour through Surrey Quays station. TfL is currently lengthening trains on the London Overground network from four to five carriage, and the Highbury & Islington to West Croydon/Clapham Junction line passing through the AAP area benefited from this from November 2014.
- 4.3.10 In preparing the AAP, we have created a multi-modal transport model to assess the impact of proposals on all types of transport, including public transport. Our modelling predicted that the incorporation of the East London line into the London Overground would absorb many trips being made by tube. Consequently, although there is likely to be some growth in tube trips, we do not expect it to rise significantly as a result of growth in the area. Notwithstanding this, TfL's projections indicate that the Jubilee Line, particularly between London Bridge, Canada Water and Canary Wharf, will remain extremely crowded in 2031. In revising the AAP, we have reviewed growth and trip assumptions associated with a redevelopment of Harmsworth Quays to make sure that our strategy for improving transport in the area remains robust.
- 4.3.11 The incorporation of the East London line into the London Overground was predicted to absorb many journeys made by bus. Bus use will rise however, particularly at weekends, when increases will be driven by an expansion of new shopping space. On Saturdays, we expect both inbound and outbound bus use to increase by around 38%. The largest contributor to this increase will be development on the shopping centre and overflow car park. We will work with TfL to assess and monitor the need for increased bus frequencies or new services. Where additional funding is needed to pump prime new or enhanced bus services in order to mitigate site specific impacts we will negotiate s106 planning contributions with developers.
- 4.3.12 Generally Saturday levels of bus use will not exceed weekday levels. This means that there should be sufficient physical infrastructure (bus stops and standing areas etc) to cope with increased frequency of existing services or new services. Redevelopment of the shopping centre should re-provide bus and taxi facilities and use opportunities to improve them.

## **Policy 8: Vehicular traffic**

Proposals must make sure that developments can be adequately and safely serviced and through a transport assessment, must demonstrate that they can mitigate their impact on the highway network.

We will work with TfL and Lewisham to make the following improvements to the road network to accommodate growth at Canada Water

- Introduce a right turn into Surrey Quays Road for north-bound traffic on Lower Road.








- Reintroduce two-way traffic movement on Lower Road and enable a straight-across movement from Plough Way to Rotherhithe New Road.

Our objective will be to reduce traffic flows on Rotherhithe Old Road, simplify the network for all users, make the network more efficient, create a safer, more attractive environment for pedestrians and cyclists and make sure that the reliability and frequency of buses is not affected.

As a part of the TfL plan to improve the roundabout at the entrance to the Rotherhithe Tunnel, we will seek to ensure that an improved pedestrian crossing is provided between Southwark Park and King Stairs Gardens.

**Figure 8: Improvements to the road network**



-  Re-introduce 2 way movement for through-traffic in Lower Road
-  Allow right turn into Surrey Quays Road
-  Improve Roundabout at entrance of Rotherhithe Tunnel
-  Allow traffic from Plough Way to cross Lower Road into Rotherhithe New Road
-  Wider AAP area

### We are doing this because

4.3.13 Local people's experience of using the road network around Lower Road suggests that Lower Road is very congested during peak hours. Anecdotal

evidence of this is backed up by traffic modelling we have carried out which demonstrates that because the Rotherhithe Tunnel is narrow, it slows down traffic, causing queuing on Lower Road and Jamaica Road in both the morning and evening peaks. This is made worse by congestion on Jamaica Road, particularly in the morning, created by west-bound traffic heading into central London. This queuing in turn creates delays for local traffic.

- 4.3.14 The current gyratory arrangement around Lower Road, Rotherhithe Old Road, Bush Road and Rotherhithe New Road pre-dates the development of the Rotherhithe Peninsula by the LDDC. It creates complicated traffic movements for vehicles accessing and leaving the peninsula via Redriff Road and Plough Way and provides a poor environment for residents living around it and shoppers on Lower Road.
- 4.3.15 The proposals in the AAP will bring significant growth in numbers of homes and shopping facilities. In addition, through their core strategy, Lewisham have identified opportunities for growth on several large sites in the area, including Convoys Wharf, Canon and Marine Wharves, Oxtalls Road and Millwall Stadium.
- 4.3.16 Our testing of AAP proposals demonstrates that we need to make improvements to transport infrastructure. If we do nothing, modelling shows that traffic queues and delays around the gyratory and on Lower Road would be expected to worsen.
- 4.3.17 Using the model, we have prepared a comprehensive transport strategy for this area. Our proposals aim to simplify the gyratory system making it less complicated for all users. Our testing shows that reintroducing two-way traffic on Lower Road substantially reduces traffic flows on Rotherhithe Old Road which has the potential to significantly improve the environment for residents. While the proposed changes do not significantly increase the capacity of the network, revised signalling of key junctions enables traffic to move through the area more smoothly. It will also enable us to improve pedestrian crossings on Lower Road, reducing the barrier effect it currently creates between the shopping centre and Surrey Quays station, the Hawkstone Estate and Southwark Park. In revising the AAP, we have reviewed growth and trip assumptions associated with a redevelopment of Harmsworth Quays to make sure that our strategy for improving transport in the area remains robust.
- 4.3.18 As a first phase of the improvements, we will use funding available through our Transport Plan to enable a straight-across movement from Plough Way to Rotherhithe New Road. In the longer term, in order to accommodate increased movements on Plough Way generated by developments west of Lower Road, including Canon and Marine Wharves, we will need to widen Plough Way at the junction with Lower Road to create an additional left-hand turn lane. Using our compulsory purchase powers if necessary, we will seek to purchase a strip of land on the vacant site at 247-251 Lower Road to achieve this. We have included land acquisition costs in our estimate of the cost of the proposals. We will raise funds to implement the changes set out in this policy through existing s106 planning obligations standard charge on new developments in the AAP area and after April 2015 and the adoption of CIL, through that mechanism. In addition, we plan to make Area Based Scheme (ABS) bid to TfL for funding (refer to section 6 on delivery of the AAP and appendices 6 and 7 for more details).

- 4.3.19 As well as proposals around the gyratory, TfL are planning to improve the roundabout at the entrance to the Rotherhithe Tunnel in order to improve access to the tunnel for emergency vehicles. Associated improvements are also planned to Jamaica Road which will provide an opportunity to create a new pedestrian crossing between Southwark Park and King Stairs Gardens.
- 4.3.20 While we have prepared a high level transport strategy, individual developments will be expected to carry out transport assessments to demonstrate that they can mitigate their impact. Our multi-modal study is extensive in its coverage. As well as the AAP area, it extends into a wider area which includes neighbouring boroughs. As part of their TA, developments will be expected to use the multi-modal study to assess their transport impacts.
- 4.3.21 It is critical that developments show that adequate and safe servicing of sites can be achieved. A site servicing strategy should be provided as part of the transport assessment. Our Transport SPD provides more details on servicing strategies.
- 4.3.22 The action plan area is located in an Air Quality Management Area, indicating that air quality is below national standards. Saved policy 3.6 of the Southwark Plan states that planning permission will not be granted for development that reduces air quality. Our Sustainable Design and Construction SPD advises that major developments will be expected to show impacts on air quality through an air quality assessment and gives further guidance on the way such assessments should be carried out.

### **Policy 9: Parking for retail and leisure**

Car parking provided for retail and leisure developments within the town centre must be made available to the general public as “town centre” car parking. Proposals should

- Maximise opportunities to ensure that parking spaces are used efficiently throughout the day and evening, taking into account availability of public parking elsewhere in the centre.
- Make sure that car parks are advertised by appropriate on-site signage. We may seek financial contributions towards provision of off-site signage.
- Provide pedestrian access to car parks in locations which are convenient for users of town centre facilities both on-site as well as on adjacent sites.
- Be accompanied by a car parking management strategy.

### **We are doing this because**

- 4.3.23 There are currently around 2,230 car parking spaces in the town centre spread over the shopping centre and over-flow car parking sites, the Decathlon site and the Surrey Quays Leisure Park. There is evidence that these car parks are underused. For example, surveys undertaken on the Decathlon site suggest that on Saturday during peak periods, around 65% of spaces are in use. During the weekday peak, this falls to 30%. On the Leisure Park site, recent surveys indicated that that during peak periods on Saturday evening around 54% of spaces were in use. This fell to 45% during the Friday peak.

- 4.3.24 This also shows that existing car parks are not used very efficiently. The Leisure Park car park is busiest during the evening. In contrast, the Decathlon store car park tends to be busier during the daytime.
- 4.3.25 Through providing shared car parks which are publically accessible, we will be able to balance demands for car parking more effectively, ensuring that operators are able to meet peak demands, without resulting in underused car parks during off-peak times. This policy is consistent with policy 6.13 and the parking addendum to chapter 6 in the London Plan (2015) which state that where on-site parking is justified, there is a presumption that it will be publicly available.
- 4.3.26 Car parks should be advertised by appropriate signage to ensure town centre users are aware of them and to contribute towards their efficient use. In order to maximise their efficiency pedestrian access to them should be convenient for users of retail and leisure facilities both on-site and in adjacent parts of the town centre.
- 4.3.27 We will use parking standards in our forthcoming New Southwark Plan and the London Plan to negotiate the number of parking spaces which are provided. In accordance with policy 6.13c of the London Plan 2015, where it can be convincingly demonstrated that there are identified issues of vitality and viability, in view of the need to regenerate the centre, we may take a more flexible approach to the provision of public car parking ensuring it serves the town centre as a whole. Provision of electrical charging points will be required in accordance with policy 6.13 of the London Plan. Planning proposals in the town centre should be accompanied by a strategy which shows how parking will be managed. In addition to addressing parking management issues, this should also address safety and security of users.

#### **Policy 10: Parking for residential development in the Core Area**

Residential parking within the Core Area should be limited to a maximum of 0.3 spaces per home. Car free developments will be promoted (while still providing for disabled people and car clubs)\_where the site is located in a controlled parking zone (CPZ).

We will manage the impact of residential parking on sites in the Core Area by extending the current CPZ.

#### **We are doing this because**

- 4.3.28 Our objective is to encourage people in the area to use sustainable types of transport, such as walking, cycling and public transport. The ease with which someone can find a parking space adds to the convenience of car ownership and usage which in turn contributes to congestion, reduced air quality and noise pollution.
- 4.3.29 The core area has good access to public transport services and therefore a maximum standard which is below the borough-wide standard is appropriate. In order to avoid car-parking over-spilling into neighbouring streets, we would extend the current controlled parking zone and would not issue on-street parking permits to future residents. This would help ensure that it will be easier for existing residents to find a place to park on the street. We will consult separately on the future extension of the CPZ.

4.3.30 Consistent with the Southwark Plan and our forthcoming New Southwark Plan, the car parking standards set out here will include spaces suitable for disabled users.



## 4.4 Leisure: a great place to visit, relax in and have fun

- 4.4.1 Canada Water has some great leisure facilities which make the area really distinctive. These include museums, the cinema and bowling, and sports and recreation facilities in the parks and docks. Our aim is to improve leisure facilities to provide a benefit for both existing and future residents and workers.

### Objectives

- L1 To promote healthy lifestyles and make the area known for its excellent sports, leisure and entertainment facilities.
- L2 To promote arts, culture and tourism.

### Policy 11: Leisure and entertainment

We will support provision of additional leisure and entertainment facilities focussed in the town centre.

Development on the Surrey Quays Leisure Park must not result in a loss of leisure and entertainment floorspace or the existing cinema, unless floorspace of at least the same size and which includes a cinema of a similar size to the existing is secured elsewhere in the town centre.

### We are doing this because

- 4.4.2 Leisure and entertainment facilities are important to help create a thriving and vibrant town centre. Our consultation has demonstrated that the Odeon cinema on the Surrey Quays Leisure Park is popular and makes a very positive contribution to the range of facilities on offer. As the local population will be increasing, we will encourage provision of additional entertainment and leisure facilities and protect those, such as the cinema, that already exist.
- 4.4.3 This is consistent with our proposals to move Canada Water up the hierarchy of centres, making it more attractive to a larger catchment. Retaining existing facilities and supporting new facilities also scored positively in our Sustainability Appraisal of the AAP.
- 4.4.4 We will use policies in our forthcoming New Southwark Plan to make sure that new facilities do not have a negative impact on the amenities of nearby local residents.

### Policy 12: Sports facilities

We will support improvements to sports facilities. As part of this, we will

- Maintain and enhance the Seven Islands leisure centre and consider long term options for the provision of sports and leisure facilities.
- Improve sports facilities in Southwark Park.
- Make sure that new sports facilities provided in schools are made available to the community for use outside school hours.

### **We are doing this because**

- 4.4.5 There are several sites on the peninsula which provide sports facilities. These include the Seven Islands Leisure Centre, the Surrey Docks Water Sports Centre, the athletics track and sports centre in Southwark Park, the facilities at Bacon's College, Canada Water Studios and Docklands Settlement.
- 4.4.6 There have been several recent initiatives to improve sports facilities in the area. These include
- A £2.3m refurbishment of the Surrey Quays water sports centre
  - The installation of new sports pitches at Mellish Fields
- 4.4.7 We want to make further improvements to sports facilities
- The Seven Islands Leisure Centre provides a swimming pool as well as a gym and a sports hall. £2m funding has been committed through the council's 2014 capital refresh programme to maintain and improve facilities at the centre. We will use this to extend the life of the Seven Islands Leisure Centre over the next 5 years. In the long term however, there is an opportunity to provide a new leisure centre in the town centre.
  - Funding has been committed to refurbish the sports centre in Southwark Park.
  - The new secondary school which is planned for the neighbouring Bermondsey area would also have new sports facilities
- 4.4.8 There is also the potential to make better use of the docks for water-related sports activities, such as diving, as long as these do not impact on the openness of the docks.

### **Policy 13: Arts, culture and tourism**

We will protect and strengthen arts, cultural and tourism facilities in the AAP area by

- Continuing to protect businesses and community uses in the strategic cultural area around St Mary's conservation area.
- Using opportunities to promote heritage-led regeneration.
- Providing performance and exhibition space in the new library.
- Supporting opportunities to reinforce historic links with Scandinavia and the Baltic region.
- Supporting the use of the docks for water related leisure and tourism activities which do not affect their openness and making improvements to public realm around the docks.
- Providing small scale local convenience shopping, facilities cafes and restaurants on proposals sites, which include St George's Wharf.
- Providing new hotel bed spaces in the town centre.

### **We are doing this because**

- 4.4.9 The Rotherhithe peninsula has many arts, cultural and tourism attractions. These include the Brunel Engine House and area around St Mary's church, the Café Gallery in Southwark Park, Surrey Docks Farm and the docks.

- 4.4.10 Our approach is consistent with core strategy policy 10 which protects arts, tourism and cultural uses in the strategic cultural areas, and promotes new activities in the right locations. The area around St Mary's Church has a number of arts, culture and tourism uses including St Mary's Church itself, the Brunel Museum, the Mayflower Inn and Sands Film Studios and is designated as a strategic cultural area.
- 4.4.11 There are a number of heritage assets which are significant to the local history of the docks and riverfront and which contribute to defining the character of the Rotherhithe area. There is the potential for new development to conserve or enhance heritage assets and their settings to reinforce the qualities that make the heritage asset significant and that contribute to defining the local character.
- 4.4.12 With a large portion of the Rotherhithe area now sitting on infill of former docks, linking canals and the Grand Surrey Canal, there is the potential that associated features survive as archaeological remains. The potential for survival of such features should be archaeologically investigated prior to the design of proposals. Proposals should seek to preserve such features and display them.
- 4.4.13 The area around St Mary's Church is a conservation area. The historic village which centres on the church and tightly packed streets of warehouses which front onto the river demonstrate the historical importance of London's relationship with the Thames. The Edward III's Rotherhithe conservation area focuses on the scheduled monument of the manor house of Edward III. Both conservation areas contain a number of key heritage assets of the action area enjoyed by people who live and work locally as well as visitors and new development must preserve or enhance their character and appearance. A draft conservation area character appraisal was recently published for the Edward III's conservation area and the council is preparing a conservation area character appraisal for the St Mary Rotherhithe conservation area.
- 4.4.14 The Surrey Docks also had strong trade links with Scandinavia and the Baltic region and the area still accommodates a thriving Scandinavian community. The Finnish and Norwegian churches on Albion Street are evidence of continuing links with that region. Appropriate proposals which reinforce this element of the area's character will be supported.
- 4.4.15 South Dock Marina and Greenland Dock provide a great opportunity for leisure and tourism related activities and this policy would help them meet their potential.
- 4.4.16 Development on St George's Wharf will provide an opportunity to provide facilities for both local people and visitors and would also enable the council to fund much needed improvements to the docks and the amenities, including the shower and toilet block. Our proposals for St George's Wharf are set out in appendix 4.
- 4.4.17 Although there is a hotel in the AAP area (the Hilton) and a youth hostel, there is scope to provide new facilities. A study published by the GLA in 2006 estimated that Southwark needs to provide an additional 2,500 hotel beds by 2031 to meet growing needs in south London. Our evidence suggests that there may be a current demand for a hotel of between 120-150 bed spaces in

the town centre, but this may change as regeneration of the centre progresses.

- 4.4.18 This approach would compliment the policies in other parts of the AAP, particularly the aim of improving pedestrian and cycle links, enhancing access to the docks and river and using development opportunities to provide or reinstate the Thames Path.

## 4.5 Places: better and safer streets, squares and parks

4.5.1 A central part of our vision is to create a distinctive town centre which helps give the area a sense of place. We are also aiming to ensure that the areas network of parks is strengthened and that new development achieves high environmental standards.

### Objectives

- P1 To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities and the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.
- P2 To create an attractive, safe, and secure public realm.
- P3 To link the docks and parks in a network of open spaces which have a variety of functions, including recreation and children's play, sports facilities and nature conservation.
- P4 To make the River Thames and its river front more accessible.
- P5 To reduce the impact of development on the environment and help tackle climate change, air quality, pollution and waste and flood risk.

### Policy 14: Streets and public spaces

Development in the core area should create clearly defined streets and spaces which

- Make connections into the surrounding street network.
- Provide convenient, direct, safe, and attractive pedestrian and cycle links; Pedestrian and cycle routes should be at ground level (grade).
- Create practical and logical access routes for motor vehicles.
- Recognise the physical legacy of the docks as a key part of the character of the area.
- Strengthen pedestrian and cycle links from the town centre to open spaces including Greenland Dock, Russia Dock Woodland, Southwark Park, the Thames and Deal Porter's Walk.
- Provide high quality, safe and inclusive public realm.
- Incorporate carefully designed public spaces which provide comfortable environments for pedestrians and which are safe with logical paths for vehicles where necessary to avoid conflict with pedestrians and cyclists.
- Enhance the open space network through the introduction of new spaces that act as a focus for activity and draw people through the area.

### Policy 15: Building blocks

All development on all sites in the core area should

- Make sure that new blocks have a fine grain, that is they should
  - Present a choice of interesting routes through development; Pedestrians and cyclists should find them easy to move around

- Have an interesting and varied roofline
- Incorporate frequent shifts in architectural design
- Contain frequent entrances on to the street
- Use high quality, durable, robust and sustainable building materials that contribute to a sense of quality and create the impression that development is permanent and built to last.
- Use shifts in height, design and layouts to avoid creating a canyon effect in streets.
- Take into account the desirability of sustaining and enhancing the significance of heritage assets and their settings, in accordance with the NPPF.
- Minimise the visual impact of car parking. Car parking should be located within buildings, basements, or where appropriate above new development. Multi storey car parking should be designed to incorporate ground level activities and other uses, such as shops, should wrap around it.

### **Policy 16: Town centre development**

Development in the town centre should

- Maximise opportunities to mix uses within blocks.
- Create strong circulatory routes which link the main retail and leisure uses. These routes should contribute to the creation of an open street environment, rather than a covered or mall style environment.
- Provide a new high street and maximise opportunities to reconfigure or redevelop the shopping centre in phases.
- Enhance the setting of the Canada Water basin and adjacent public spaces as the focal point of the town centre, by retaining its sense of openness, improving the public realm, activating frontages and removing blank facades. Active uses around the Canada Water basin should have generous floor to ceiling heights.
- Create strong physical and visual links between the Canada Water basin, the shopping centre and Lower Road.
- Enable the integration of sites to the east of Surrey Quays Road (CWAAP17 - Harmsworth Quays, Surrey Quays Leisure Park, Site E and Mulberry Business Park) into the town centre by providing strong visual and physical connections which link them to the basin, shopping centre and tube station, introducing a new public space on Surrey Quays Road and in the longer term realigning the southern part of Surrey Quays Road to the east of the existing alignment.

Masterplans for the shopping centre/ overflow car park and the Harmsworth Quays printworks site will be required as part of a planning application for the first phases of development for these sites.

### **We are doing this because**

- 4.5.2 We have shown how the principles we set out here should apply in Figures 16-19.
- 4.5.3 Much of the development in the core area, particularly around the shopping centre, is fragmented and suffers from bland and uninteresting architecture.

Block sizes are very large which makes movement for pedestrians difficult. Land uses in much of the core area tend to be separated. For example the shopping centre and Decathlon site are occupied only by shops, all leisure uses are located on the Leisure Park, while Harmsworth Quays and Quebec Industrial Estate provide industry and warehousing. Also, most sites were designed for car users and each has its own car park. As a result, there are often few people on the streets and the area can feel rather dead, particularly when shops are closed.

- 4.5.4 Our aim is to create an area which is much more distinctive and on a human scale. New development should create a hierarchy of streets and spaces which connect into the surrounding street network. They should be overlooked, feel comfortable to use and be easy to move around, particularly by pedestrians and cyclists.
- 4.5.5 The Canada Water basin is a fantastic asset which is currently ignored by the fragmented nature of the development which has taken place around it. It should be at the heart of the town centre; there is an opportunity to create a destination around the basin which combines civic, shopping and entertainment uses. Shop fronts around the basin should have sufficient height to create a sense of presence and help create a strong circulatory route which draws people around it.
- 4.5.6 There is the potential to create new public space to the east of the basin. This can also help create strong links through to sites to the east of Surrey Quays Road. The availability of Harmsworth Quays for development provides the opportunity to expand the town centre to the east. The criteria set out in policy 16 will help integrate sites to the east of Surrey Quays Road into the town centre.
- 4.5.7 Development on the shopping centre site can be intensified and a retail axis introduced between the basin and Lower Road. Lower Road is currently separated from the shopping centre by complicated routes and changes in ground levels. The introduction of a new high street creates an opportunity to integrate Lower Road and the shopping centre site much more effectively.
- 4.5.8 Development with a finer grain will help integrate key sites into the wider area. The use of articulation in the design of a street facade can humanise the street, enhance the design potential of the block and add to the visual interest of the public realm as a whole.
- 4.5.9 The land uses which are proposed on blocks in the town centre will help establish its character. Non-residential uses should be concentrated in locations in which they will complement one another and create an environment which is lively and vibrant at different times of day. Consistent with the NPPF, residential uses and student housing are also appropriate uses in the town centre which can help support town centre activities and establish an urban character. Development should aim to make the area around the shopping centre feel like a town centre which has an open, rather than a covered or mall style environment. In addition to making the area feel more distinctive, this will also help integrate key sites into the surrounding area.



- 4.5.10 In the early 20th century, the docks extended over 85% of the Rotherhithe peninsula. The legacy of the docks, including basins and dock walls, bridges, lifting equipment and dock offices, is still evident today. The design of new development and the public realm should address this historic asset which is an important part of the character of the area and which should help drive its regeneration. In line with the NPPF, should take into account the desirability of sustaining and enhancing the significance of heritage assets and their settings. Where development may impact on archaeological remains of the former docks and associated features, applications should carry out archaeological assessments to ensure that these remains are preserved and where possible be made accessible for public display. The geoarchaeology of the Canada Water area is also of local significance and should be considered when preparing archaeological assessments.
- 4.5.11 Masterplans should be prepared to accompany the first phases of development on the shopping centre/ overflow car park and the Harmsworth Quays printworks site to avoid piecemeal development and ensure that future phases can be delivered according to the principles which are set out here and in proposals sites CWAAP5 and CWAAP17.
- 4.5.12 The principles we set out here allow some flexibility in the way the new town centre could be laid out. While it could enable key sites to be developed independently of one another, we consider that if landowners work together, we can achieve a better solution which would unlock opportunities to make more substantial changes to the shopping centre. Policies 14, 15 and 16 provide a set of urban design principles which developments will be expected to address and do not prescribe a particular design and plans shown in Figures 7 and 14-19 are indicative. The extent to which future development does maximise opportunities to redevelop or reconfigure the shopping centre, will be assessed in further detail through the planning application and development management process. In deciding applications in the AAP area, the Council will take into account feasibility and other relevant planning policies. It is recognised that the principles set out in the policies may be delivered as part of a phased development of the Surrey Quays shopping centre or shopping centre car parks.
- 4.5.13 Generally these principles have been supported through consultation and scored well in our sustainability appraisal.

## Policy 17: Building heights in the core area

### Prevailing building heights

Prevailing building heights in the core area should be between 4 and 8 storeys. Heights will generally be at the lower end of the range on sites on the periphery of the core area. Developments should contain variations in height to add interest and variety to the development, help signify places which are more important and help them relate more effectively to surrounding development.

### Tall buildings (above 30m in height)

Tall buildings will be appropriate in important locations in the town centre, where they reinforce the character and function of the centre and help make the centre easy to understand and move around. In particular, they will help to define the importance of the Canada Water basin and surrounding public spaces as the focal point within the town centre.

Within the area indicated on Figure 9, tall buildings which have around 20-25 storeys will be appropriate. Buildings which are significantly higher than 25 storeys must demonstrate that they contribute positively to London's skyline, when viewed locally and in more distant views and that they make exceptional contributions to the regeneration of the area.

All tall buildings over 30m must:

- Provide public space at ground level. Public space should be proportionate to the height of the building and the importance of the location in the town centre.
- Contribute to an environment which is easy to move around for pedestrians and cyclists.
- Provide town centre uses at ground or lower floors that reinforce the function of the town centre and help animate the space around the building.
- Contribute towards creating or reinforcing a coherent hierarchy of spaces and streets in the area.
- Have due regard to the London View Management Framework (LVMF), including the strategic views of St Pauls Cathedral from Greenwich and Blackheath and river prospect views from London Bridge.
- In accordance with the NPPF, take into account the desirability of sustaining and enhancing the significance of heritage assets and their settings, including Southwark Park which is a historic registered park, St Mary's conservation area and King Edward III's conservation area.
- Demonstrate a considered relationship with other tall buildings and building heights in the immediate context in views, including views along the River Thames and in the background of views of Tower Bridge. The location, orientation and massing of tall buildings should be articulated to ensure that cumulatively, tall buildings remain distinguishable as individual elements on the skyline.

- Have a strong vertical emphasis; the tops of buildings should be well articulated and add interest to the skyline.
- Allow adequate sunlight and daylight into streets, public spaces and courtyards.
- Avoid harmful microclimate and shadowing effects or adverse affects on local amenity.
- Demonstrate an exemplary standard of design, provide high quality accommodation which significantly exceeds minimum space standards and promote housing choice by providing a mix of unit types.
- Incorporate communal facilities for residents of the development.

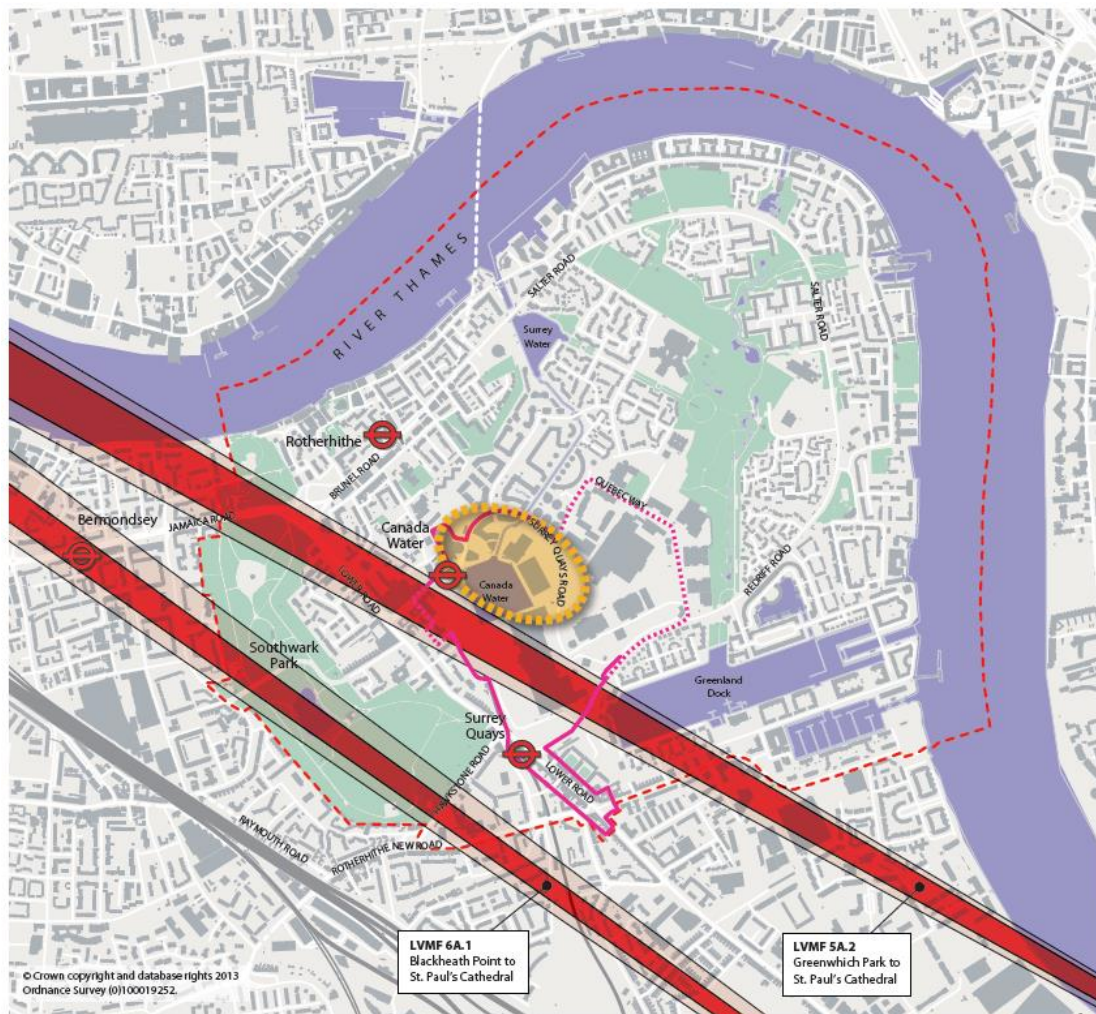
In addition to the above criteria, buildings which are significantly higher than 25 storeys must:







- Demonstrate that they contribute positively to London's skyline when viewed locally and in more distant views.
- Include a publically accessible area on upper floors where feasible.

#### **Other special buildings**

There are opportunities to provide special buildings on the south-west corner of the Surrey Quays Leisure Park and on the south-west corner of the shopping centre. These buildings (which need not be tall buildings over 30m) can mark prominent corners in the town centre through unique design which could add to the sense of place and be a source of delight in their own right.

**Figure 9: Tall buildings strategy**



-  Town centre boundary
  -  Changes to town centre boundary
  -  Indicative area where tall buildings which have around 20-25 storeys will be appropriate
  -  Wider AAP Area
- London View Management Framework Strategic Views**
  -  Protected Vista Landmark Viewing Corridor
  -  Protected Vista Wider Setting Consultation Area

**We are doing this because**

4.5.14 The AAP vision is to create a strong and vibrant town centre at Canada Water. The townscape in many of the sites in the core area is very inconsistent, comprising large out-of-town style retail and industrial sheds. A more consistent townscape of an appropriate scale will help deliver the AAP vision. The range of heights (4-8 storeys) will help ensure the development on the periphery of the core area can be consistent with the lower scale of surrounding development, while heights at the upper end of the range can be used to help define more important streets and spaces. This approach is reflected in the Maple Quays development where prevailing heights vary between 8 storeys on Surrey Quays Road and the Plaza and 4 and 5 storeys adjacent to surrounding developments to the north.

4.5.15 While most buildings will be in the range described above, there is also the potential for tall buildings (of 30m and above - roughly 10 storeys) in the

town centre. Designed well and in the right locations, they will support our aim of regenerating the town centre. The benefits in providing tall buildings include:

- **Public realm:** Currently, the footprints of the existing large sheds make it difficult to move around the centre. With the exception of the plaza outside the library, the public realm is uninspiring and offers little to residents, visitors or shoppers. A key advantage of tall buildings is that they can utilise much smaller footprints, enabling the creation of more public realm and making it easier for pedestrians to move around.
- **Town centre functions:** The key to a vibrant and successful town centre is a range of shops, leisure opportunities and businesses which create a destination (main town centre uses are defined in the NPPF). Tall buildings should provide a range of uses to help animate the base of the building and contribute to the vibrancy of the centre.
- **A townscape which is easy to understand:** Tall buildings can help way-finding and help signal the importance of a destination.

4.5.16 It is important that proposals for tall buildings reflect each of these elements.

4.5.17 The basin and public spaces around it have the potential to be the focal point of the town centre and should also be the focal point for the tallest elements of development. The availability of Harmsworth Quays for development has created the opportunity for tall buildings to the east of the Canada Water basin. This area provides the potential for new town centre uses and also for new public spaces which can help deliver the AAP vision.

4.5.18 Special buildings can help mark gateways into the centre. Buildings in these locations need not be over 30m but should provide distinctive design, public space and active uses which helps identify the location as a point of transition.

4.5.19 While tall buildings may be appropriate in parts of the centre, there are other parts of the centre which are sensitive to tall buildings. There is a protected view of St Paul's Cathedral and Tower Bridge from Greenwich Park which means that buildings on the shopping centre site should not be more than 30m high (roughly 10 storeys) and that any tall buildings in the area should meet the requirements of the London Plan and London View Management Framework. It is also important that proposals do not create a canyon effect on either side of the protected viewing corridor.

4.5.20 Proposals for tall buildings should take into account the desirability of sustaining and enhancing the significance of heritage assets and their settings, in accordance with the NPPF. There are a number of heritage assets locally including Southwark Park which is a historic registered park and also St Mary's and King Edward III's conservation areas. Tall buildings may be visible from these areas and therefore impacts on these heritage assets and others which may be impacted on should be addressed by proposals. There is also a need to ensure that tall buildings do not impact on either the Jubilee Line or London Overground line tunnels which are located below CWAAP 5 and CWAAP 17 proposals sites.

- 4.5.21 There is a need to ensure that the relationship between tall buildings is considered to ensure they do not merge to form a wall of development. Individual buildings should be distinguishable and contribute positively to the local skyline. Tall buildings at Canada Water are visible in views along the river, including views from London and Tower Bridge. Buildings which are significantly taller than 25 storeys (the height of Ontario Point) will have a correspondingly greater impact on London's skyline.
- 4.5.22 As they will comprise "vertical communities", communal facilities should be provided for residents of the development, such as viewing platforms, winter gardens and flexible meeting spaces. Tall buildings should increase housing choice by providing a range of apartment types, including duplexes. Buildings which are very tall will have spectacular views and should provide a facility for the general public which takes advantage of views.
- 4.5.23 All proposals for tall buildings will need to comply with saved policy 3.20 of the Southwark Plan. AAP policy 17 also sets out more detailed criteria which are consistent with the tests set out in policy 3.20 of the Southwark Plan.

#### **Fact Box**

##### **Tall Buildings**

Tall buildings are those which are higher than 30 metres (or 25 metres in the Thames Policy Area) and/or which significantly change the skyline. 30 metres is approximately the height of a 10 storey block of flats or a 7-10 storey office building. In areas which have a low scale character, any building that is significantly higher than surrounding buildings will be regarded as a tall building even if it is lower than 30 metres.

##### **Special Building**

A 'special' building is a building with a unique design and could be a landmark building or special community use. A 'special' building must be built to a high standard of design, and will be located at gateways, key vistas and around important spaces. They will help achieve the AAP vision by reinforcing legibility, identity and urban activity. A good example of an existing 'special' building within the AAP area is the new Canada Water Library.

### **Policy 18: Open spaces and biodiversity**

#### **The wider network**

Our strategy is to protect and maintain and enhance a network of open spaces (shown indicatively on Figure 10), green corridors and habitat for wildlife. We will:

- Protect important open spaces as Metropolitan Open Land (MOL), Borough Open Land (BOL) and Other Open Space (OOS).
- Protect the former nursery as Metropolitan Open Land.
- Protect four additional spaces as Other Open Space: Cumberland Wharf, Surrey Docks Adventure Playground, the space between Blick House and St Olav's Court on Lower Road and Neptune Street Park.

- Maintain provision of public parks to a standard of at least 1.22ha per 1,000 population.
- Allocate St Pauls Sports Ground as an open space and bring it back into active use.
- Protect and designate new Sites of Importance for Nature Conservation (SINCs) and ensure that development does not result in a loss of biodiversity.
- Expect new development to provide opportunities for food growing.

### **The Core Area**

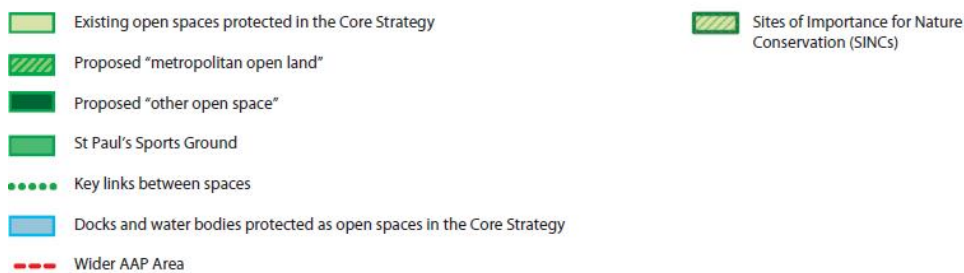
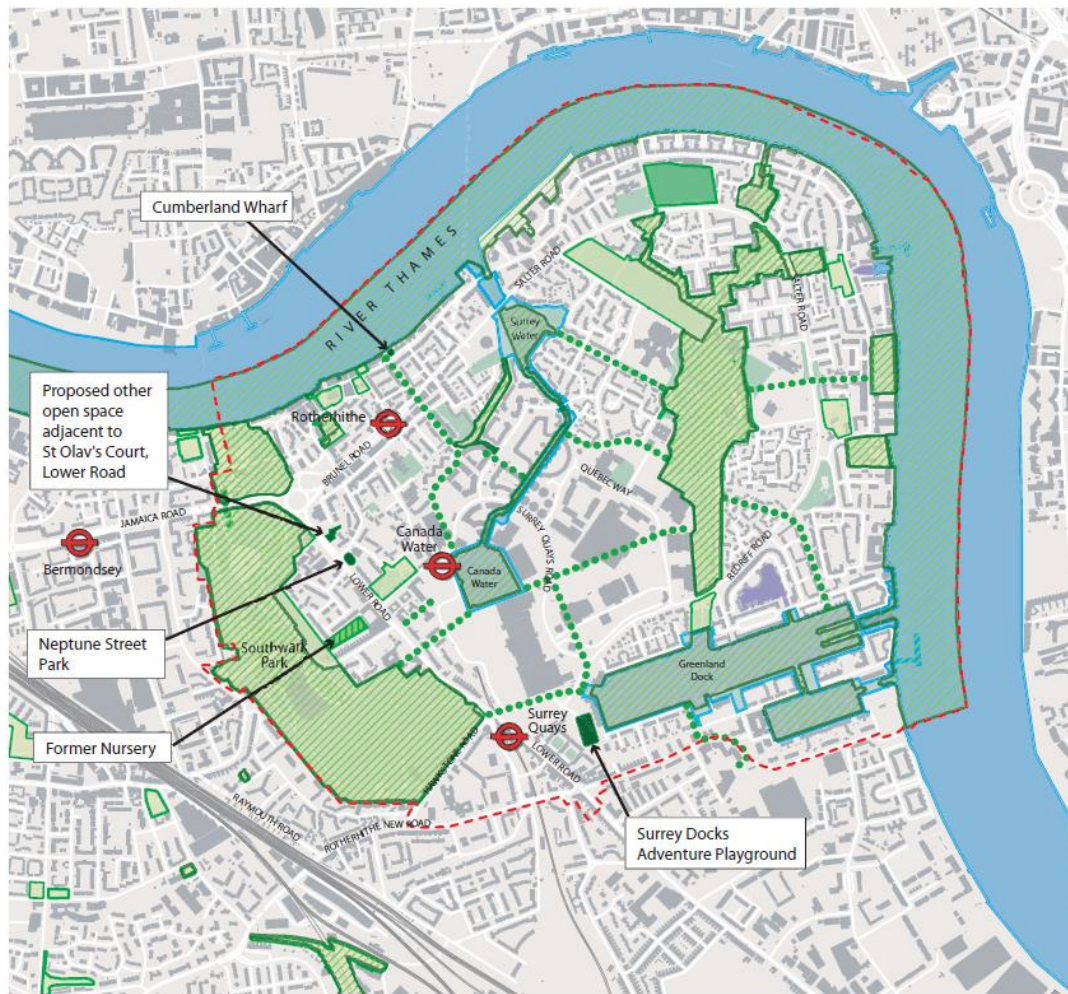
Development in the core area must:

- Provide high quality public open spaces. These should have variety of functions, which could include a market, children's play areas, performance space, ecological and learning areas, places to sit, relax and take part in recreational activities such as fishing.
- Provide safe, direct and attractive pedestrian and cycle routes to connect open spaces and help link space into the surrounding network.
- Improve the overall greenness of the area, through planting street trees, creating living roofs and walls and providing habitats for wildlife which increase biodiversity.

Detailed landscaping plans will be required as an integral part of development proposals.



**Figure 10: The network of open spaces in the AAP area**



**We are doing this because**

4.5.24 The AAP area contains a variety of open spaces and green areas. These include Southwark Park and Russia Dock Woodlands, the remaining docks and many important smaller parks, public squares and playgrounds.

4.5.25 These areas provide a range of landscapes and leisure opportunities for both local people and people across Southwark and are part of the heritage of the area. We have prepared an Open Space Strategy (2013) for the borough. The strategy suggests that generally open space provision in the action area is good. There is 44ha of public park space which equates to 1.53ha per 1,000 people. This is much higher than the borough-wide average of 0.91ha per 1,000 people. Moreover, almost everyone in the

action area lives within 400m of a park. By 2026, it is expected that public park provision would drop to 1.22 ha per 1,000 people (if no additional open space is provided).

- 4.5.26 The residents' survey undertaken showed that people in the Canada Water sub area of the Open Space Strategy recorded one of the highest levels of satisfaction with open space in the borough of 87%. Most of the open spaces received a quality score of above 66% which is the minimum quality standard for achieving Green Flag status.
- 4.5.27 Many existing open spaces in the action area are protected in the core strategy either as Metropolitan Open Land (MOL), Borough Open Land (BOL) or Other Open Space (OOS). The Open Spaces Strategy recommends that Cumberland Wharf, Surrey Docks Adventure Playground and Neptune Street Park also meet our core strategy criteria for "other Open Space" designation. Designating them will give them extra protection from development. Together with Southwark Park, the former nursery is part of a clearly distinguishable break in the built environment and therefore we are proposing to extend the MOL designation of Southwark Park to cover the former nursery as well. These spaces are shown indicatively on Figure 10.
- 4.5.28 The Open Space Strategy sets a borough-wide target of maintaining at least 0.72ha of public park provision per 1,000 people (on the basis of 2026 population levels). The amount of public park space in the action area will be well above this level. Nevertheless, the population is expected to increase significantly and there are some large sites becoming available for development. A new pocket park will be provided on Site A and there is also potential to provide new green space on Harmsworth Quays. New open spaces in the town centre and core area will help support the growing population. They can help provide relief in a built-up environment, encourage physical activity, recreation and enjoyment. Contact with the natural environment has also been shown to improve mental wellbeing and reduce stress.
- 4.5.29 We will work with the community including 'Friends' groups, the GLA, Groundwork UK, developers and landowners to implement the strategy within the AAP area. Improvements will be part funded by existing s106 contributions and in the future the community infrastructure levy. Our Section106 Planning Obligations SPD sets out a borough-wide standard charge that we apply for open space contributions. This standard charge will be replaced by the community infrastructure levy. Our CIL came into effect in April 2015.
- 4.5.30 There are a number of sites, including Russia Dock Woodlands which are protected as sites of importance for nature conservation (SINCs). These areas provide valuable habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. In addition to those designed in the Southwark Plan, we have designated new SINCs at Durrand's Wharf, King Stairs Gardens and Deal Porters Walk. These are shown indicatively on Figure 10.
- 4.5.31 There are no allotments in the action area. Requiring new development to provide food growing opportunities is consistent with our Open Space

Strategy and will be important because most of the new homes provided, especially in the core area, will be flats without access to private gardens.

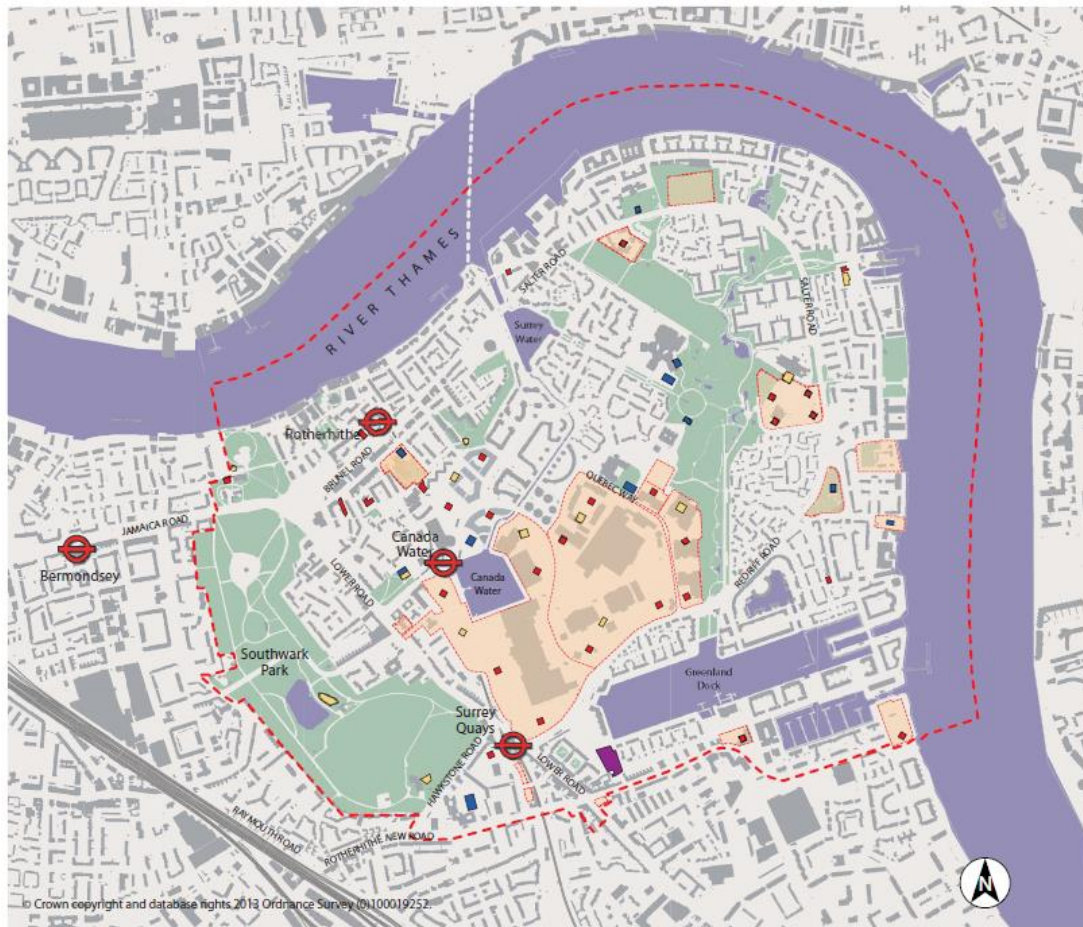
- 4.5.32 There are also many amenity areas around housing estates in the action area. These provide important spaces for informal recreation, including informal play and dog walking, close to where people live or work. Our Open Space Strategy indicates that there is often potential to introduce small scale improvements to housing amenity spaces to encourage a range of activities such as food growing, nature conservation and recreation.
- 4.5.33 Within the core area, new hard and soft spaces will be created. The original LDDC landscaping strategy envisaged a network of hard and soft spaces linked by roadside planting to create wildlife habitats. New development in the core area will be expected to strengthen links between spaces within the Canada Water and also improve the nature conservation value of sites through measures such as living roofs and walls, tree planting and landscaping. Improvements to the biodiversity of sites can be measured through a Code for Sustainable Homes or BREEAM assessment.
- 4.5.34 Greening the urban environment is also important in terms of mitigating climate change, improving air quality, providing shade and reducing the 'urban heat island' effect.

#### **Policy 19: Children's play space**

Residential development should have access to sufficient play space for children and young people. Doorstep and local play facilities for children should be incorporated into developments in accordance with Figure 11. We will use existing s106 planning obligations to improve play facilities, which include neighbourhood and youth facilities, which are not provided on site. In the future, after the community infrastructure levy is adopted, this will be used to help provide funding for play facilities.



**Figure 11: Existing and Proposed play spaces in the AAP area**



**We are doing this because**

4.5.35 We have carried out an assessment of the existing provision of children’s play spaces and identified areas of deficiency. We will require children’s play areas suitable for age ranges 0-5 (doorstep spaces) and 5-11 (local spaces) to be integrated into new development. In this way, about 0.5 ha should be provided on sites in and around the core area, which is the area with greatest deficiency.

4.5.36 All residents within the Core Area will be within easy walking distance of

- Small areas of play for younger children (maximum 100m walk)
- Local facilities (maximum 400m walk)
- Larger equipped areas of play for older children (maximum 800m walk)

4.5.37 These standards are consistent with the London Plan (2015) policy 3.6 and the Major’s SPG on Providing for Children and Young People’s Informal Play

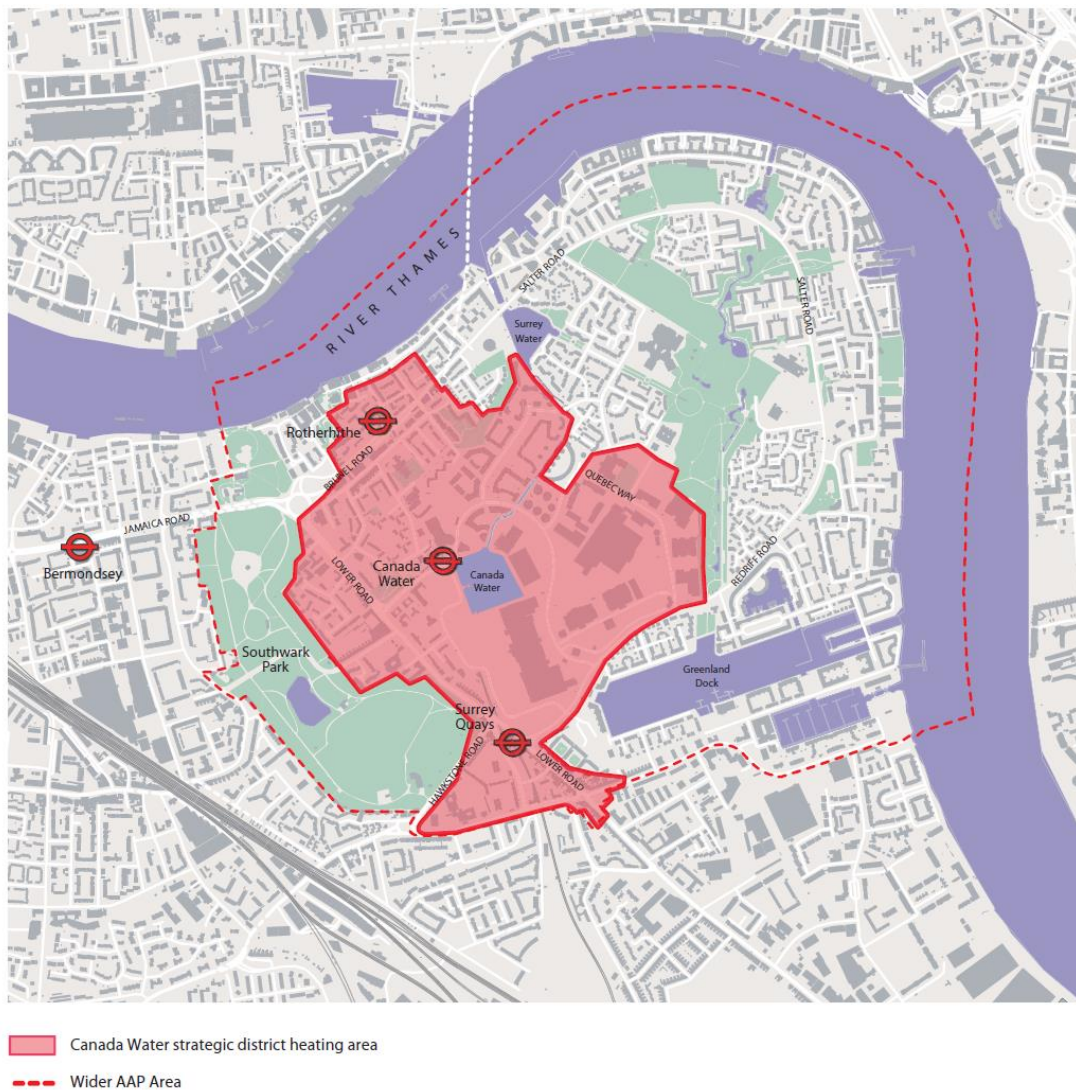
and Recreation. This will help improve facilities for older children, or existing facilities for younger children where these have not been provided on site. Our 106 Planning Obligations SPD sets out a standard charge that we apply for open space financial contributions. However, after April 2015 and the adoption of CIL, this would be used to help fund these improvements.

- 4.5.38 Adequate, safe and accessible play space will make an important contribution to the welfare of children and families. It will also have a favourable effect on children's health through raising their levels of physical activity; providing contact with other children, and helping to combat the early onset of conditions such as obesity, depression and diabetes.

### **Policy 20: Energy**

Our strategy is to establish a district heating system to serve both new and existing development. To facilitate this, we will designate a strategic district heating area (SDHA) around the core of AAP area (see Figure 12). Development located in the SDHA should be future proofed and designed for connection to the district heating network. When the district heating network is established, major developments will be required to connect to the network.

**Figure 12: Canada Water strategic district heating network**



**We are doing this because**

4.5.39 Our Energy and carbon reduction strategy aims to reduce carbon emissions by 80% by 2050. In accordance with our core strategy and the London Plan (2015) policy 5.2, all new development will be required to reduce carbon emissions through implementing the energy hierarchy, that is

- Reduce energy consumption through building design and efficiency measures
- Connect to local community heating or CHP networks where possible
- Use renewable technologies

4.5.40 Policy 13 in the core Strategy requires development to improve on the Building Regulations CO<sup>2</sup> reduction requirements by 44% and a reduction in CO<sup>2</sup> emissions by 20% using low and zero carbon technologies. These policies will apply across the AAP area. Our Climate Change strategy promotes the use of CHP and district heating networks as the main means of tackling CO<sup>2</sup> emissions from buildings. Apart from a reduction in CO<sup>2</sup> emissions, the benefits of creating a network include cheaper energy bills for

homes connected to the network, and more cost-effective ways of meeting CO2 emissions targets for developers. The government have announced that by 2016, all new residential homes should be carbon zero, with commercial development following in 2019.

- 4.5.41 The Canada Water Energy Study has assessed the opportunities for the generation and supply of low carbon and renewable energy across the AAP area and identified a significant opportunity to establish a district heating network. There would be several options to achieve this. The first would be to establish an energy centre in the area and link infrastructure on individual sites to create a network. However, in terms of cost to amount of carbon saved, district heating which utilises waste heat from the South East London Combined Heat and Power (SELCHP) plant in Lewisham would be the most cost effective district heating option. Both options would provide a significant opportunity to incorporate housing on Southwark's estates within the network. The energy study estimates that 84% of predicted energy demand in 2030 will be generated by buildings already standing today.
- 4.5.42 We are currently negotiating with SELCHP to implement phase 1 of the network which will comprise a connection between SELCHP and several housing estates to the south and west of Southwark Park, including the Four Squares estate and the Silwood estate. A second phase could extend the network to the east into the core area (refer to Section 6: Delivering the AAP and Appendix 3 for more details). .
- 4.5.43 When there is certainty around the establishment of a district heating network, we will use s106 obligations to require development to connect. Our Sustainable Design and Construction SPD provides more guidance on the design measures needed to ensure that buildings and energy systems are future-proofed. Outside the strategic district heating area, borough-wide policies in the core strategy and forthcoming New Southwark Plan will apply.



## 4.6 Providing more and better homes

- 4.6.1 In this section, we set out our approach to providing a range of different types of housing all built to high standards to provide more and better homes. We are doing this by balancing housing needs, with making sure that developments are viable. We also have to take into account land for other types of development and the need to ensure that housing improves the local area so that developments contribute to strengthening the Canada Water town centre and wider AAP area.

### Objectives

- H1 To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.
- H2 To focus higher densities in the action area core where there are town centre activities and good access to public transport.

### Policy 21: New homes

Development in the core area will provide a minimum of 4,500 net new homes between 2011-2026. Outside the Core area, there is capacity for around 600 additional homes. Across the AAP area, most of these homes will be delivered on proposals sites.

### We are doing this because

- 4.6.2 Our Strategic Housing Market Assessment and Housing Requirements Study highlight that we need to provide more housing to meet the needs of local people and those wanting to live in Southwark. However, we need to balance this against the need to provide space for other activities, such as shopping, leisure and offices.
- 4.6.3 We have designated Canada Water as a growth area and an action area in the core strategy. The Mayor has designated it as an opportunity area in the London Plan 2015 and set a housing target for the area. The core strategy sets a target of 2,500 net new homes in the Canada Water Action Area between 2011 and 2026. The London Plan (2015) as amended by the FALP (2015), sets a target of 3,300 new homes between 2011 and 2031. We will continue working towards meeting our target for the shorter time period of 2011-2026 in line with our core strategy as we expect all our Canada Water proposals sites to be delivered within this timeframe.
- 4.6.4 We have identified sites in the core area where we estimate that around 4,500 new homes could be built in the period between 2011 and 2026. Of these 3,557 already have planning permission, have been completed or are under construction. In the wider AAP area, there is capacity for approximately 600 homes over the same period, of which 508 have permission, have been completed or are under construction. Providing new homes in Canada Water is very important as they are providing around 17% of the total housing target for Southwark in the core strategy.

- 4.6.5 We are building most of the new housing in the core area where there is good accessibility to improve the town centre and public transport facilities. By maximising the number of homes which are provided in the core area, we can continue to protect our open spaces and the suburban character of the wider AAP area, while providing a continuous supply of housing.
- 4.6.6 We will use design standards, including minimum dwelling sizes, set out in policy 23 of the AAP, in our updated Residential Design Standards supplementary planning document (2011) and the in the core strategy and forthcoming borough-wide New Southwark Plan to ensure that new homes are of high quality.

#### **Policy 22: Affordable homes**

Development in the AAP area will provide a minimum of 1,000 new affordable homes between 2011-2026. Most of these new homes will be on the proposal sites.

In schemes of 10 or more homes, at least 35% of homes must be affordable.

Our preferred approach for the Hawkstone Estate is to refurbish homes in John Kennedy House and the low rise blocks to bring them up to the Government's decent homes standards.

#### **We are doing this because**

- 4.6.7 Our Strategic Housing Market Assessment and Housing Requirements Study indicate that we should provide as much affordable housing as is viable to meet the needs of local people and those wanting to live in Southwark. The studies also suggest that we can not meet all of the need for social rented or intermediate housing, because this would exceed our total supply of housing of all types.
- 4.6.8 The AAP vision states that at least 1,000 new affordable homes should be provided in the AAP area over the plan period. This assumes that developments with planning permission will be built in accordance with their planning consent and 35% of housing in schemes which do not yet have planning permission will be provided as affordable housing. Of the target, 672 affordable homes are on sites with planning permission, or which are completed or are under construction.
- 4.6.9 Requiring 35% of new homes to be affordable will contribute towards our objective of creating more mixed and balance community at Canada Water. There is a high proportion of existing homes in the area which are social rented, particularly in Rotherhithe ward. The target will provide increased housing choice, a wide range of housing types and will help unlock the development of sites which would not otherwise be viable.
- 4.6.10 Our affordable housing viability study suggests that requiring 35% of new homes to be affordable is deliverable and should not make development unviable. We have also tested this proportion in financial appraisals we have undertaken on other sites, including the shopping centre and overflow car park, and the findings reinforced the conclusions of the viability study.

4.6.11 Many of the homes on the peninsula are relatively new having been built in the last 20 years. We know however that some of the homes in the area are in a poorer condition. This includes some of the blocks on the Hawkstone Estate which do not meet decent homes standards. We have considered the feasibility of redeveloping John Kennedy House and the low-rise blocks on the Hawkstone Estate. At the point we carried out the study, refurbishment of these blocks was a more financially viable option. The Council's Cabinet made a decision in May 2011 to refurbish John Kennedy House. The Cabinet subsequently agreed in December 2011 to undertake a programme of enhanced refurbishment of the low rise blocks. Works at John Kennedy House started on site in January 2013 and it is projected that works to the low rise blocks will commence in summer 2013.

#### **Fact box: Affordable and private housing**

There are two types of housing:

Private (or market) housing is available to either buy or rent privately on the open market

Affordable housing, as defined in the National Planning Policy Framework (NPPF March 2012) is provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

There are different types of affordable housing, as defined in the glossary of the NPPF:

**Social Rented Housing** is owned by local authorities and private register providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime.

**Intermediate housing** is homes for sale or rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

**Affordable rented** housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

The NPPF replaced the updated Planning Policy Statement 3 which introduced affordable rent as a new type of affordable housing. In accordance with our Core Strategy and the saved Southwark Plan policies this AAP sets out policies for social rent and intermediate homes only. We are reviewing our approach to the affordable rent tenure through the preparation of our New Southwark Plan.

#### **Policy 23: Family homes**

Developments must provide the following in schemes of 10 or more homes:

- a minimum of 60% of units with two or more bedrooms

- a maximum of 5% of units as studio flats
- a minimum of 20% of units with 3, 4 or 5 bedrooms with directly accessible amenity space in the core area
- a minimum of 30% of units with 3, 4 or 5 bedrooms with directly accessible amenity space in the suburban density zone

Other than studio flats which must be private, homes of all sizes should provide a mix of private, social and intermediate housing.

All developments must meet the minimum overall floor sizes set out in Table 2.

Across a scheme, the mix of unit types should cater for the full range of household sizes. We will assess this using the average dwelling sizes set out in Table 2.

Table 2: Minimum space standards for new development

Development type	Dwelling type (bedroom/persons)	Essential GIA (sq m)
Flats	Studios	36
	1b2p	50
	2b3p	61
	2b4p	70
	2b average	66
	3b4p	74
	3b5p	86
	3b6p	95
	3b average	85
	4b5p	90
	4b6p	99
2 storey houses	4+b average	95
	2b4p	83
	3b4p	87
	3b5p	96
	3b average	92
	4b5p	100
	4b6p	107
3 storey houses	4+b average	104
	3b5p	102
	4b5p	106
	4b6p	113
	4+b average	110

When designing homes for more than six persons developers should allow approximately 10 sq m per extra person.

### We are doing this because

4.6.12 Our Strategic Housing Market Assessment and Housing Requirements Study show that there is a need for more family housing in Southwark across all tenures. At the moment we do not have enough family housing to meet needs. The result is that families are either forced to live in overcrowded homes or unsuitable housing or they have to move out of the borough.

- 4.6.13 Throughout consultation, local people have consistently stated that providing larger homes should be a priority, and that the current Southwark Plan requirement of 10% family homes is too low.
- 4.6.14 Our approach in the core strategy and in this AAP is to provide a mix of housing sizes and types to meet the housing needs of different groups and to provide a range of housing with more family homes of 3 or more bedrooms for families of five or more people of all incomes. This will mean that households of different sizes will have suitable housing and do not need to move out of Canada Water. Other than for studio units, for which there is no identified need in the affordable sector, we will encourage all tenures to provide a range of dwelling sizes, to maximise the diversity of housing choice. Maximising choice of housing is one of the key objectives of the London Plan (2015) and is consistent with Policy 3.8: Housing choice.
- 4.6.15 We will require a higher proportion of family homes in the suburban density zone, as this would be consistent with the suburban character of the area. In this area, there is scope to provide more outside amenity space, which is particularly important for families. Family housing must provide a minimum of 10sqm of directly accessible private amenity to ensure that children have somewhere to play. Guidance on the provision of amenity space is set out in our Residential Design Standards supplementary planning document. New housing developments must also provide additional communal play areas for children, as required by the Mayor's supplementary planning guidance on Providing for Children and Young People's Play and Informal Recreation and policy 19 of the AAP. In the core area densities will be higher and developments will have to be imaginative about the way private outdoor space is provided. Rather than having gardens, some family homes would have access to balconies, patios or roof terraces instead. We have tested this policy in the feasibility study we have carried out on the shopping centre and overflow car park to ensure it is deliverable.
- 4.6.16 The policy will help achieve our objective of ensuring that the area is attractive for families. It will also complement the investment we are making in schools, leisure facilities and the library.
- 4.6.17 We want all new development to be high quality with good living conditions. Sufficient space is needed by everyone in the home to have space to play, work and study, and for privacy and quiet. Requiring minimum floor areas will help to achieve this by making sure that an adequate amount of space is provided to create pleasant and healthy living environments for different sizes of households. This is also a priority for the Mayor, who has set out minimum floor areas for housing in Policy 3.5 of the London Plan 2015. We will expect new development to meet these space standards, as set out in Table 2. These are minimum standards which developers are encouraged to exceed. They are based on the number of people expected to live in a house. This means developers should state the number of occupiers a home is designed to accommodate.
- 4.6.18 To ensure we get a mix of dwelling types and sizes for the full range of household sizes, we have set out average minimum floor areas.

## Policy 24: Density of developments

We have designated a core area on the proposals map. Development within the core area should be the urban density range of 200-700 habitable rooms per hectare. The only exceptions to this should be when development has an exemplary design standard.

With the exception of one area, the remaining part of the AAP area is located within the suburban density zone. Development within this zone should be between 200 and 350 habitable rooms per hectare.

The core area and suburban density zone are shown on Figure 2.

### We are doing this because

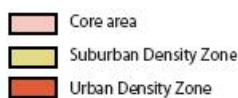
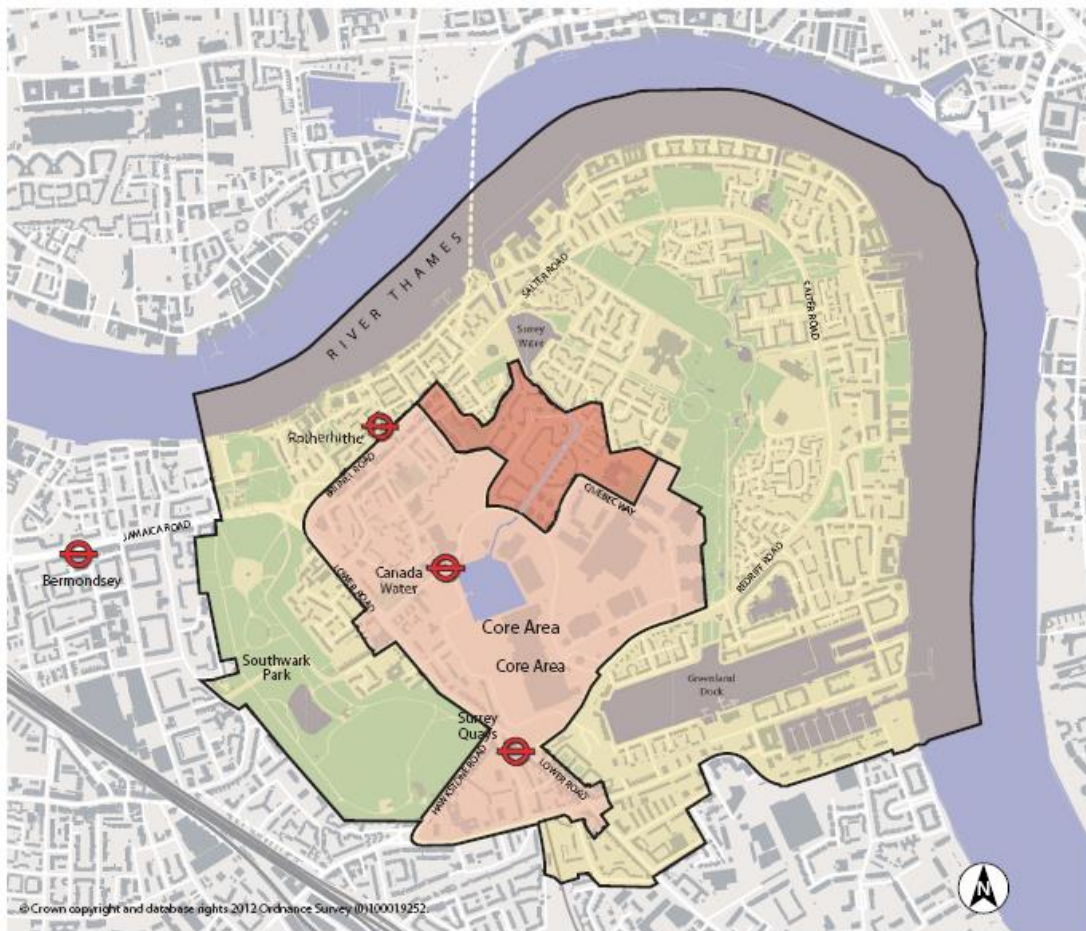
- 4.6.19 The character of the AAP area varies greatly. In Surrey Docks ward, around 30% of homes are houses and 70% are flats. Whilst there appears to be a high proportion of flats, these are mainly located in a narrow strip along the river. The majority of the peninsula is residential in character, with 2-3 storey developments off small residential streets, cul-de-sacs, wide verges and generous setbacks.
- 4.6.20 In contrast, residential densities are higher around the area to the north of Canada water tube station and south of Southwark Park.
- 4.6.21 National and London Plan policies require developments to make the most efficient use of land, whilst respecting the character of areas. Our approach in the core strategy is to focus higher densities in town centre areas and areas with good public transport services. In the core strategy, we have designated much of the AAP area as a suburban density zone, which is consistent with the approach the Mayor is taking in policy 3.4 of the London Plan (2015). This has been strongly supported through consultation on the AAP.
- 4.6.22 Within the core area we will allow higher densities. This is consistent with our vision to create a genuine town centre in the heart of the core area. The core area is the most suitable area for higher density development due to its character, greater public transport accessibility and the key opportunities and capacity for growth within the core area proposals sites. Higher residential densities can be achieved through better urban design and architecture, which will in turn also bring more people to live in the area. More people will help bring more life to the town centre and will support shops, services and leisure facilities. The core area also has good access to public transport services, giving people the opportunity to travel by sustainable types of transport rather than cars.
- 4.6.23 The focus of development within the AAP will be a core area around Canada Water (Figure 2). This area is most suitable for more development and change due to its
- Character  
The character of the area designated as the core is very different to the surrounding area. The difference in scale, grain and land use between the core area and the wider area is very marked. The core area includes a range of town centre uses as well as larger and taller flatted



developments, whereas the wider area is predominately residential, with more open space and smaller scale housing including terraced and semi-detached houses and houses with gardens.

- Public transport accessibility  
The core area has higher levels of public transport accessibility with excellent links by the underground, overground and the bus network. Improvements to public transport will help to further increase the public transport accessibility.
- Opportunity and capacity for growth  
There are concentrations of large development opportunities with the capacity to contribute significantly to the regeneration of Canada Water within the core area.

**Figure 13: Canada Water core area and urban and suburban density zones**



4.6.24 This approach also complements our building heights policy, which focuses taller buildings in the town centre and close to the stations. Moving away from this core, building heights and densities should diminish. By maximising



densities in the core area, we can reduce the number of homes which are provided in the suburban area to help protect its character.

- 4.6.25 The density ranges we set out in the policy are consistent with our core strategy and the London Plan (2015). Section 2.2 of our Residential Design Standards supplementary planning document sets out the criteria for exemplary design. We may review this in our New Southwark Plan.

**Fact Box: Density**

Density is the measure of the amount (intensity) of development. Both residential and mixed use residential development should be within our density ranges. Our Residential Design Standards supplementary planning document sets out how we calculate density. We may review and update this through our forthcoming New Southwark Plan.

## 4.7 Enhanced social and economic opportunities

- 4.7.1 It is important that the social and community infrastructure such as new jobs, schools, health and other community facilities is put in place to benefit local people and support the growing population.

### Objectives

- C1 To provide more and enhanced educational, health and community facilities which meet the needs of the growing population.
- C2 To provide more local employment opportunities.

### Policy 25: Jobs and business space

We will promote a business cluster in the core area, through requiring the provision of around 12,000sqm of new office and light industrial space (Use Class B1) to meet local office needs and additional space where there is demand from specific end users. Key sites on which business space will be provided are CWAAP5 (Surrey Quays shopping centre and overflow car park, Decathlon site) and CWAAP17 (Harmsworth Quays, Mulberry Business Park, Site E, Surrey Quays Leisure Park).

New business space must be designed flexibly to accommodate a range of unit sizes to help meet the needs of the local office market and SME businesses.

In large developments, consideration should be given to ensuring that proposals allow for future growth in demand of business space and do not compromise the delivery of at least the 12,000sqm referred to in this policy.

### We are doing this because

- 4.7.2 Our 2009 Employment Land Review forecasts the need to provide between 25,000sqm and 30,000sqm of new office space in Southwark by 2026 to meet the needs of the local office market which is located outside of the SE1 area of the borough. A proportion of this new office space can be provided at Canada Water. With good access to the tube station and buses and good accessibility to supporting shops and services within the town centre, Canada Water is an attractive location to provide new business space. It should also benefit from growth at Canary Wharf and London Bridge where development is expected to generate 135,000 new jobs in the period leading up to 2031. This will stimulate growth in the local economy as small and medium sized enterprises which play a vital role in providing goods and services to the major business hubs.
- 4.7.3 Our strategy proposes the formation of a business cluster in the core area. We have reviewed the type, quantum and distribution of new business floorspace which is appropriate for Canada Water. Our Non-Residential Uses Study 2012 estimates that there is identified demand for at least 5,300sqm, based on current market share. However, as is noted above, we anticipate that the impact of regeneration and the potential to provide complimentary uses, such as retail, hotels and higher education will substantially increase the attractiveness of business space in the area,

providing scope for significantly more space. Demand could also be boosted by the requirements of particular end users, such as King's College.

- 4.7.4 It is likely that demand for business space will be grow over the life of the plan. In large developments, consideration should be given to delivering business space in phases to allow for potential growth in demand. It is recognised that new Class B1 floorspace may not be delivered in every phase of development in the core area.
- 4.7.5 Provision of business space has been supported during consultation and scored well in the sustainability appraisal. It is also consistent with the opportunity area designation and table A2.1 in the London Plan (2015) which recognise that some office provision could be promoted as part of wider residential or residential and retail/leisure mixed use development and that there is scope for a substantial increase in employment capacity. Annex 1, Table A1.1 of the London Plan Policy (2015) estimates that Canada Water can provide around 2,000 new jobs. We estimate that provision of new B1 office space would make a net contribution of approximately 350 new jobs.
- 4.7.6 The 2012 study recommends that business space should be flexibly designed, ideally be provided in stand alone buildings and should be clustered to create a business community which can connect and share services. The minimum size of a cluster of employment spaces accommodating a range of start-up and small enterprises and providing a degree of flexibility for on-site growth, would be approximately 2,000 sq m although the scale varies across sectors. Typically such clusters provide fairly high density employment.
- 4.7.7 There is some business space in the core area which has not been designated on proposals sites. This includes the Dock Offices on Surrey Quays Road and the City Business Park on Albion Street. Business space on these sites is protected by policy 10 in the core strategy and should be retained.
- 4.7.8 In accordance with core strategy policy 10 we will target training and employment opportunities which are created by new development towards local people and aim to maximise the proportion of goods and services procured locally and open up supply chain opportunities for local businesses.

#### **Policy 26: Schools**

The anticipated demand for additional school places will be met by:

##### **Primary**

Keeping the need to expand existing schools primary schools under review and the potential provision of new schools.

##### **Secondary**

The provision of a new school in Bermondsey and exploring the possibility of expanding existing secondary schools.

All schools will be encouraged to promote and provide services for the community.

#### **We are doing this because**

- 4.7.9 Our school place planning which takes account of the increasing number of children as the overall population in the area increases, suggests that there may be a need for between 6.5 and 8 forms of entry of primary school places in the Bermondsey and Rotherhithe area by September 2016. We are exploring the possibility of expanding a number of schools in the Bermondsey and Rotherhithe area. These expansions have the potential to meet anticipated demand. They could also be supplemented by provision of new schools. A new primary school could form part of the site proposal for proposals site CWAAP 17, although this would depend on the level of demand generated by new housing and viability of development on that site. The longer term need for additional primary school places in the Bermondsey and Rotherhithe areas will be kept under review.
- 4.7.10 Secondary school place planning is carried out at borough level. A new school which would provide 4FE has been approved to open in September 2013 in Bermondsey. There may also be the potential to expand existing secondary schools to provide additional places.

#### **Policy 27: Community facilities**

Our strategy is to locate local facilities together so that the services required by the community including, housing services, services for young people, health centres, community space and facilities for the police are provided in accessible locations in a way in which different facilities can complement and support each other.

New community space will be provided on Site A, the Shopping Centre site, 24-28 Quebec Way, the Quebec Industrial Estate, Downtown and Docklands Settlement, but will only be required where there is a clear requirement and an identified body who will manage it on a viable basis.

#### **Policy 28: Early years**

Around 100 pre-school spaces will be provided to meet the demands of population growth in the core area. Our preferred sites for pre-school facilities are existing schools and sites in the core area.

#### **Policy 29: Health facilities**

We will work with the primary care trust to meet the needs generated by the increased population by providing new health facilities in the core area. Any new facility will need to be highly accessible and close to public transport links. The preferred location for a new health facility is within the core area.

#### **We are doing this because**

- 4.7.11 Community uses tend to work well when they are located close to one another. This creates opportunities to share spaces and facilities, makes

them more convenient for the public to visit, and helps make them more viable.

- 4.7.12 An example of this approach is the new library at Canada Water which provides exhibition and performance space and focuses strongly on facilities for and participation by young people and families, providing a base for Southwark Young People's Forum.
- 4.7.13 Co-locating services for young people with education and other community uses reflects our Children and Young People's Plan which aims to bring services together to create a joined-up approach to meeting the needs of children and young people. It identifies significant opportunities to align planned capital investment, particularly in schools, to improve service delivery, achieve better value for money, and take advantage of major regeneration projects in Southwark.
- 4.7.14 Our core strategy policy 4 and Extended Schools programme require schools to be designed flexibly to enable use outside school hours by the wider community. Any new school provision should be designed to provide a range of services for young people, including learning and health, as well as sports.
- 4.7.15 There is also an opportunity to improve youth facilities in the east of the peninsula by expanding facilities of the Docklands Settlement. This development is currently under construction. The new facility will provide a range of community and business facilities would also accommodate the Odessa Street Youth Centre.
- 4.7.16 More new homes in the core area will create a need for around 100 additional spaces in pre-school facilities (approximately 1,000 sqm including outdoor space). Additional pre-school spaces could be provided in existing primary schools and on sites in the core area which are allocated for a mix of uses, which could include a community use.
- 4.7.17 Over the life of the AAP, there will be a need to improve health facilities and, expand them to meet the needs of the growing population living in the area and to deliver a model of healthcare which provides better access and which incorporates a wider range of primary and community health services. These facilities will enhance existing provision and reflects our aim in core strategy policy 4 of ensuring that new development increases local health facilities. We will follow London Plan Policy 3.2 and require health impact assessments to ensure major developments consider the impact of the development on health.
- 4.7.18 A new health facility opened in August 2014 on the Downtown site. This replaced a much smaller facility. NHS Southwark have advised that the new centre has capacity to support population growth over the first phase of the AAP.
- 4.7.19 The core area is our preferred location for new health facilities. This is because the the core area is close to public transport and is accessible from the wider AAP area. However, if opportunities elsewhere arise, these should be considered as possible alternatives for the provision of new health facilities. We will continue to liaise with NHS Southwark to share plans and make sure they are aware of proposed developments. It is recognised that

new health facilities may not be delivered in every phase of development in the core area.

### **Policy 30: Higher education and student housing**

Proposals for provision of space used for higher education (D1 use class) will be supported.

Proposals for new student housing developments will be supported where they form part of mixed use schemes. Large student housing developments in the core area will be supported, provided that the development:

- Is part of a campus development which also provides a significant amount of teaching and/or research facilities and supporting infrastructure or is linked to a campus by good public transport services.
- Is part of a mixed and inclusive community.
- Includes a range of student housing types such as cluster flats, studio flats and accommodation for couples, families and staff.
- Is accompanied by a satisfactory student management plan.

#### **We are doing this because**

- 4.7.20 New academic and research facilities could make a strong contribution to the mix of activities in the town centre. Such facilities would generate jobs, strengthen the day-time economy and support other town centre uses such as shops and offices. Relocating a faculty or providing a significant amount of academic space could also help boost the town centre's profile and contribute towards delivering the vision to create a diverse town centre with a strong economic base. The potential to develop a new science cluster linked to an academic institution is recognised in the London Plan (2015).
- 4.7.21 In line with Strategic Policy 8 of the Core Strategy, we recognise the need for student accommodation in London and Southwark. The core area in Canada Water is a suitable location for new student housing due to its proximity to public transport services and town centre uses. The majority of student housing developments in Southwark have less than 300 bedspaces and all the larger developments are either in the CAZ and/or close to campuses, where they can benefit from a direct access to university facilities and a range of supporting infrastructure.
- 4.7.22 In order to maximise their regeneration potential and to avoid creating an area which is dominated by student housing, student housing developments which are larger than 300 bedrooms will be expected to be provided as part of a campus development which also provides a range of higher education facilities which contribute to the town centre and help deliver the AAP vision.
- 4.7.23 The criteria we set out in this policy will apply in addition to those set out in Core Strategy policy 8. In accordance with Core Strategy policy 8, student housing developments should not prejudice the supply of land for general needs homes or harm the amenities of surrounding residents and occupiers. They should also be part of a neighbourhood which has a mix of housing types which includes general needs housing and should contribute to increasing the range of housing choices available, including affordable housing, in line with Core Strategy policy 8. In order to manage the impact of student housing development we will require schemes to have an



approved student management plan in place. This will ensure than any issues of amenity and impacts on neighbouring uses can be carefully managed. In order to manage the impact of student housing development we will require schemes to have an approved student management plan in place. This will ensure than any issues of amenity and impacts on neighbouring uses can be carefully managed.

## **PART 5 PLACES AND SITES IN CANADA WATER**

### **5.1 Introduction**

- 5.1.1 This section sets out policies for Albion Street, Lower Road and individual sites in both core and wider AAP areas. Individual proposals sites are set out in appendix 4 of the AAP.

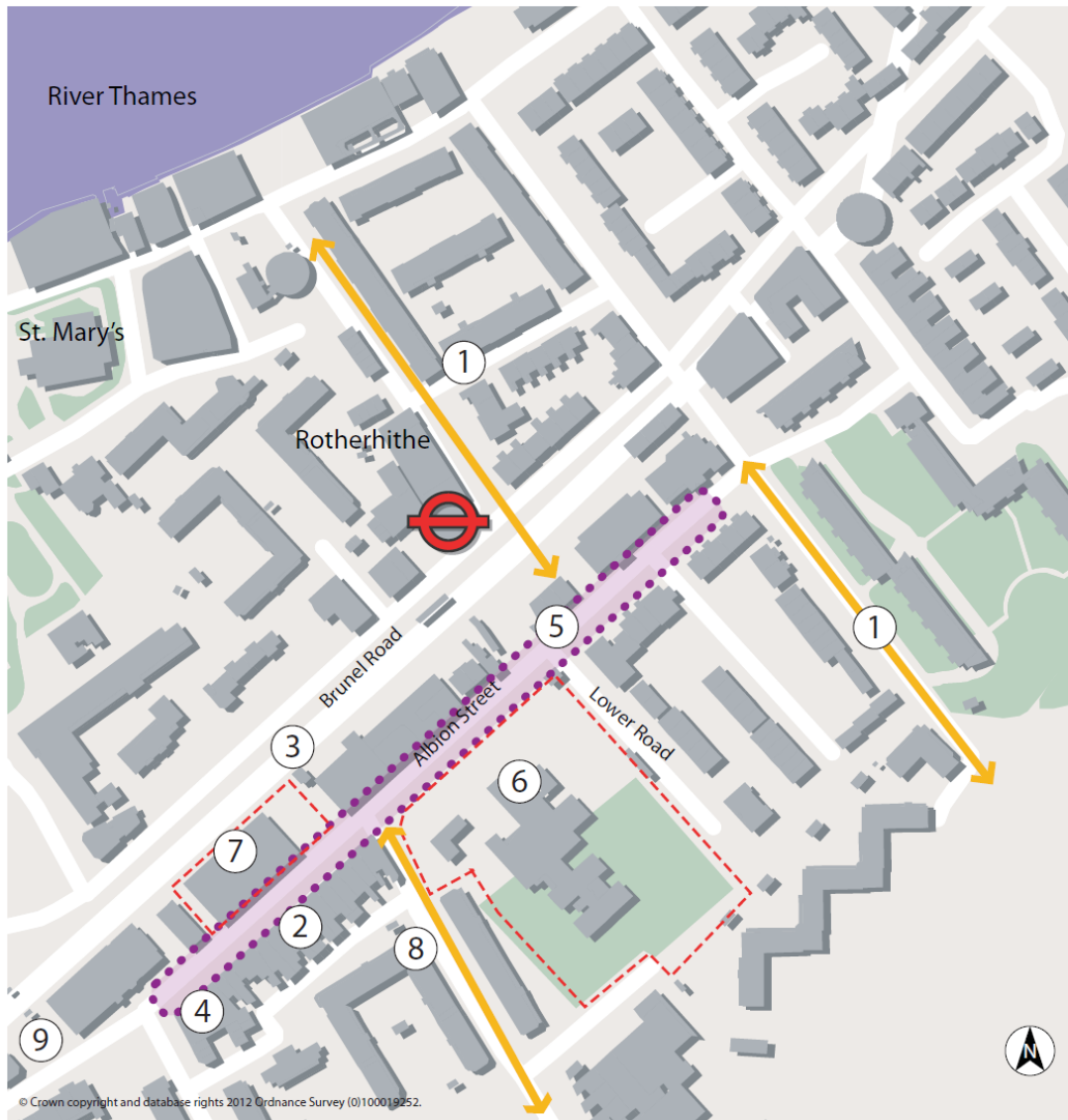
### **5.2 Places**

#### **Policy 31: Albion Street**



We will promote the regeneration of Albion Street through

- Improving pedestrian and cycle links between Albion Street and the town centre, St Mary's Conservation Area and Rotherhithe Station.
- Reinforcing the viability of the shopping parade by making sure that no more than two units are used as hot-food takeaways.
- Working with leaseholders to improve the appearance of shop fronts.
- Continuing to investigate the potential for a market on Albion Street.
- Seeking funding to provide public realm improvements.
- Working with local stakeholders to create a pocket park on St Olav's Square in front of the Norwegian Church.
- Using the library site as an opportunity to help improve the street.
- Working with governors and staff to explore the potential to provide mixed use development on a part of Albion Primary school.

**Figure 14: Albion Street**



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-  Opportunity sites
-  Proposed public realm improvements

1. Improve pedestrian and cycle links between Albion Street and the town centre, St Mary's Conservation Area and Rotherhithe station
2. Reinforce the viability of the shopping parade by making sure that no more than 2 units are used as hot food takeways
3. Continue to investigate the potential for a market on Albion Street through the Markets strategy we are preparing
4. Work with leaseholders to improve the appearance of shop fronts
5. Obtain funding to provide public realm improvements
6. Work with governors and staff to explore the potential to provide mixed use development on a part of Albion Primary School
7. Use the library site as an opportunity to help improve the street
8. Improve pedestrian and cycle links between Albion Street and the tube station via Renforth Street and the Canada Estate
9. Create a pocket park on St Olav's Square

### **We are doing this because**

5.2.1 Albion Street was once a thriving, bustling retail street at the heart of the Rotherhithe docklands community. This role has been challenged however by the redevelopment of much of the docklands area and the creation of new shopping facilities at Canada Water.

- 5.2.2 Time and Talents and Canada Water Consultative Forum recently held a series of “cafe conversations” to discuss the future of Albion Street. These acknowledged that much can be done to improve Albion Street. The main weaknesses of Albion Street included the fact that it is not easy to get there from either the town centre or from the River Thames to the north. There is also a perception that the retail environment is poor and that the shops lack diversity. Strengths which could play a part in regeneration included the presence of the Scandinavian churches and local primary school.
- 5.2.3 Rotherhithe station reopened in 2010. To capitalise on the benefits the reopened station will bring, we are working with TfL to improve access from Albion Street to the station and also up to the river. Improvements have been made to Railway Avenue, converting the approach to the station into shared pedestrian and vehicle use and improving lighting, and upgrading the pedestrian and cycle link between Albion Street and Brunel Street. New signage has been provided to help raise awareness of shops on Albion Street.
- 5.2.4 The redevelopment of Site A will provide a new and well lit street linking Needleman Street and Swan Road, creating safer and more convenient links for pedestrians between Albion Street and Canada Water tube station and the town centre.
- 5.2.5 We are proposing a range of measures to help regenerate the shops on the street. The Improving Local Retail Environments (ILRE) programme has helped improve shop fronts on the street and we will restrict growth of further takeaway units to help retain some diversity in the retail offer of the parade. At the eastern end of the parade, the Little Crown pub has been empty for some time. Planning permission was granted for a mixed use redevelopment of the site in 2005 and the owner has stated he intends to bring the site back into active use. In association with these improvements, we will explore funding options including CIL funding to improve the public realm outside the shops.
- 5.2.6 The vitality of the parade could also be strengthened by providing a street market. During consultation at issues and options and preferred options stages there was strong support for this option along with the idea that it could be linked thematically with the Finnish and Norwegian churches on the street. Building on the successful Christmas market on Albion Street, its potential is also recognised in our Market Strategy.
- 5.2.7 There are also opportunities to use the former library and primary school sites to help regenerate the street. The council is in the process of looking at options to redevelop the former library and envisages redevelopment for a mixed use scheme.
- 5.2.8 There may be scope to redevelop Albion Primary School to provide new school facilities and housing fronting onto Albion Street (see section 3.6.2 on schools). In the longer term, an expanded school would help bring more life to Albion Street.

### **Policy 32: Lower Road**

We will improve Lower Road through

- Creating a new high street linking the Canada Water Basin with Lower Road and strengthening existing retail provision in Lower Road.
- Undertaking public realm improvements on Lower Road to improve the retail environment.
- Improving pedestrian and cycle links between Hawkstone Road, Surrey Quays station and the shopping centre.
- Reinforcing the viability of the shopping parade by making sure that no more than two units in any one section of the frontage are used as hot food takeaways.
- Reintroducing two-way traffic movement on Lower Road to help make traffic movement more efficient and improve the environment around the gyratory.
- Enabling a straight through movement for vehicles between Plough Way and Rotherhithe New Road.





- 5.2.10 In addition, Lower Road would also benefit from improvements to the road network (see Figure 8) and more convenient and direct links to the shopping centre (see Figure 7).

## 5.3 Proposals sites

### Policy 33: Proposals sites

Proposals sites have been designated on the Adopted Policies Map. Planning permission will be granted for proposals in accordance with the Adopted Policies Map and Schedule of Proposals Sites (appendix 4).

The 'required land uses' within the Schedule of Proposals Sites must be included within any development on sites designated on the adopted policies map. Planning permission may be granted for 'other acceptable land uses' within this schedule provided that it is demonstrated that:

- Development of the 'required land uses' is not compromised; and/or
- The 'other acceptable land uses' are needed to make the "required land uses' viable and deliverable.

A temporary planning permission may be granted to allow good use to be made of a vacant site prior to the commencement of a permanent scheme.

### We are doing this because

- 5.3.1 We have designated proposals sites to help deliver the strategic objectives of the AAP. The sites have been identified through a review of planning proposals and enquires we have received as well as through consultation on the AAP. For each of the sites we have set out required uses, as well as other uses which would be acceptable, provided the required use can also be delivered. Where 'other acceptable land uses' are provided in advance of 'required land uses', it must be demonstrated that this would not compromise future provision of 'required land uses'. Alternatively, a developer may provide evidence that 'other acceptable land uses' are needed to help make the 'required land uses' deliverable and viable.
- 5.3.2 For each of the sites, we have estimated capacities which are based on planning permissions where these exist, feasibility studies we have undertaken and density calculations. For non-residential uses, in some instances we have set out minimum floor areas which are required.
- 5.3.3 The estimates of residential capacity are approximate and should not be interpreted as targets to be achieved. The amount of development which is delivered on each of the sites will depend on the amount of non-residential space provided, the bedroom mix and compliance with other planning policies such as design policies. In deciding applications on the proposals sites, we will take into account policies in the AAP, our Core Strategy, forthcoming New Southwark Plan and other documents in the local development framework.
- 5.3.4 For the larger sites, the policies also include plans which show how the principles set out in part 4 of the AAP apply to these sites. The precise location of new routes, buildings and public realm improvements will be

considered at a more detailed level through the planning application and development management process.

- 5.3.5 In many cases the proposals sites replace those which were designated in the Southwark Plan. Details of the which of the Southwark Plan proposals sites have been deleted and replaced are set out in appendix 1 of the AAP.

## **PART 6 DELIVERING THE AAP**

### **6.1 Introduction**

6.1.1 This section explains our approach to the delivery and phasing of the development and the way that important infrastructure such as open spaces and certain community facilities will be provided.

### **6.2 Progressing committed developments**

6.2.1 The transformational change of Canada Water which is our aim is already happening. A number of projects are underway or have recently been completed. These include

- Construction of 232 new homes, including affordable homes, retail and office space in Montreal House and Toronto House.
- 668 new homes are being provided in Maple Quays (Site A). The final phase of the scheme is due to complete in summer 2013.
- Canada Water's new library which includes exhibition and performance space opened in 2011 .
- The new plaza outside the library opened in 2012.
- The £2.3m refurbishment of the Surrey Docks watersports centre was completed in January 2010.
- New sports pitches and games courts have been completed at Bacon's College and Mellish Fields.
- Phases 1 and 2 of the incorporation of the East London line into the London Overground are complete. The London Overground provides direct links between West Croydon, Dalston and Clapham Junction.
- The Jubilee line has recently been upgraded. Improved signalisation has increased capacity by 33%.

6.2.2. There are also several projects that are currently in preparation. These include

- Funding has been committed to maintain and enhance the Seven islands Leisure Centre and the Southwark Park Sports Centre.
- A new school which would provide 4FE, has been approved to open in September 2013 in Bermondsey.

### **6.3 Working with partners**

6.3.1 The process of bringing about regeneration at Canada Water has been and will continue to be very challenging and complex. The key sites are in different freehold ownerships, several occupiers have long leases and while there is potential to intensify development, significant public intervention is needed to upgrade infrastructure in the area.

6.3.2 To deliver the vision for Canada Water and implement the AAP, Southwark will play a coordinating role in providing a framework for development. We will take the lead role in ensuring that the necessary improvements are made to infrastructure, facilitating discussions between landowners and where

necessary, using compulsory purchase powers to assemble sites and unlock potential for development.

- 6.3.3 In 2002 Southwark appointed British Land Canada Quays (BLCQ) as its development partner at Canada Water. Under the terms of the agreement with BLCQ, while the council controls the planning process, the development partner has taken on the financial risk and the responsibility for promoting comprehensive redevelopment in the core area. As is noted above, development on Sites A and B is now almost complete.
- 6.3.4 Southwark itself has the freehold ownership of the shopping centre and Harmsworth Quays print works. In preparing the 2012 AAP we had discussions with the then leasehold owners of the shopping centre, Surrey Quays Ltd to ensure that the feasibility work we undertook was informed by their aspirations. The lease of the shopping centre has subsequently been acquired by British Land and these discussions have continued through the process of revising the AAP.
- 6.3.5 In July 2011, Daily Mail and General Trust which operates from Harmsworth Quays announced its intention to relocate its present printing operation to a new site. We have therefore reviewed the AAP take account of opportunities generated by the availability of that site and to provide a framework to guide its redevelopment. We have engaged the key landowners, including Sellar Property Group, Frogmore/Aviva, King's College, Surrey Quays Ltd and DMGT/British Land in considering future options on Harmsworth Quays and the adjacent sites
- 6.3.6 In November 2013 Southwark's cabinet agreed principles for a cooperation agreement on Harmsworth Quays with BL and King's College. BL have commenced public consultation on a redevelopment of both the Surrey Quays Shopping Centre and Harmsworth Quays and anticipate submitting a planning application in 2016. The scheme will aim to deliver a new shopping centre destination, leisure facilities, a major campus for Kings College London (KCL), significant numbers of new jobs and a full range of new homes including council housing.
- 6.3.7 The support of the local community is critical to the success of the AAP. There is a thriving voluntary sector in Rotherhithe and strong community council. The Canada Water Consultative Forum was created to provide a forum for public discussion about the future development of the area. Groups including Friends of Southwark Park, Friends of Russia Dock Woodlands, BARGES, Living Streets, Southwark Cyclists and the many tenants and residents associations in the area have also made a huge contribution to the preparation of the AAP. We will continue to engage with the community to ensure that local people are actively involved in the development of their area.
- 6.3.8 Lower Road, although not part of the Transport for London Road Network is a strategic road and any changes to Lower Road require the agreement of TfL. The preferred options and draft AAP have been prepared following discussions involving TfL and Lewisham council and we will continue to meet regularly with them.

## **6.4 Infrastructure plan**

- 6.4.1 Over the course of the next 15 years, we expect around 5,100 new homes to be built in Rotherhithe and the amount of shopping space to be significantly expanded. Existing infrastructure will need to be improved and new infrastructure provided to cope with the additional population.
- 6.4.2 We have divided the AAP delivery timescale into three phases of five years each. A schedule of new or improved infrastructure proposals, funding mechanisms and timing are set out in Table A3.1 in Appendix 3.

### **Transport**

- 6.4.3 The AAP proposes several upgrades to the local road network, which includes improvements to the roundabout at the junction of Lower Road and Jamaica Road which would be funded by TfL, as well as a simplification of the Lower Road/Rotherhithe Old Road gyratory system. We have estimated the value of this project at about £9.75m. This includes the costs associated with purchasing a strip of land on the corner of Plough Way and Lower Road to increase capacity at the junction. We anticipate making an Area based Scheme (ABS) bid to TfL for a contribution to fund the project. The balance would be generated by community infrastructure levy and existing s106 funding. We have £2.3m funding available from schemes with planning permission in the area and apply a standard s106 agreement charge based on trip generation rates to future development in the area. This charge will be replaced by the community infrastructure levy, once this has been brought into effect.
- 6.4.4 CIL funding will also be sought to implement a programme of improvement to walking and cycling routes in the area. Some funding is also currently available from Walk London and is anticipated through the Connect 2 project. Connect 2 has improved cycle and pedestrian links between Burgess Park, Bermondsey and Rotherhithe. Funded through a combination of National Lottery, TfL and existing s106 funding, the scheme was recently completed in 2013.

### **Leisure**

- 6.4.5 The refurbishment of the Surrey Docks Watersports centre is now complete. £2m funding has been committed through the council's 2014 capital refresh programme to maintain and improve facilities at the centre. We will use this to extend the life of the Seven Islands Leisure Centre over the next 5 years. In the long term however, there is an opportunity to provide a new leisure centre in the town centre. We have committed £2.6m to refurbish the changing facilities at the Southwark Park sports centre and external funding has been secured for the refurbishment of the track and field.

### **Public realm**

- 6.4.6 The new plaza which was completed in 2012 has created a new civic space in the town centre. It is anticipated that s106 planning obligations or, after April 2015, CIL, would fund other vital improvements in the town centre, including upgraded landscaping around the basin and improvements to Surrey Quays Road.

## **Open spaces**

- 6.4.7 Funding has been allocated to landscape the Former nursery, transforming it into an actively used open space. New open space is also proposed as part of the planning application on Site A. We have prepared an open spaces strategy, which updates our 2004 open spaces audit. This provides a framework to manage and improve open spaces across the borough. Funding for open space improvements will be generated through existing s106 planning obligations and in the future, the community infrastructure levy.

## **Energy, water and communications**

- 6.4.8 There is limited substation capacity to supply power to new development in the Core Area. EDF have estimated that an additional 13MVA power supply will be required to meet the needs of developments likely to come forward in the first phase. 4MVA are on order to supply the library and sites A and B and EDF have costed an option for supply of a further 9MVA. The point of connection to EDF's Energy Distribution Network will be the 11KV switchboard at the Verney Road main sub-station.
- 6.4.9 We have also assessed the most cost effective means of supplying low and zero carbon energy in the AAP area. Our Energy Study identified significant potential to establish a district heating network in the area, either through linking sites or connecting to SELCHP.
- 6.4.10 Southwark has recently concluded negotiations with Veolia who manage SELCHP to supply heat to 2,700 homes on Southwark estates to the south and west of Southwark Park. The scheme was launched in December 2013. The new link could be extended into the core area via Lower Road. Anticipated costs of infrastructure are around £8.5m. We have estimated that sale of Renewables Obligation Certificates (ROCs) would provide a revenue of around £2m per year for Veolia which could fund all or part of that infrastructure. Post 2016, the Building Regulations will allow developments to contribute funding towards "allowable solutions" which reduce CO2 emissions elsewhere, instead of achieving carbon zero development on site. This is also likely to be a significant source of funding which could contribute towards setting up the network. Additional funding could be generated through s106 contributions in cases where developers are unable to meet energy targets on site.
- 6.4.11 Timing for this is critical as Veolia's current contract expires in 2032 which would limit the payback period on their investment. There may also be opportunities to phase implementation of infrastructure with road network improvements. These opportunities will be kept under review.
- 6.4.12 Southwark will monitor phasing and implementation of development and continue to share plans with infrastructure providers. Developers will liaise with providers to ensure that any upgrades required to power, water and sewerage infrastructure are provided ahead of the occupation of development. With regard to water and sewerage infrastructure, the council will use planning conditions where appropriate to ensure that development does not commence until impact studies on the existing water supply and sewerage infrastructure have been approved by Southwark in conjunction with Thames Water. Where there is a capacity problem and no improvements are



programmed developers should contact the utilities company to agree what improvements are required and how they will be funded.

6.4.13 In 2005, Thames Water recommended that surface water discharge should be restricted to greenfield rates. Southwark has carried out a strategic flood risk assessment of the borough. Much of the AAP area lies in flood zone 3a (high probability of flooding in the event of a breach of flood defences), although the large mixed use development sites in the core area lie predominantly in zones 1 (low probability) and 2 (medium probability). Core strategy policy 13 states that Southwark will allow development to occur in zones 2 and 3a, providing it is designed to be safe, resilient to flooding and meets the “exception test”. The exception test is identified in the NPPF and includes the requirement that development does not increase flood risk elsewhere and where possible reduces flood risk overall. Since the AAP was first adopted in 2011 the Thames Estuary 2100 Plan (TE2100), published in 2012, sets out the Environment Agency’s recommendations for tidal flood risk management for London and the Thames estuary through to the end of the century and beyond. The council is working with the Environment Agency to implement the TE2100 action plan, including applying the NPPF exception test. Core strategy policy 13 also requires development to reduce the risk of flooding by reducing surface water run-off and using sustainable urban drainage systems. Further guidance is set out in our Sustainable Design and Construction and Sustainability Assessments SPDs.

6.4.14 Many parts of Rotherhithe do not have access to superfast broadband. Facilitating superfast broadband usually involves upgrading the cabling between the telephone exchange and existing street-side cabinets. For historic reasons, many properties in Rotherhithe are connected directly to the Bermondsey telephone exchange and there are few street-side cabinets. Because of the distance between the Bermondsey exchange and Rotherhithe, the broadband signal is weak and superfast broadband is not available. The council is working with local residents, suppliers, developers and the GLA to explore ways of securing the investment required to upgrade the area. The need to upgrade broadband infrastructure in the area has been identified in the council’s Infrastructure Plan which is part of the evidence behind the community infrastructure levy and it is a potential recipient of CIL funding.

### **Community facilities**

6.4.15 The new library has helped provide a civic heart for the town centre. It provides performance and exhibition space and a venue for Southwark’s Youth Forum. This approach is consistent with our Children and Young People’s Plan which identifies significant opportunities to use capital investment in schools and other projects to improve services for young people.

6.4.16 In the east of the AAP area, Docklands Settlement is currently being redeveloped to provide a new community centre which provides a range of community and sports facilities including a multi-purpose sports hall, a gym, clubroom for shared use with Southwark Youth Services and general purpose space. The charity is crossfunding the new facility by the provision of 28 new homes.

6.4.17 Good schools are an essential part of our vision for the area. Secondary school place planning is carried out at borough level. A new school which

would provide 4FE, has been approved to open in September 2013 in Bermondsey. There may also be the potential to expand existing secondary schools to provide additional places.

- 6.4.18 We may also need to increase primary school capacity in the area. Our school place planning for primary school places suggests that there may be a need for between 6.5 and 8 forms of entry in the Bermondsey and Rotherhithe area by September 2016. We are exploring the possibility of expanding a number of schools in the Bermondsey and Rotherhithe area which have the potential to meet anticipated demand. New school places could be funded by a number of mechanisms which include the council's capital programme, the community infrastructure level and government funding. We will use the AAP monitoring framework to keep the need to expand primary provision under review.
- 6.4.19 NHS Southwark are planning a new health centre on the Downtown site. This will be approximately 80% larger than the existing facility on the site and NHS Southwark expect that this will accommodate need for additional services generated over the first phase of the plan. In the mid-term, NHS Southwark have advised that a new site in the town centre will also be needed. While, funding arrangements for additional facilities are not currently in place, existing s106 planning obligations and CIL, could contribute.
- 6.4.20 The police have advised that they wish to provide a new Safer Neighbourhood Team base and front counter services at Canada Water, necessary to deliver a more effective locally based police service. The existing police station is surplus to requirements and has been closed.

## **6.5 S106 Planning obligations**

### **Policy 34: s106 Planning obligations and the community infrastructure levy**

We will use funding generated by the community infrastructure levy (CIL) to help secure infrastructure improvements needed to deliver growth in the area. When CIL has been adopted, s106 planning obligations will be used to secure site specific mitigation, which is needed to make development acceptable in planning terms.

#### **We are doing this because**

- 6.5.1 We brought our CIL into effect in 2015. Since the adoption of CIL, Section 106 obligations are only used to mitigate site specific impacts of development, such as an access road or public realm improvement, in accordance with the tests set out in the CIL Regulations 2010. There is more information on s106 planning obligations and the community infrastructure levy in appendix 4.

#### FACT BOX: Planning obligations

These are agreements made between a developer and the council to help mitigate the harm caused by a development. Planning obligations can be in the form of money provided to the council to fund things like open space improvements and community facilities, or a requirement for something to be provided in a scheme such as affordable housing or business space, an exhibition space, or streetscape improvements. By law, obligations must be related to mitigating the impacts that the development will have.

The law that allows planning obligations to be made is Section 106 of the Town and Country Planning Act, which is why they are sometimes called “section 106 agreements”.

#### **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) will be a new charge on development which local planning authorities can choose to set and which is designed to help fund needed infrastructure identified in their plans. It will be paid primarily by owners or developers of land which is developed.

CIL should be used to fund the infrastructure needs of development. Development can be unlocked and made sustainable by the provision of very different types of infrastructure, such as transport, schools and health centres, flood defences, energy, telecoms and utilities, play areas, parks and other green spaces, many of which are already funded in part by the existing system of developer contributions.

## **6.6 Regularly reviewing progress**

- 6.6.1 Once the AAP has been adopted it will be important to ensure that the policies outlined in this document are meeting their objectives, that targets are being achieved, and that the assumptions behind the policies are still relevant and valid. We will therefore follow the progress of the AAP by monitoring how well it is achieving its objectives.
- 6.6.2 We have set out a monitoring framework for the AAP (see appendix 2) which establishes out the indicators and targets that will be used to monitor its progress. Where possible these are the same as those already used within our Authority’s Monitoring Report (which we use to monitor the core strategy and other LDF documents) and Corporate Plan. However, there are also some more locally specific indicators and targets. The monitoring framework has also drawn upon the sustainability indicators and targets outlined in the sustainability appraisal scoping report.
- 6.6.3 Each year we will use this framework to monitor the AAP and the results will be reported in our Authority’s Monitoring Report. Where necessary, as a result of this monitoring process, actions will be taken to adjust or amend the AAP to ensure that the objectives outlined at the very start of this document are achieved.

## **6.7 Risk**

- 6.7.1 The main risks to achieving the policies in the AAP are:
- Transport infrastructure
  - Phasing of development

## **Transport infrastructure**

- 6.7.2 The AAP proposes a number of significant improvements to transport infrastructure. Key risks include the fact that agreement with TfL will be necessary to implement improvements to the road network and that funding will need to be found to deliver the improvements.
- 6.7.3 We have reduced these risks by developing the Rotherhithe multi-modal traffic model which has been validated by TfL. We have used this model to demonstrate that growth of the scale we indicate and delivery of the London Plan targets will require investment in the road network. Using the model we have prepared a strategy to improve the network. We have also used it to prepare a rational and fair approach to negotiating planning obligations to help deliver improvements. In revising the AAP, testing we have reviewed growth and trip assumptions associated with a redevelopment of Harmsworth Quays to make sure that our strategy for improving transport in the area remains robust.
- 6.7.4 TfL are in agreement that investment in the network will be required to deliver growth. We meet regularly with TfL and we are confident that by using the model we will be able to agree improvements to the network.
- 6.7.5 There is some flexibility over funding. Our recently introduced CIL provides greater certainty that sufficient funding will be generated as, unlike s106 planning obligations, CIL is a mandatory charge.
- 6.7.6 If ultimately, funding is not available, this would impact on the scale of growth which is delivered. It is likely that redevelopment of the shopping centre and overflow car parked would be slowed until funding becomes available. Policy 1 indicates that a significant expansion of retail space is dependant on improving the network.

## **Phasing of development**

- 6.7.7 The majority of development sites in the area are in private ownership or have complicated leasehold arrangements. The success of the AAP requires the private sector to commit to significant levels of investment. Some of the key sites in and around the core area have planning consent and applications are in preparation for others. There is some uncertainty over the intentions of the leaseholders of the shopping centre and overflow car park. However, we have tested proposals on this site and are confident that the amount of development and design principles we set out in the AAP are viable. The key sites in the core area could be developed independently. If one or more sites do not come forward for development, the phasing schedule we have set out in appendix 4 will be slowed.
- 6.7.8 Phasing will also be impacted by delivery of schemes in Lewisham. It may be necessary in future years to adjust the phasing of new housing, to avoid bringing too many new homes onto the market in any one year.
- 6.7.9 The rate at which development occurs in both Canada Water and Lewisham will also have an impact on the phasing of infrastructure.

6.7.10 We meet regularly with Lewisham council to share information and resources. Through monitoring development, we anticipate being able adjust the delivery of infrastructure. This would apply particularly to transport improvements and also to the need to upgrade utilities infrastructure. We have stated in Section 6 that we will share information with utilities and other provides to help ensure that necessary infrastructure improvements are delivered at the right time.

### **Land uses**

6.7.11 The AAP vision aims to consolidate Canada water as a mixed use town centre with potential for significant growth in homes and jobs. It anticipates provision of new shopping space, growth in business space and the establishment of new university facilities related to King's College. This is consistent with the draft Further Alterations to the London Plan which anticipates that Canada Water will become a major town centre in London's hierarchy and in addition recognises the potential for a new science cluster.

6.7.12 There are some risks to this approach. There is little existing business space in the area, while the retail context is changing with growth in on-line shopping and the establishment of a major retail destination at Westfield Stratford. Through the AAP we have sought to mitigate these risks by:

- Ensuring that the AAP is founded on evidence which is robust and as up-to-date as possible. In the course of revising the AAP, we undertook a non-residential uses study which looked specifically at changing demand for business space in the area.
- Undertaking a viability assessment of potential proposals, as part of our evidence base.
- Working closely with partners to ensure that the AAP is capable of meeting a range of needs.
- Anticipating the infrastructure that is required to support growth and monitoring the delivery of that infrastructure.
- Ensuring that the AAP strikes a balance between providing a strong direction, while allowing some flexibility for changing circumstances. In particular we have framed policies around business and non-residential uses on CWAAP17 in such a way that developments will be able to take account of market signals and changing demand as well as the "regeneration factor" as the area becomes more attractive for businesses. In this way we will ensure that land is not sterilised or reserved for uses that may never come forward.
- Providing a robust monitoring framework which will allow us to monitor and review changing circumstances.

## **PART 7 APPENDICES**

### **7.1 Appendix 1: Relationship between the AAP, the core strategy, the Southwark Plan and Southwark supplementary planning documents**

- 7.1.1 The main documents which are currently used to guide development in Southwark are the Southwark Plan which was adopted in 2007 and the Core Strategy (2011). The Core Strategy sets out the overall vision and objectives for new development in Southwark. The Southwark Plan provides detailed borough-wide policies that are used to assess planning applications and manage development. The AAP needs to be read in conjunction with Core Strategy and Southwark Plan policies, which also apply to the AAP area.
- 7.1.2 In 2013 Southwark commenced a review of the Core Strategy and the Southwark Plan and will begin preparing the New Southwark Plan. Once the New Southwark Plan has been adopted, it will supercede both the Core Strategy and the adopted Southwark Plan.
- 7.1.3 The Canada Water AAP also needs to follow the National Planning Policy Framework and be consistent with the London Plan, 2015 (and consolidated with alterations since 2011), which is the planning strategy for all of London. The relationship between the policies in the AAP and those in the core strategy, The Southwark Plan and the London Plan is shown in Table A1.1 below.
- 7.1.4 In March 2015 the Mayor published Further Alterations to the London Plan (FALP). We have updated the AAP to show that it is consistent with the London Plan, as amended by the FALP.
- 7.1.5 The AAP will also take into account our Council Plan and the Fairer Future principles and other council plans and strategies.



**Table A1.1: Relationship between the Canada Water Area Action Plan and the National Planning Policy Framework, regional and local planning policies**

<b>Canada Water Area Action Plan</b>	<b>National Planning Policy Framework</b>	<b>London Plan policies</b>	<b>Core Strategy policies</b>	<b>Saved Southwark Plan policies</b>
<b>Vision</b>	<p>Paragraph 17 Development should be plan-led, should proactively drive and support sustainable economic development to deliver the homes, business space, infrastructure and thriving local places.</p> <p>Paragraph 14 Local plans should meet objectively assessed needs with sufficient flexibility to adapt to rapid change.</p>	<p>2.5 Sub-regions 2.9 Inner London 2.13 Opportunity areas and intensification areas</p>	Canada Water (and Rotherhithe) Action Area	
<b>Policy 1: Shopping in the town centre</b>	<p>Paragraph 23 Local authorities should define a network and hierarchy of centres and town centre boundaries, should promote competitiveness, assess need and set out policies that make clear which uses will be permitted in the centres.</p>	<p>2.15 Town Centres 4.7 Retail and town centre development 4.8 Supporting a successful and diverse retail sector</p>	Strategic Policy 3 – Shopping, leisure and entertainment	<p>Policy 1.7 Development within town and local centres Policy 1.8 Location of developments for retail and other town centre uses</p>
<b>Policy 2: Cafes and restaurants in the town centre</b>	<p>Paragraph 23 Local authorities should define a network and hierarchy of centres and town centre boundaries, should promote competitiveness, assess need and set out policies that make clear which uses will be permitted in the centres.</p>	<p>4.7 Retail and town centre development 4.8 Supporting a successful and diverse retail sector</p>	Strategic Policy 3 – Shopping, leisure and entertainment	<p>Policy 1.7 Development within town and local centres Policy 1.8 Location of developments for retail and other town centre uses</p>
<b>Policy 3: Important shopping parades</b>		<p>4.7 Retail and town centre development 4.8 Supporting a successful and diverse retail sector</p>	Strategic Policy 3 – Shopping, leisure and entertainment	<p>Policy 1.9 Change of use within protected shopping frontages</p>
<b>Policy 4: Small scale shops,</b>		<p>4.8 Supporting a successful and diverse retail sector</p>	Strategic Policy 3 – Shopping, leisure and	<p>Policy 1.10 Small scale shops and services</p>

<b>restaurants and cafes outside the town centre</b>		4.9 Small shops	entertainment	outside the town and local centres and protected shopping frontages
<b>Policy 5: Markets</b>		4.8 Supporting a successful and diverse retail sector	Strategic Policy 3 – Shopping, leisure and entertainment	
<b>Policy 6: Walking and cycling</b>	Paragraph 35 Developments should be located and designed where practical to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.	6.9 Cycling 6.10 Walking	Strategic Policy 2 – Sustainable transport	Policy 5.3 Walking and cycling
<b>Policy 7: Public transport</b>	Paragraph 31 Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development.	6.1 Strategic Approach 6.2 Providing public transport capacity and safeguarding land for transport 6.3 Assessing effects of development on transport capacity 6.4 Enhancing London's transport connectivity 6.5 Funding Crossrail and other strategically important transport infrastructure	Strategic Policy 2 – Sustainable transport	Policy 5.4 Public transport improvements
<b>Policy 8: Vehicular traffic</b>		6.7 Better streets and surface transport 6.11 Smoothing traffic flow and tackling congestion 6.12 Road network capacity	Strategic Policy 2 – Sustainable transport	Policy 5.2 Transport impacts
<b>Policy 9: Parking for town centre uses</b>	Paragraph 39 In setting local parking standards for residential and non-	6.13 Parking Parking addendum to Chapter 6	Strategic Policy 2 – Sustainable transport	Policy 5.6 Car parking Policy 5.7 Parking standards for

	residential development, local planning authorities should take into account:			disabled people and the mobility impaired Policy 5.8 Other parking
<b>Policy 10: Parking for residential development in the core area</b>	accessibility, type, mix and use of development, availability of and opportunities for public transport, car ownership levels and the need to reduce the use of high emission vehicles	6.13 Parking	Strategic Policy 2 – Sustainable transport	Policy 5.6 Car parking Policy 5.7 Parking standards for disabled people and the mobility impaired Policy 5.8 Other parking
<b>Policy 11: Leisure and entertainment</b>	Paragraphs 23 and 70 Local authorities should promote competitive town centres and allocate suitable sites to meet the scale and type of leisure, tourism, cultural and community development.  To deliver the social, recreational and cultural facilities and services the community needs, planning authorities should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship) and other local services.	3.16 Protection and enhancement of social infrastructure 4.6 Support for and enhancement of arts, culture, sport and entertainment provision 4.7 Retail and town centre development	Strategic Policy 3 – Shopping, leisure and entertainment	Policy 2.1 Enhancement of community facilities Policy 2.2 Provision of new community facilities
<b>Policy 12: Sports facilities</b>		2.4 The 2012 games and their legacy 3.19 Sports facilities	Strategic Policy 4 – Places to learn and enjoy	Policy 2.1 Enhancement of community facilities Policy 2.2 Provision of new community facilities
<b>Policy 13: Arts, culture and tourism</b>		4.5 London's visitor infrastructure 4.6 Support for and enhancement of arts, culture, sport and entertainment provision 7.29 The River Thames	Strategic Policy 10 – Jobs and businesses	Policy 1.11 Arts, culture and tourism uses Policy 1.12 Hotels and Visitor accommodation Policy 3.29 development within the Thames Policy Area Policy 3.30 Protection of riverside facilities

<p><b>Policy 14: Streets and public spaces</b></p>	<p>Paragraph 58-60 and 126-128</p> <p>LPA should establish a strong sense of place to create attractive and comfortable places to live, work and visit. Design policies should avoid unnecessary prescription or detail and should seek to promote or reinforce local distinctiveness.</p> <p>Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment. They should take into account sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.</p>	<p>5.3 Sustainable design and construction 5.10 Urban greening 7.1 Building London's Neighbourhoods and communities 7.2 An inclusive environment 7.3 Designing out crime 7.4 Local character 7.5 Public realm 7.8 heritage assets</p>	<p>Strategic Policy 12 – Design and conservation</p>	<p>Policy 3.12 Quality in design Policy 3.13 Urban design Policy 3.14 Designing out crime Policy 3.15 Conservation of the historic environment Policy 3.16 Conservation areas Policy 3.17 Listed buildings Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites Policy 3.19 Archaeology</p>
<p><b>Policy 15: Building blocks</b></p>	<p>significance of heritage assets and putting them to viable uses consistent with their conservation.</p>	<p>5.3 Sustainable design and construction 5.4 Retrofitting 5.11 Green roofs and development site environs 7.3 Designing out crime 7.4 Local character 7.6 Architecture 7.8 Heritage assets and archaeology 7.9 Heritage-led regeneration</p>	<p>Strategic Policy 12 – Design and conservation</p>	<p>Policy 3.12 Quality in design Policy 3.13 Urban design Policy 3.14 Designing out crime Policy 3.15 Conservation of the historic environment Policy 3.16 Conservation areas Policy 3.17 Listed buildings Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites Policy 3.19 Archaeology</p>
<p><b>Policy 16: Town centre development</b></p>		<p>2.15 Town centres 4.7 Retail and town centre development 4.8 Supporting a successful and diverse retail</p>	<p>Strategic Policy 3 – Shopping, leisure and entertainment</p>	<p>Policy 1.7 Development within town and local centres Policy 1.8 Location of developments for retail and</p>

		sector 7.1 Building London's neighbourhoods and communities Policy 7.5 Public Realm		other town centre uses
<b>Policy 17: Building heights in the core area</b>		7.6 Architecture 7.7 Location and design of tall buildings 7.11 London View Management Framework 7.12 Implementing the London View Management Framework	Strategic Policy 12 – Design and conservation	Policy 3.20 Tall buildings Policy 3.31 Strategic views
<b>Policy 18: Open spaces and biodiversity</b>	Paragraphs 73, 74 and 114 Local authorities should set out a strategic approach for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Authorities should protect existing open space, sports and recreational buildings and land, including playing fields from inappropriate development.	7.16 Green Belt 7.17 Metropolitan Open Land 7.18 Protecting local open space and addressing local deficiency 7.19 Biodiversity and access to nature 7.21 Trees and woodlands	Strategic Policy 11 – Open spaces and wildlife	Policy 3.25 Metropolitan open land Policy 3.26 Borough open land Policy 3.27 Other open space Policy 3.28 Biodiversity

<b>Policy 19: Children's play space</b>		3.6 Children and young people's play and informal recreation facilities 7.17 Metropolitan Open Land 7.18 Protecting local open space and addressing local deficiency	Strategic Policy 11: Open Spaces and wildlife	Policy 4.2: Quality of Residential Accommodation Policy 3.27 Other open space
<b>Policy 20: Energy</b>	Paragraphs 17, 95 and 98 Local authorities should support the transition to a low carbon future, actively support energy efficiency improvements to existing buildings; and set any local requirement for a building's sustainability, recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources.	5.1 Climate change mitigation 5.2 Minimising Carbon Dioxide emissions 5.3 Sustainable design and construction 5.5 Decentralised energy networks 5.6 Decentralised energy in development proposals 5.7 Renewable energy 5.9 Overheating and cooling	Strategic Policy 13 – High environmental standards	Policy 3.4 Energy efficiency Policy 3.9 Water
<b>Policy 21: New homes</b>	Paragraphs 47 and 50 Local authorities should ensure that their plan meets the full, objectively assessed needs for market and affordable housing in the housing market.  This includes identifying key sites, providing a housing trajectory, setting out an approach to density and identifying the size, type, tenure and range of housing that is required reflecting local demand.	2.13 Opportunity areas and intensification areas 3.3 Increasing housing supply 3.4 Optimising housing potential 3.5 Quality and design of housing developments 3.7 Large residential developments 3.8 Housing choice	Strategic Policy 5 – Providing new homes Strategic Policy 6 – Homes for people on different incomes Strategic Policy 7 – Family homes Strategic Policy 8 – Student homes Strategic Policy 9 – Homes for gypsies and travellers	SP20 Development site uses Policy 3.11 Efficient use of land Policy 4.2 Quality of residential accommodation Policy 4.3 Mix of dwellings Policy 4.4 Affordable housing Policy 4.5 Wheelchair affordable housing Policy 4.6 Loss of residential accommodation Policy 4.7 Non-self contained housing for identified user

				groups
<b>Policy 22: Affordable homes</b>		3.3 Increasing housing supply 3.10 Definition of affordable housing 3.11 Affordable housing targets 3.12 Negotiating affordable housing on individual private residential and mixed use schemes 3.13 Affordable housing thresholds	Strategic Policy 6 – Homes for people on different incomes	Policy 4.4 Affordable housing Policy 4.5 Wheelchair affordable housing
<b>Policy 23: Family homes</b>		3.3 Increasing housing supply 3.8 Housing choice	Strategic Policy 7 – Family homes	Policy 4.2 Quality of residential accommodation Policy 4.3 Mix of dwellings
<b>Policy 24: Density of developments</b>		2.5 Sub-regions 2.13 Opportunity areas and intensification areas 3.4 Optimising housing potential	Strategic Policy 5 – Providing new homes	Policy 3.11 Efficient use of land Policy 4.2 Quality of residential accommodation
<b>Policy 25: Jobs and business space</b>	Paragraphs 22 and 160 Local authorities should set out a clear economic vision and strategy for their area, avoid long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose, have a clear understanding of business needs and work with partners to prepare and maintain a robust evidence base.	2.5 Sub-regions 2.13 Opportunity areas and intensification areas 4.2 Offices 4.3 Mixed use development and offices 4.10 New and emerging economic sectors	Strategic Policy 10 – Jobs and businesses	Policy 1.1 Access to employment opportunities Policy 1.4 Employment sites
<b>Policy 26:</b>	Paragraph 162	3.18 Education	Strategic	Policy 2.3



<b>Schools</b>	Local planning authorities should work with other authorities and providers to assess the quality and capacity of infrastructure for health, social care and education.	facilities	Policy 4 – Places to learn and enjoy	Enhancement of educational establishments Policy 2.4 Educational deficiency
<b>Policy 27: Community facilities</b>		3.16 Protection and enhancement of social infrastructure 3.17 Health and social care facilities	Strategic Policy 4 – Places to learn and enjoy	Policy 2.1 Enhancement of community facilities Policy 2.2 Provision of new community facilities
<b>Policy 28: Early years</b>		3.16 Protection and enhancement of social infrastructure	Strategic Policy 4 – Places to learn and enjoy	Policy 2.1 Enhancement of community facilities Policy 2.2 Provision of new community facilities
<b>Policy 29: Health facilities</b>		3.17 Health and social care facilities	Strategic Policy 4 – Places to learn and enjoy	Policy 2.2 Provision of new community facilities
<b>Policy 30: Higher education and student housing</b>		Policy 3.18 Education facilities Policy 4.10 New and emerging economic sectors	Strategic Policy 4 – Places to learn and enjoy  Strategic policy 3.8 Student homes	Policy 2.3 Enhancement of educational establishments
<b>Policy 31: Albion Street</b>		Paragraph 157 Local Plans should allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate.		Canada Water (and Rotherhithe) Action Area
<b>Policy 32: Lower Road</b>			Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>Policy 33: Proposals sites</b>				
<b>CWAAP1</b>	2.13 Opportunity areas and intensification areas		Canada Water (and Rotherhithe) Action Area	Replaces 6P
<b>CWAAP2</b>	2.13 Opportunity areas and intensification areas		Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP3</b>	2.13 Opportunity areas and intensification		Canada Water (and Rotherhithe)	Replaces 7P

		areas	Action Area	
<b>CWAAP4</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP5</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	Replaces 29P , 35P and 36P
<b>CWAAP6</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP7</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	Replaces 34P
<b>CWAAP8</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP9</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP10</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP11</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP12</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP13</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP14</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP15</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	No Southwark Plan policy
<b>CWAAP16</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	Replaces 48P
<b>CWAAP17</b>		2.13 Opportunity areas and intensification areas	Canada Water (and Rotherhithe) Action Area	Replaces 31P, 32P, 33P and 37P
<b>CWAAP18</b>		2.13 Opportunity areas and	Strategic Policy 14 –	No Southwark Plan policy

		intensification areas	implementation and delivery	
<b>Policy 34: Section 106 Planning Obligations and the community infrastructure levy</b>	Paragraph 204 Planning obligations should meet the following tests: Necessary to make the development acceptable in planning terms; Directly related to the development; and Fairly and reasonably related in scale and kind to the development.	8.2 Planning obligations 8.3 Community infrastructure levy	Canada Water (and Rotherhithe) Action Area	Policy 2.5 Planning Obligations

NB: This table shows the relationship between the Canada Water Area Action Plan and regional and local planning policies however it is not intended to be exhaustive.

## 7.2 Appendix 2: Monitoring Framework

### Shopping: A genuine town centre and neighbourhood hubs

Objectives	Policy	Targets	Indicators
<p>S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network. This will enhance the setting of Canada Water basin and create a range of shops, restaurants, community and leisure facilities within mixed use developments.</p> <p>S2: To ensure that people who live and work on the wider peninsula have access to local facilities to meet their day-to-day needs.</p>	<p>Policy 1: Shopping in the Town Centre</p> <p>Policy 2: Cafes and restaurants in the Town Centre</p> <p>Policy 3: Important Shopping Parades</p> <p>Policy 4: Small scale shops, restaurants and cafes outside the town centre</p> <p>Policy 5: Markets</p>	<p>All major development for shopping development to be in the town centre</p> <p>Provide around 35,000 sqm of new shopping floorspace in the core area between 2011 and 2026</p> <p>Provide small scale units on designated sites outside the core area</p> <p>Increase number of small shopping units and units with independent occupiers in the town centre</p> <p>Restrict growth of units in hot food takeaway use on Albion Street and Lower Road</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 12B: Vacancy Rates for Retail</li> <li>• 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i)</li> <li>• 16B: Office, Retail, Institution, leisure completions (sqm of floorspace) (NI BD4ii)</li> <li>• 17: Completed small business units (less than 500 sqm) (SDO 1.4)</li> </ul>

### Transport: Improved connections

Strategic Objectives	Policy	Targets	Indicators
<p>T1: To use a range of measures, including public transport improvements, green travel plans, road improvements and a restrictions on car parking to ease the impact of new development on the transport network and services.</p> <p>T2: To make the area more accessible, particularly by</p>	<p>Policy 6: Walking and Cycling</p> <p>Policy 7: Public Transport</p> <p>Policy 8: Vehicular traffic</p> <p>Policy 9: Parking for Town Centre Uses</p> <p>Policy 10: Parking for Residential Development in</p>	<p>Implement identified cycling and walking projects within AAP period</p> <p>Reintroduce two-way traffic on Lower Road in phase 2 of the AAP period</p> <p>All car parking for town centre uses to be provided as publically</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 56A: % development that has been complying with AAP car parking standards</li> <li>• 57: Amount of development in CPZ restricted from on street parking</li> <li>• 58: Amount of approved development subject to a travel plan</li> </ul>

<p>sustainable transport including walking, cycling and public transport.</p> <p>T3: To use car parking in the town centre more efficiently by ensuring that shops and leisure facilities share parking facilities.</p>	<p>the Core Area</p>	<p>accessible parking</p> <p>Residential parking in the core area to provide no more than 0.3 spaces per home</p> <p>Increase the proportion of those cycling from 3% to 4% by 2013/14 (target to be reviewed over the AAP period)</p> <p>Increase the walking mode share to a third (33%) by 2013/14 (target to be reviewed over the AAP period)</p>	<ul style="list-style-type: none"> <li>• 60: The number of people killed or seriously injured in road traffic collisions (SDO 16.2)</li> <li>• 61: Proportion of personal travel made on each mode of transport (Public transport, walking, cycling) (SDO 16.3)</li> <li>• 62: Proportion of personal travel made on each mode of transport (All people, people who are disabled, people aged over 65, women travelling at night)</li> </ul> <p>New indicators:</p> <ul style="list-style-type: none"> <li>• Completion of improvements to walking and cycling routes</li> <li>• Completion of improvements to road network</li> <li>• % of parking for town centre uses which is publically accessible</li> </ul>
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### Leisure: a great place to visit, to relax in and have fun

Strategic Objectives	Policy	Targets	Indicators
<p>L1: To promote healthy lifestyles and make the area known for its excellent sports, leisure and entertainment facilities.</p> <p>L2: To promote arts, culture and tourism.</p>	<p>Policy 11: Leisure and Entertainment</p> <p>Policy 12: Sports Facilities</p> <p>Policy 13: Arts, Culture and Tourism</p>	<p>No net loss of leisure floorspace in the town centre and preferably increase provision</p> <p>No net loss of arts, tourism and cultural uses in the Strategic Cultural Area</p> <p>Provide new hotel in the core area in the first 2 phases of the AAP period</p> <p>Maintain and enhance facilities in Seven Islands Leisure Centre</p> <p>Refurbishment of Southwark Park</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i)</li> <li>• 16B: Office, Retail, Institution, leisure completions borough wide (sqm of floorspace) (NI BD4ii)</li> <li>• 18: Arts and Cultural uses completed</li> <li>• 19: Hotel and hostel bed spaces completed</li> </ul>

		Sports Centre during the first phase of the plan period (2011-2015)	
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### Places: Better and safer streets, squares and parks

Strategic Objectives	Policy	Targets	Indicators
<p>P1: To ensure the design, scale and location of new buildings help create streets and neighbourhoods which have a varied character. There should be no gated communities the area's green spaces and heritage should be enhanced, especially the River Thames, the docks and the parks to create a distinctive sense of place.</p> <p>P.3: To link the docks and parks in a network of open spaces which have a variety of functions, including recreation and children's play sports facilities and nature conservation.</p> <p>P4: To make the River Thames and its river front more accessible.</p> <p>P5: To reduce the impact of development on the environment and help tackle climate change, air quality, pollution, waste and flood risk.</p>	<p>Policy 14: Streets and public spaces</p> <p>Policy 15: Building blocks</p> <p>Policy 16: Town centre development</p> <p>Policy 17: Building Heights on Sites in and Adjacent to the Core Area</p> <p>Policy 18: Open Space and Biodiversity</p> <p>Policy 19: Children's Play Space</p> <p>Policy 20: Energy</p>	<p>Complete improvements to strategic public realm areas</p> <p>Compliance with building heights policy</p> <p>Car parking in the town centre to be located in buildings, basements, or above development. Multi-storey car parks to be wrapped by other uses</p> <p>Former nursery and St Pauls to be brought into active use</p> <p>All development to be on previously developed land; no loss of protected open spaces</p> <p>Improve quality of open spaces</p> <p>No loss or damage of SINCs</p> <p>Improvement in priority habitats</p> <p>All new development to be within 100m of a doorstep playable space, 400m of a local playable space, 800m of a neighbourhood playable space, and 800m of a youth space</p> <p>All development in SDHA to be designed to connect to future</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> <li>E2: Change in areas of biodiversity importance</li> </ul> <p>Sustainability Indicators:</p> <ul style="list-style-type: none"> <li>SDO 13.2 Resident satisfaction with open space</li> <li>SDO 13.4 Change in the quality of open space (ha)</li> <li>SDO 13.5 Open space deficiency</li> <li>SDO 13.6 Deficiency in access to nature</li> </ul> <p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>6: Change in amount of publicly accessible open space (SDO 13.1)</li> <li>24: Amount of new development built on protected open space/ previously developed land (NI 170)</li> <li>32: Habitats in borough</li> <li>40: Change in area of development sites covered by vegetation</li> <li>41: Amount of sites of importance for nature conservation lost to new development (SDO 13.3)</li> <li>45: Change in priority habitats</li> </ul> <p>New indicators:</p> <ul style="list-style-type: none"> <li>Completion of</li> </ul>

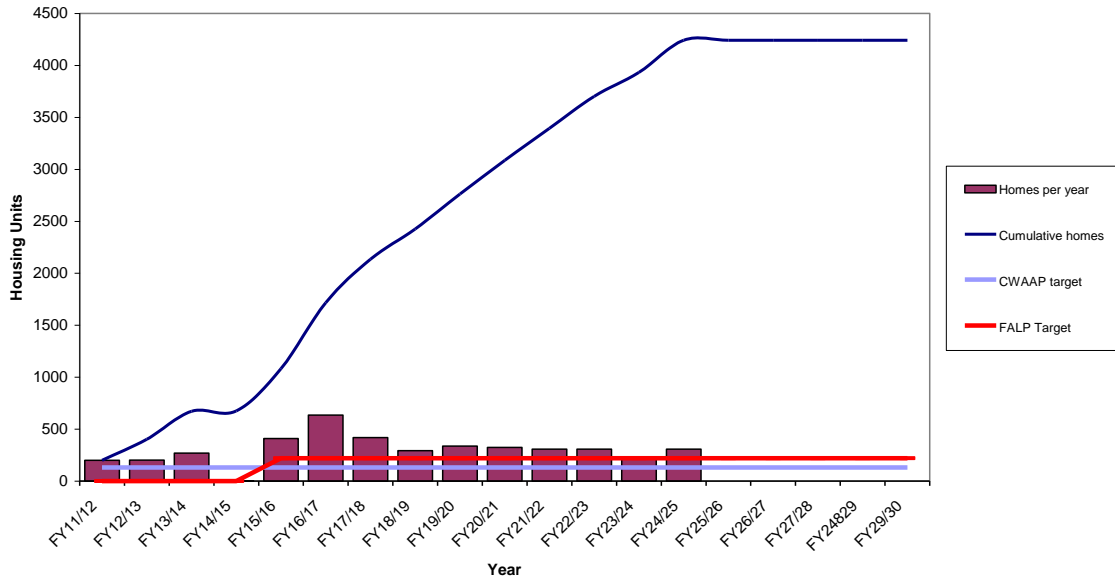
		district heating system	improvements to strategic public realm <ul style="list-style-type: none"> <li>• Percentage of approvals that accord with the building heights target</li> <li>• Provision of playable space in new development</li> <li>• % of development in SDHA designed to connect to district heating</li> </ul>
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### Homes: High quality homes

Strategic Objectives	Policy	Targets	Indicators
<p>H1: To create a mixed community by providing more housing choices and better homes of a high quality. There should be more affordable housing and different housing sizes including larger homes for families.</p> <p>H2: To focus higher densities in the action area core where there are town centre activities and good access to public transport.</p>	<p>Policy 21: New Homes</p> <p>Policy 22: Affordable Homes</p> <p>Policy 23: Family Homes</p> <p>Policy 24: Density</p>	<p>Complete a minimum of 4,500 homes on sites in the core area between 2011 and 2026 (see housing trajectory)</p> <p>Provide around 600 in the wider AAP area (NB this is a capacity estimate rather than a target)</p> <p>Provide at least 1,000 affordable homes</p> <p>Ensure that 35% of homes are affordable</p> <p>Ensure that 20%/30% of homes have 3 or more bedrooms in the core/ wider area</p> <p>New development to be within density ranges set out in AAP</p>	<p>Annual Monitoring Report Indicators:</p> <ul style="list-style-type: none"> <li>• 49: Housing supply (NI H1)</li> <li>• 49A: Total new homes gained over the previous 5 years (NI H2A)</li> <li>• 49B: Homes completed in reporting year (NI H2B)</li> <li>• 49C: Additional homes projected to be built between next year and 2016 (NI H2C)</li> <li>• 49D: Average number of homes needed each coming year until 2016 to meet housing target (NI H2D)</li> <li>• 50: Density of residential developments within areas</li> <li>• 51A: Amount of new dwellings which are: studios, 1 bedroom, 2 bedrooms, 3 bedroom, 4 or more bedrooms</li> <li>• 51B: Size of new dwellings by tenure</li> <li>• 53: Amount of completed affordable housing units (NI H5)</li> </ul>



Housing trajectory: Canada Water AAP Core Area



**Community: Enhanced social and economic opportunities**

Objectives	Policy	Targets	Indicators
<p>C1: To provide more and improved educational, health and community facilities which meet the needs of the growing population.</p> <p>C2: To provide more local employment opportunities.</p>	<p>Policy 25: Jobs and Business Space</p> <p>Policy 26: Schools</p> <p>Policy 27: Community facilities</p> <p>Policy 28: Early years</p> <p>Policy 29: Health facilities</p> <p>Policy 30: Higher Education and student housing</p>	<p>Provide 2000 additional jobs in the core area</p> <p>Provide approximately 12,000 sqm of business (B1) floorspace within the core area</p> <p>Provide flexible community space where there is a clear need and an identified management body</p> <p>Complete library to open by 2011</p> <p>Deliver new pupil places to meet identified demand. Shortfall in Year 7 boroughwide pupil places is anticipated by 2016</p> <p>Provide around 110 new early years places in the first 2</p>	<p>National Indicator:</p> <ul style="list-style-type: none"> <li>Percentage of small businesses in an area showing employment growth (NI 172)</li> </ul> <p>Sustainability Indicator:</p> <ul style="list-style-type: none"> <li>SDO 1.3 Number and percentage of jobs in AAP area by sector</li> </ul> <p>Annual Monitoring Indicators:</p> <ul style="list-style-type: none"> <li>5: Education uses completed</li> <li>14B: B Use classes completed (NI BD1)</li> <li>16A: Office, Retail, Institution, leisure completions in town centres (NI BD4i)</li> <li>16B: Office, Retail, Institution, leisure completions (sqm of floorspace) (NI BD4ii)</li> <li>17: Completed</li> </ul>

		<p>AAP phases to meet population growth in the core area</p> <p>Provide new health facilities at Downtown in first phase of AAP period</p> <p>Provide new health facilities in the core area within phases 1 or 2 or the AAP period</p>	<p>small business units (less than 500 sqm) (SDO 1.4)</p> <ul style="list-style-type: none"> <li>• 20: Business Growth (SDO 1.2) (NI 171)</li> </ul> <p>New indicator: Completed health facilities floorspace</p>
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## Delivering the AAP

Objectives	Policy	Targets	Indicators
<p>D1: To continue to work with key stakeholders including the local community, landowners, Lewisham Council and TfL to deliver the vision and objectives of the AAP.</p> <p>D2: To ensure that physical and social infrastructure needed to support growth at Canada Water is provided in a timely manner.</p> <p>D3: To monitor and review the delivery of AAP policies annually to inform phasing of future development and delivery of infrastructure.</p>	<p>Policy 33: s106 Planning Obligations and the community infrastructure levy</p>	<p>Collect s106 contributions to fund delivery of improvements to the road network, walking and cycling facilities, an extension to the CPZ, strategic areas of public realm, open spaces, play facilities and other items in accordance with Southwark's s106 Planning Obligations SPD. After April 2015 when CIL has been adopted, collect funding for infrastructure required to support growth through CIL rather than through s106 planning obligations.</p>	<p>Annual Monitoring Indicator:</p> <ul style="list-style-type: none"> <li>• 7: Funding gained from s106 planning obligations;</li> </ul> <p>New indicator:</p> <ul style="list-style-type: none"> <li>• Committed spending on infrastructure. We produce quarterly reports on s106 expenditure by ward and community council area which we publish on our website: <a href="http://www.southwark.gov.uk">http://www.southwark.gov.uk</a></li> </ul>

## 7.3 Appendix 3: Infrastructure projects

Table A3.1 below sets out a schedule of infrastructure projects in the AAP area, providing more detail to the information summarised in part 5.

**Table A3.1**

Project	Who is involved?	Funding	Timescales
<b>Shopping: A genuine town centre and neighbourhood facilities</b>			
<b>Transport: improved connections</b>			
Jamaica Road roundabout improvements (including new crossing between Southwark Park and King Stairs Gardens), as part of the implementation of Cycle Superhighway 4	LB Southwark Transport for London	Anticipated funding: £3m from TfL	2011-15 2016-20 2021-26
Reintroduce two-way traffic movement on Lower Road and introduce right-turn into Surrey Quays Road	LB Southwark Transport for London	Project cost: £9m  Existing s106 agreements: £2.3m  Potential for future funding raised through CIL  TfL ABS bid: £2.5m	TfL assessing feasibility of implementation in conjunction with Cycle Superhighway 4.  2011-15 <b>2016-20</b> 2021-26
Improvements to Surrey Quays Road	LB Southwark Developers	Project cost: tbc  Existing s106 agreements: £672,000  Anticipated s106 funding: works provided in-kind	Implementation on development of sites on either side of the road (Decathlon Site, Site E, Harmsworth Quays, Surrey Quays Leisure Park and Surrey Quays Shopping Centre.  <b>2011-15</b> <b>2016-20</b> <b>2021-26</b>
CPZ extension	LB Southwark	Project cost: £240,000  Existing s106 agreements: £160,000	Implementation to coincide with development of Decathlon and Leisure Park sites.  2011-15 2016-20 2021-26
Cycle Superhighway 4 (Woolwich to London Bridge)	TfL LB Southwark	Funding requirement met by TfL	To be implemented by April 2015.  <b>2011-15</b> 2016-20 2021-26
Extend Cycle Hire Scheme to Canada Water	TfL LB Southwark	Anticipated funding from TfL and s106 planning obligations on large schemes to mitigate site specific impacts	2011-15 2016-20 2021-26
Improvements to	LB Southwark	Project cost: £890k	

cycling and walking facilities and routes	Walk London TfL	Existing s106 agreements  Potential for future funding raised through CIL	2011-15 2016-20 2021-26
<b>Leisure: a great place to visit, relax and have fun</b>			
Maintenance and enhancement of the Seven Islands Leisure Centre	LB Southwark Fusion End Users	Project cost: £1,990,000  Committed funding: LBS £1,990,000	Funding committed in the council's capital programme for the years 2014/2015 and 2015/16.  2011-15 2016-20 2021-26
Refurbishment of sports facilities in Southwark Park	LB Southwark London Marathon charitable trust, Play Sport facilities fund, Southwark Olympic capital legacy, Friends of Southwark Park Fusion End Users	Project cost: £3.5m	Funding is committed for the project.  2011-15 2016-20 2021-26
<b>Places: better and safer streets, squares and parks</b>			
Eastern side of Canada Water basin	LB Southwark Council, Sellar Property Group	Anticipated s106 funding: works provided in-kind	Implementation on development of Decathlon site.  2011-15 2016-20 2021-26
Southern and western sides of Canada Water basin, new high street and open space	LB Southwark, Surrey Quays Ltd	Anticipated s106 funding: works provided in-kind	Implementation on development of shopping centre site.  2011-15 2016-20 2021-26
Create a new open space on the Former nursery	LB Southwark	Project cost: tbc  CGS bid submitted  Potential for future funding raised through CIL  Other funding sources: tbc	The site has been cleared and fencing on the Gomm Road boundary has been replaced. A further CGS bid has been made that will help to explore options for future use and prepare a masterplan.  2011-15 2016-20 2021-26
Improvements to open spaces and play facilities in accordance	LB Southwark, Friends of Southwark Park,	Existing s106 funding	2011-15 2016-20

with Open Spaces Strategy	Friends of Russia Dock Woodlands, Trust for Urban Ecology, BARGES	Future funding raised through CIL  Other funding sources: tbc	2021-26
Environmental improvements to Albion Street	LB Southwark	Project cost: £97,000  Potential for future funding raised through CIL  Other funding sources: tbc  Committed funding from TfL: £9,000	Phase 1 to follow reopening of Rotherhithe station.  2011-15 2016-20 2021-26
Environmental improvements to docks	LB Southwark	Project cost: £580,000  Potential for future funding raised through CIL  Other funding sources: tbc	2011-15 2016-20 2021-26
Upgrade of power supply and possible increase in water/drainage capacity.	LB Southwark, EDF Thames Water	Funded by development.	2011-15 2016-20 2021-26
Establishment of district heating network	LB Southwark, Veolia	Project cost: £8.5m  Anticipated funding: Sale of ROCs estimated at £2m pa, contributions from "allowable solutions", s106 funding in cases where developments are unable to meet targets on site.	Phase 1: Link from SELCHP to the following estates: Four Squares, Silwood, Abbeyfield, Tissington Court, Pedworth.  Phase 2: Possible extension into the Core Area via Lower Road and Redriff Road.  2011-15 2016-20 2021-26
<b>Community: enhanced social and economic opportunities</b>			
Expansion of secondary school places	LB Southwark Free Schools Existing secondary schools	Department for Education LB Southwark Potential for future funding raised through CIL	New secondary places are identified as required after 2016  2011-15 2016-20 2021-26
Expansion of primary school places	LB Southwark	Department for Education LB Southwark Potential for future funding raised through CIL	New primary school places are identified as required by 2016  2011-15 2016-20 2021-26
New Health Centre	LB Southwark	Funding for the	Implementation on development of

and community space at Downtown	NHS Southwark Barratt Homes	project has been committed	Downtown site. <b>2011-15</b> 2016-20 2021-26
New health facilities at Canada Water	LB Southwark NHS Southwark Landowners	Funding from NHS Southwark  Existing s106 agreements  Potential for future funding raised through CIL	Implementation of development of sites in the core area.  <b>2011-15</b> <b>2016-20</b> <b>2021-26</b>
Upgrade access to superfast broadband	LB Southwark Local community Suppliers Developers GLA	The council is working with local residents, suppliers, developers and the GLA to explore potential ways of securing the investment required to upgrade the area.  Potential for future funding raised through CIL	2011-15 <b>2016-20</b> 2021-26

## 7.4 Appendix 4: Schedule of proposals sites

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**CWAAP 1: St Pauls Sports Ground**

<b>Required land uses</b>	Open space.
<b>Other acceptable land uses</b>	Community use (Class D).
<b>Estimated capacity (approximate)</b>	
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>Southwark's cabinet has agreed that the sports ground should fully renovated with provision of a new 3g astro-turf pitch.</p>
<b>Site specific guidance</b>	

**We are doing this because**

- 7.4.1 With the provision of new playing pitches at Mellish Fields, St Paul's Sports Ground which was managed by Bacon's College is no longer in use. We will explore options to bring St Paul's Sports Ground back into active use.

**CWAAP 2: Land adjacent to Surrey Docks Stadium**

<b>Required land uses</b>	Sports facilities and car parking ancillary to the use of the adjacent playing field.
<b>Other acceptable land uses</b>	Residential use (Class C3); retail use (Class A1).
<b>Estimated capacity (approximate)</b>	80 residential homes; up to 500sqm of retail use.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>A planning application has been approved proposing a residential-led scheme and creation of a new park on the adjacent MOL.</p>
<b>Site specific guidance</b>	Use of the site should not compromise the future viability and use of the adjacent playing field which is MOL.

**We are doing this because**

7.4.2 The site has planning permission for a mixed use redevelopment. Facilities should be provided on site to enable use of the adjacent sports pitch which is MOL.

**CWAAP 3: Downtown**

<b>Required land uses</b>	Residential use (Class C3); Community use (Class D) (Health facilities and flexible community space)
<b>Other acceptable land uses</b>	
<b>Estimated capacity (approximate)</b>	212 residential homes; 1,500sqm health centre and flexible community space
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>A residential-led mixed use development is under construction.</p>
<b>Site specific guidance</b>	

**We are doing this because**

7.4.3 Mixed use redevelopment would be appropriate on this site. There is an identified need for an enlarged health facility on the site. Flexible community space should also be provided which can be managed as part of the health facility. Development should not harm the openness or nature conservation value of Russia Dock Woodlands which is MOL and a Site of Importance for Nature Conservation.

**CWAAP 4: Albion Primary School**

<b>Required land uses</b>	Education use (Class D1).
<b>Other acceptable land uses</b>	Community use (Class D); residential use (Class C3).
<b>Estimated capacity (approximate)</b>	The amount of homes would depend on the amount of non-residential floorspace provided on the site.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>Southwark has agreed to enlarge the school to two forms of entry by 2015.</p>
<b>Site specific</b>	

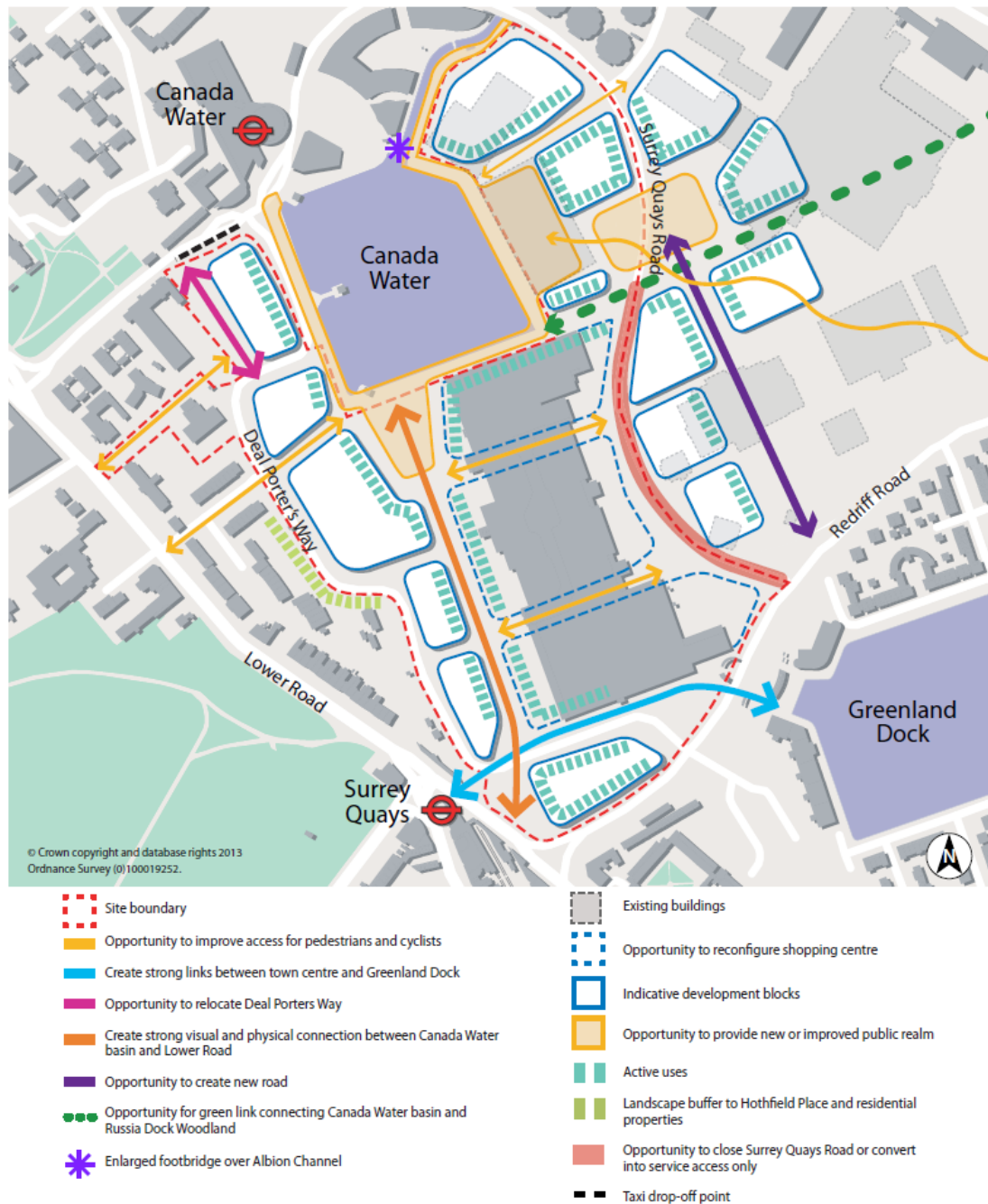
**We are doing this because**

7.4.4 We are likely to need to expand primary school provision during the lifetime of the AAP. Albion primary school is close to the core area where growth will be greatest and occupies a very large site area relative to its size and in comparison to other schools in the area. It is currently single form of entry and will be enlarged to accommodate two forms of entry from 2015.

**CWAAP 5: Decathlon site, Surrey Quays Shopping Centre and overflow car park**

<b>Required land uses</b>	Around 34,000sqm of retail uses (Classes A1, A2, A3, A4); leisure uses (Class D2); residential use (Class C3); community use (Class D); public open space; town centre car parking.
<b>Other acceptable land uses</b>	Student accommodation (sui generis use); business use (Class b1); hotel use (Class C1).
<b>Estimated capacity (approximate)</b>	The capacity of the site will be assessed through the planning application process. The number of new homes would be dependant on the amount of non-residential floorspace which is provided.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>Sellar Property group and Notting Hill Housing are implementing a mixed use scheme on the Decathlon site and Site E (in CWAAP17), comprising 1,030 residential homes, and 20,150sqm of commercial space, including a replacement Decathlon store.</p> <p>Planning permission was granted in 2012 for 10,564 of retail space on the Surrey Quays Shopping Centre. However more recently, British Land have commenced public consultation on a redevelopement of both the Surrey Quays Shopping Centre and Harmsworth Quays and anticipate submitting a new planning application in 2016.</p>

**Figure 16: Decathlon site (Site C), Surrey Quays Shopping Centre and overflow car park**



**We are making this designation because**

- 7.4.5 Our objective is to use development opportunities provided by these sites to help create a genuine town centre at Canada Water. This site designation and accompanying plans show how the guidance set out in section 4 applies to these sites.
- 7.4.6 These sites comprise a large part of the town centre and have significant capacity for growth. The Canada Water basin and surrounding public spaces should be the focal point in the town centre. Development around the basin should provide a range of town centre uses including shops, cafes,

restaurants, and cultural or leisure uses. These should aim to diversify the attraction of the centre, creating footfall and expanding its appeal to a range of age and social groups. Development should activate frontages onto the basin and provide uses and activities which bring life and animation to the spaces around it. In addition, a new high street should connect the Canada Water basin with Lower Road and this should form the focus for provision of new shopping space. This would help integrate retail on the shopping centre site with Lower Road and provide improved connections to the stations. It would also enable a more effective use of the existing car parks and help give the shopping centre site a town centre character.

- 7.4.7 Pedestrian and cycle links around the town centre are very poor. In particular routes from the town centre to Greenland Dock are indirect and unclear, while the shopping centre turns its back on the Leisure Park. The layout of the shopping centre and car parks also create a physical separation from Lower Road. Development should help create safe, direct and attractive routes through the centre for pedestrians and cyclists, to encourage more people to visit the centre on foot, by bike and on public transport.
- 7.4.8 The availability of Harmsworth Quays for development creates the opportunity to expand the town centre to the east. It is important that development creates strong pedestrian and cycle linkages between sites on the eastern side of Surrey Quays Road and the shopping centre, the basin and Canada Water tube station. Pedestrian and cycle connections as well as visual links should help shoppers, visitors and residents filter through development to Harmsworth Quays and the Leisure Park and more residential neighbourhoods beyond.
- 7.4.9 As set out in policy 17, there is the potential for tall buildings. The justification for these should be built around their potential to intensify provision of town centre uses, their scope to provide public space and the role in creating a town centre which is easy to understand and move around.
- 7.4.10 The amounts of development we set out have been informed by feasibility testing to ensure that development can be implemented in a manner which is consistent with the design principles and building heights we set out in part 4 of the AAP.
- 7.4.11 The principles set out here are core principles which should be applied to any development scheme prepared for these sites. They aim to ensure that key features, such as pedestrian and cycle links and a range of building heights in accordance with policy 16, are incorporated. In this way they provide some flexibility and could be implemented in several ways. As policy 16 states, a masterplan will be required to accompany a planning application for the first phase of development on the shopping centre and overflow car park to ensure that improvements to the site are considered comprehensively and in a manner which is consistent with AAP policy. Planning permission has been granted for a refurbishment and expansion of the shopping centre and further development of the car parks could be broken into two or three sub phases.
- 7.4.12 While planning permission has also been granted for a redevelopment of the Decathlon site, Investec Bank and the Sellar Property Group have submitted an application for an alternative scheme. This would involve a phased redevelopment, consolidating Decathlon within a single store in a mixed use building, which then releases the remainder of the site for development. While

the Decathlon site and shopping centre can be developed independently of one another, it is critical that any replacement car parking on either site is provided as town centre parking, available to all users of the town centre.

**CWAAP 6: 24-28 Quebec Way**

<b>Required land uses</b>	Residential use (Class 3C); a minimum of 500sqm of business use (Class B1) and/or community use (Class D) such as a health or education use.
<b>Other acceptable land uses</b>	Hotel use (Class C1).
<b>Estimated capacity (approximate)</b>	50 homes; 500 sqm of business use or community use.
<b>Phasing and implementation</b>	<p>2011-15  <del>2016-20</del>  2021-26</p> <p>Although no planning applications have been received for the site, it would be available for development, subject to satisfactorily relocating existing occupiers.</p>

**Figure 17: 24-28 Quebec Way**



-  Site boundary
-  Opportunity to improve access for pedestrians and cyclists
-  Building heights at lower end of range on Russia Dock Woodlands frontage
-  Landscaped edges
-  Indicative development blocks
-  Existing buildings

**We are making this designation because**

- 7.4.13 This site is suitable for a residential led-mixed use development. Some business or community use such as a health or education use, should be retained on this site to help create some vitality in this part of Quebec Way.
- 7.4.14 This site has a medium public transport accessibility level (PTAL 2/3). Located to the east side of Quebec Way and close to Russia Dock Woodland, development on this this site should have a more suburban character. Building should be lower at the rear of the site (the east side) to protect the sense of openness in Russia Dock Woodland and its nature conservation value.

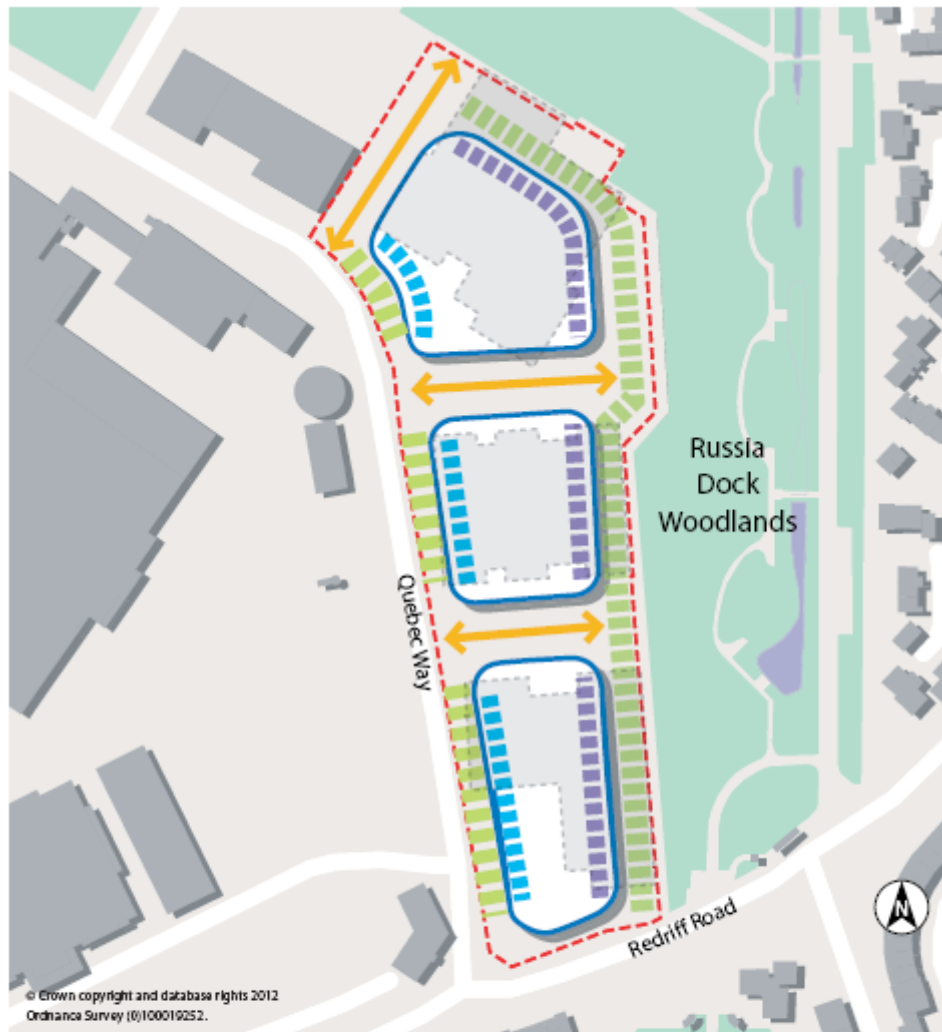


7.4.15 The Quebec Way boundary should be softened in new development to help retain a sense of greenness which is a key part of the character of the area.

**CWAAP 7: Quebec Industrial Estate**

<b>Required land uses</b>	Residential use (Class C3); a minimum of 1,000sqm of business use (Class B1) and or community use (Class D1/ <u>D2</u> ) (providing that community space has an identified user)
<b>Other acceptable land uses</b>	Hotel use (Class C1); up to 500sqm retail uses (Class A1, A2, A3, A4).
<b>Estimated capacity (approximate)</b>	366 residential homes; 535sqm retail uses; 469sqm children's day nursery; 476sqm gym; 122sqm community space.
<b>Phasing and implementation</b>	<p>2011-15  <del>2016-20</del>  2021-26</p> <p>Planning permission has been granted for a mixed use scheme on the site.</p>

**Figure 18: Quebec Industrial Estate**



-  Site Boundary
-  Opportunity to improve access for pedestrians and cyclists
-  Landscape buffer to Russia Dock Woodlands frontage
-  Landscaped edges
-  Building heights at lower end of range on Russia Dock Woodlands frontage
-  Building heights can be around upper end of range on Quebec Way frontage
-  Indicative development blocks
-  Existing buildings

**We are making this designation because**

7.4.16 This site is suitable for a residential led-mixed use development. Non-residential use could include either business use or some community facilities such as pre-school facilities. Our evidence base suggests that there will be a need for additional pre-school facilities to be provided in the area. Lower density development would enable the provision of some outdoor space for any pre-school facility, which is necessary for children above the age of 3.

Proposals should identify how a community facility would be managed or used.

7.4.17 This site has a medium public transport accessibility level (predominately PTAL 4 ). Located to the east side of Quebec Way and adjacent to Russia Dock Woodland, development on this site should have a more suburban character. On the Russia Dock Woodlands frontage buildings should be at the lower end of the height range and a landscape buffer provided between buildings and the boundary in order to protect the sense of openness in Russia Dock Woodland and its nature conservation value.

7.4.18 The Quebec Way boundary should be softened in new development to help retain a sense of greenness which is a key part of the character of the area.

7.4.19 New pedestrian and cycle links through the site should be provided to help make the area easier to move around. As Russia Dock Woodland is a site of importance for nature conservation, new paths into it should be subject to an ecological assessment.

**CWAAP 8: Rotherhithe Police Station**

<b>Required land uses</b>	Sui generis (police station).
<b>Other acceptable land uses</b>	Residential use (Class C3), retail uses (Classes A1/ A3); business use (Class B1), community use (Class D1).
<b>Estimated capacity (approximate)</b>	The amount of homes would depend on the amount of non-residential floorspace provided on the site.
<b>Phasing and implementation</b>	2011-15 2016-20 2021-26  Subject to providing replacement police facilities elsewhere in the AAP area.
<b>Site specific guidance</b>	Police facilities should be retained on this unless appropriate replacement facilities can be provided elsewhere in the AAP area.

**We are doing this because**

7.4.20 The police have advised that they wish to provide a new Safer Neighbourhood Team base and front counter services at Canada Water, necessary to deliver a more effective locally based police service. This would make the existing police station surplus to requirements. Subject to relocating police facilities elsewhere at Canada Water, the site would be appropriate for residential or mixed use development.

**CWAAP 9: 23 Rotherhithe Old Road**

<b>Required land uses</b>	Residential use (Class C3).
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<b>Other acceptable land uses</b>	
<b>Estimated capacity (approximate)</b>	14 residential homes
<b>Phasing and implementation</b>	2011-15 2016-20 2021-26
<b>Site specific guidance</b>	The site is owned by an RSL which has planning permission for a residential development.

#### **We are doing this because**

7.4.21 The site is currently used as a car dealership. There is no planning requirement to retain the current use and it would be appropriate for residential development.

#### **CWAAP 10: 41-55 Rotherhithe Old Road**

<b>Required land uses</b>	Residential use (Class C3).
<b>Other acceptable land uses</b>	
<b>Estimated capacity (approximate)</b>	15 residential homes
<b>Phasing and implementation</b>	2011-15 <b>2016-20</b> 2021-26
<b>Site specific guidance</b>	The site has planning permission for a residential development.

#### **We are doing this because**

7.4.22 The site is currently a vacant brown field site and it would be appropriate for residential development.

#### **CWAAP 11: 247-251 Lower Road**

<b>Required land uses</b>	Residential use (Class C3); retail uses (Class A1/A2/A3) or Community use (Class D1); safeguarded land for road widening.
<b>Other</b>	

<b>acceptable land uses</b>	
<b>Estimated capacity (approximate)</b>	15 residential homes; 300sqm of non-residential use.
<b>Phasing and implementation</b>	<p>2011-15  2016-20  2021-26</p> <p>The site is vacant and has planning permission for a mixed use development. Southwark will seek to purchase a strip of land on the northern return frontage to widen Plough Way.</p>
<b>Site specific guidance</b>	A strip of land 3.5m in width should be safeguarded for road widening.

### We are doing this because

7.4.23 The site is vacant and would be suitable for residential led mixed use development with a retail or community use at ground floor level. In order to accommodate growth in the area, there will be a need to widen Plough Way to create more capacity at the junction. A strip of land 3.5m in width should be safeguarded for this purpose.

### CWAAP 12: Tavern Quay (East and West)

<b>Required land uses</b>	Residential use (Class C3); business use (Class B1).
<b>Other acceptable land uses</b>	Retail use (Classes A1/A3).
<b>Estimated capacity (approximate)</b>	112 residential homes; 1300sqm business use; 100sqm of retail use.
<b>Phasing and implementation</b>	<p>2011-15  2016-20  2021-26</p> <p>These two adjacent sites are in single (private) ownership. Planning permission has been granted for mixed use developments. Development on the west site has been implemented and partially constructed</p>
<b>Site specific guidance</b>	The residential capacity is based on the planning approvals for both the east and west sides of the site. Any joint application for the site which results in additional homes should also provide additional non-residential space.

### We are doing this because

7.4.24 Tavern Quay has planning permission for residential led mixed use development. The site provided small business units, the majority of which were occupied, and has good access to the road network. Business space should therefore be retained on the site.

**CWAAP 13: Surrey Docks Farm**

<b>Required land uses</b>	Community use (Class D); retail use (Class A1/A3); open space and uses allowed within BOL designation.
<b>Other acceptable land uses</b>	Ancillary residential use (caretakers flat); business use (Class B)
<b>Estimated capacity (approximate)</b>	The amount of space to be provided should be determined through a planning when impact on BOL can be adequately assessed.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>Surrey Docks Farm are preparing a planning application for the site and raising funds to implement development.</p>
<b>Site specific guidance</b>	Use of the site should not compromise its designation as Borough Open Land. The Thames Path should be permanently reinstated if the site is redeveloped.

**We are doing this because**

7.4.25 Surrey Docks Farm is Borough Open Land. The farm is preparing a planning application to replace facilities which recently burned down. Replacement buildings should be ancillary to the use of the farm. There is an opportunity to permanently reinstate the Thames Path if the eastern part of the site is redeveloped. Provision of a retail use or cafe fronting the Thames path could provide a welcome amenity for visitors.

**CWAAP 14: Docklands Settlement**

<b>Required land uses</b>	Community use (Class D); public open space; residential use (Class C3); retail uses (Classes A1/A3).
<b>Other acceptable land uses</b>	Business use (Class B1).
<b>Estimated capacity (approximate)</b>	28 residential homes; 300sqm of retail use; community use.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>A mixed use scheme is under construction</p>
<b>Site</b>	Development of this site is subject to appropriate replacement

<b>specific guidance</b>	community facilities being reprovided on site.
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**We are doing this because**

7.4.26 Docklands Settlement is currently being redeveloped to provide a new community centre which provides a range of community and sports facilities including a multi-purpose sports hall, a gym, clubroom for shared use with Southwark Youth Services and general purpose space.

**CWAAP 15: Odessa Street Youth Club**

<b>Required land uses</b>	Residential use (Class C3); retail use (Class A1/A3).
<b>Other acceptable land uses</b>	Community use (Class D1).
<b>Estimated capacity (approximate)</b>	25 residential homes; 300sqm of retail use
<b>Phasing and implementation</b>	2011-15 2016-20 2021-26  The site is in council ownership. Docklands Settlement are preparing a scheme to re-house the youth club on that site.
<b>Site specific guidance</b>	Development of this site is subject to appropriate replacement youth facilities being secured elsewhere to meet local needs.

**We are doing this because**

7.4.27 The site currently accommodates a youth centre. Docklands Settlement are proposing to rehouse the facility in an enhanced community centre under construction on the Docklands Settlement site. Subject to satisfactorily relocating the youth centre, the site would be appropriate for residential-led mixed use development. A small scale cafe or shop would provide a useful local amenity and could help enliven this part of the Thames Path.

**CWAAP 16: St George's Wharf**

<b>Required land uses</b>	Boatyard uses associated with marina including the construction, repair and storage of boats, yacht chandlery, and toilet and shower facilities; retail uses (Classes A1 and A3).
<b>Other acceptable land uses</b>	Hotel (Class C1); residential use (Class C3).
<b>Estimated capacity (approximate)</b>	The amount of homes or hotel space provided would depend on the amount of non-residential floorspace maintained and provided on the site.



<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>The site is in council ownership.</p>
<b>Site specific guidance</b>	Development should not compromise the operation of the boatyard.

### We are doing this because

7.4.28 St George's Wharf is a working boatyard and car park which is adjacent to South Dock Marina, London's largest marina. Our aspiration is that development on St George's Wharf could be used to help generate more activity around South Dock. It would also provide funding to improve the docks and facilities, including the toilet and shower block. Consultation with local people has shown that there is a desire for more amenities in this area, including convenience shops, and cafes or restaurants.

7.4.29 Boatyards are protected in the London Plan and any development on the site should not compromise the operation on the boatyard. There is scope however for sensitive development on the adjacent car-park site. The mix of uses proposed for the site should complement the marina, and provide a service for visiting boats and tourists. A cafe or restaurant and some convenience shopping would benefit local people as well as visitors. Upper floors could be used for residential use or possibly a hotel. Promoting marina related tourism activities in this area would work well with river transport links into the centre of London.

7.4.30 New facilities would need to be planned carefully to ensure that they are not too noisy or disruptive for local residents.

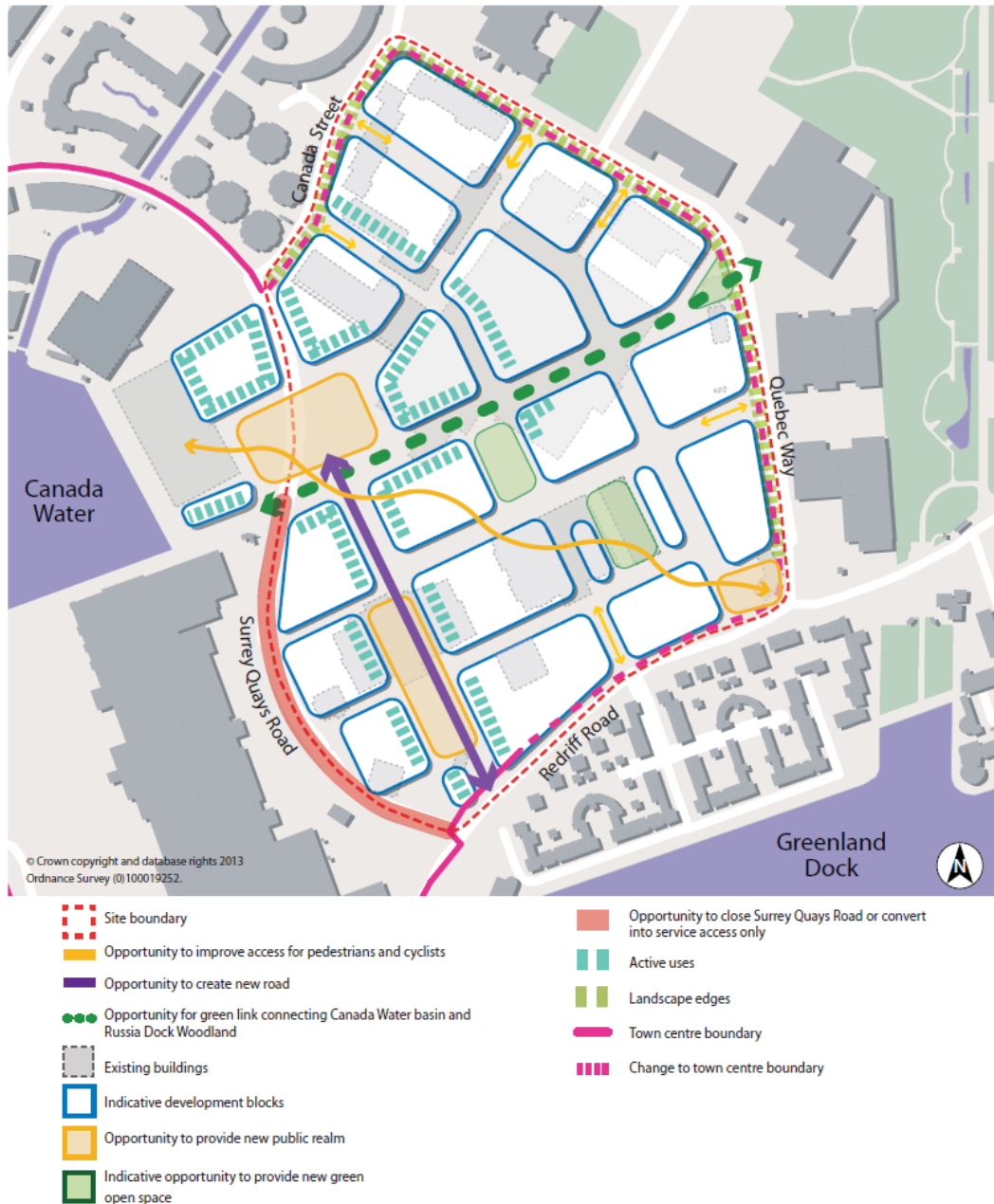
### **CWAAP 17: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park**

<b>Required land uses</b>	<ul style="list-style-type: none"> <li>➤ A mix of employment generating uses which could include business use (Class B1), retail use (Class A), hotel use (Class C1), education, including high education (Class D1), leisure, health or other community uses (Class D). Proposals should maximise the amount of employment which can be generated and the contribution to the regeneration of the town centre resulting from: <ul style="list-style-type: none"> <li>• The economic benefit of proposals, including their potential to increase the turnover of the town centre and attract inward investment into other businesses.</li> <li>• Raising the public profile of Canada Water.</li> <li>• Diversifying the range of employment generating and town centre uses.</li> <li>• Increasing the number of visitors that would be attracted to the town centre at different times of day and its potential appeal to a wide range of age and social groups.</li> <li>• Positive impact on health and well-being.</li> <li>• The potential to promote walking, cycling and sustainable modes</li> </ul> </li> </ul>
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	<p>of transport and minimise car parking and impact on the highway network.</p> <ul style="list-style-type: none"> <li>• The creation of a town centre and urban environment providing a network of streets and open spaces.</li> <li>• Provision of employment generating uses which are compatible with sensitive uses, such as residential use.</li> </ul> <p>In assessing the maximum amount of employment which can be generated and contribution to regeneration, we will take into account:</p> <ul style="list-style-type: none"> <li>• Changing market-demand for floorspace and expected future growth.</li> <li>• Financial viability.</li> </ul> <p>➤ Public open space.</p>
<b>Other acceptable land uses</b>	Residential use (Class C3); student housing (sui generis use).
<b>Estimated capacity (approximate)</b>	The capacity of the site will be assessed through the planning application process. The number of new homes would be dependant on the amount of non-residential floorspace which is provided.
<b>Phasing and implementation</b>	<p>2011-15 2016-20 2021-26</p> <p>Site E: See information about Site E in CWAAP 5.</p> <p>Mulberry Business Park: Planning permission granted in 2007 for 256 homes and 5,000sqm of business space has been implemented. More recently, King's College has gained planning consent for a mixed use scheme providing 770 student bedspaces, 33 homes, office space, retail and community uses.</p> <p>Harmsworth Quays: the site became available for development in 2014. British Land have commenced public consultation on a redevelopement of both the Surrey Quays Shopping Centre and Harmsworth Quays and anticipate submitting a planning application in 2016.</p> <p>Surrey Quays Leisure Park: Planning permission was granted in 2010 for approximately 509 homes, 2,500 sqm of office space, 2,695 sqm of retail space, 11,105 sqm of replacement leisure space and 4,250sqm of student housing. In 2015 British Land acquired the site for redevelopment.</p> <p>Development will be phased with the timing for implementation of individual phases likely to be driven by a number of factors including the need to secure vacant possession, the ability to relocate of existing occupiers, the potential to tie into development on adjacent sites, delivery of infrastructure and the ability of the market to absorb new space. The principles set out in the AAP should be applied to any</p>

development schemes prepared for the sites within CWAAP 17. In accordance with Policy 16, a masterplan will be required to accompany a planning application for the first phase of development on the Harmsworth Quays printworks site to ensure that the site is developed comprehensively and in a manner which is consistent with AAP policy.

**Figure 19: Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park**



**We are making this designation because**

7.4.31 In August 2011 the Daily Mail announced it would be vacating Harmsworth Quays. The availability of Harmsworth Quays for development also helps unlock the development potential of adjacent sites. There are consented

developments on Mulberry Business Park and Surrey Quays Leisure Park. Both permissions incorporated a non-residential buffer to shield future residents from noise generated at the printworks. These buffers will no longer be required when the printworks moves. However, it will be important that development across these sites is coordinated to ensure we get the right combination of land uses, a network of routes and a coherent urban design. To achieve this we have reviewed our policy for these sites and drawn them together into a single site allocation.

7.4.32 The AAP vision is transform Canada Water into a destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed for car-borne visitors. Our aspiration is to create an environment which feels like a town centre, through provision of high quality streets and spaces that are not dominated by car use or by car parking. The availability of Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities which will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment which can potentially be generated and its contribution to the regeneration of the town centre. This policy has been designed to be flexible by listing some of the uses which might be provided to meet the vision set out in the AAP and the aspirations for the town centre. The final mix of uses will be determined through the planning application process.

7.4.33 Potential employment generating uses include:

- **Business:** In order to inform the site allocation we commissioned a study to assess the level of demand for non-residential uses. The 2012 Non-Residential Uses Study estimates that there is general demand for at least 5,300sqm based on current market share. However, we anticipate that the impact of regeneration and the potential to provide complimentary uses, such as retail, hotels and higher education will significantly increase the attractiveness of business space in the area, providing scope for significantly more space. The 2012 study also suggests that in addition to the general demand for business space from SME businesses, there may be particular end users, such as King's College (see below), which require significantly more space.
- **Higher education:** New academic and research facilities could make a strong contribution to the mix of activities in the town centre. Such facilities would generate jobs, strengthen the day-time economy and support other town centre uses such as shops and offices. Relocating a faculty or providing a significant amount of academic space could also help boost the town centre's profile and make the centre more attractive to other businesses. London Plan policy 4.10 states that the Mayor and boroughs should give strong support to London's higher and further education institutions which are important economic sectors in their own right with a key part to play in developing London's world city offer. The potential to develop a new science cluster at Canada Water linked to an academic institution is recognised in the London Plan (2015). We are aware that King's College is exploring options to expand its portfolio to meet its need for a range of spaces which include teaching and research space, offices and supporting infrastructure. King's College currently has recently secured a planning permission for a mixed use scheme on Mulberry Business Park.

- Commercial leisure (cinema etc.): The existing cinema and leisure uses on the Surrey Quays Leisure Park should be re-provided in the town centre. In preparing the AAP, many people told us that there are few places to go out in the evening. Leisure facilities and new cafes and restaurants would help give a boost to the evening economy and provide other benefits, including new jobs.
- Retail: Given the amount of retail space on the shopping centre and around the Canada Water basin we do not envisage that this part of the town centre would become a shopping destination. However, there is scope to provide shops, cafes and restaurants. This will serve the local population and help enliven streets and public spaces. In accordance with saved policies in the Southwark Plan, it is expected that a minimal parking provision would be provided catering for disabled shoppers only.
- Hotels: In view of good public transport accessibility and given Canada Water's proximity to central London and Docklands, our evidence base suggests that there could be demand for hotel space at Canada Water. Hotel use would complement other uses such as business use or higher education use.
- Health: The increase in population may result in the need for a new health facility on the site. We will work with NHS Southwark to keep the need for a facility under review. Any provision of new health uses will need to be accessible, close to public transport and designed to meet the needs of the local residents.
- Sports and leisure: We have funding committed in our capital programme to maintain and enhance the Seven Islands Leisure Centre. We will use this to extend the life of the Seven Islands Leisure Centre over the next 5 years. In the long term however, there is an opportunity to provide a new leisure centre in the town centre.
- Schools: We are likely to need to expand primary school provision over the life of the plan. A new primary school could form part of the site proposal, although this would depend on the level of demand generated by new housing and viability. We are considering other locations for the provision of new school places and will keep the need for a new primary school on the site under review.

7.4.34 Student homes can contribute to widening the mix and choice of homes in the area and would also be an acceptable use. However, the appropriate level of student housing will depend on the accompanying mix of uses. The number of student homes should not unbalance the mix of homes in the area. If a significant number of student homes are proposed, this should be justified by other benefits associated with university campus development as set out in policy 30 of this AAP.

7.4.35 New residential homes will also be an acceptable use. It is anticipated that residential homes will form part of mixed use developments on all four sites within CWAAP 17 (Mulberry Business park, Site E, Surrey Quays Leisure Park and Harmsworth Quays). It is not the intention of CWAAP 17 to prevent residential homes or student housing coming forward in advance of

employment generating uses. However, residential development should not compromise the delivery of at least the minimum amount of business floorspace referred to in Policy 25 or the opportunity identified in the London Plan (2015) to establish a science cluster. In assessing proposals we will take into account factors which include demand for space and financial viability.

- 7.4.36 The distribution of uses across the site requires careful consideration. Non-residential uses should be concentrated in locations in which they will complement one another, maximise the potential for linked trips, contribute towards establishing a town centre with character and identity and benefit most from good accessibility to existing transport facilities. Consistent with the NPPF, residential uses, including student homes, are also appropriate in the town centre and will help reinforce the vitality of the centre.
- 7.4.37 Redevelopment provides the opportunity to create a street network which is easy to move around, particularly for pedestrians and cyclists. New streets should connect in to the surrounding network. As well as a link to Russia Dock Woodland, during consultation, support was also expressed for a straightforward connection linking Redriff Road and the residential developments to the south and east of it with the tube station, through the Decathlon site. While this need not necessarily be aligned on a diagonal through the site, consideration should be given to linking spaces and using design measures, such as varied building heights to create a route which is easy to navigate.
- 7.4.38 Redevelopment also provides the opportunity to address the lack of connectivity between the shopping centre and leisure use on the Leisure Park. Our preferred option is to realign the southern part of Surrey Quays Road to the east of the existing alignment. This would have a number of advantages including:
- Providing an attractive and safer route with good natural surveillance, for pedestrian and cyclists between Canada Water Basin and Greenland Dock
  - Creating better connections between the leisure buildings and other parts of the town centre
  - Enabling the southern part of Surrey Quays Road to become a service access to the shopping centre and leisure buildings which in time could allow the shopping centre to expand into the rear of the existing service area.
- 7.4.39 Street widths, their functions and activities, building heights and landscaping should contribute to an environment which is easy to understand and navigate and which is overlooked and feels safe to move around. There should be a range of building heights to provide interest and help create a characterful neighbourhood. The building heights strategy should relate to the hierarchy of streets and spaces. Consistent with AAP policy 17, tall buildings will be appropriate in important locations where they provide town centre uses which reinforce the character and function of the town centre.
- 7.4.40 The provision of new public spaces can contribute to the character of the town centre. Potential public spaces are outside the leisure buildings and also on Surrey Quays Road. Both spaces can be activated by town centre uses

such as shops, business and leisure and can provide a breathing space in the urban environment.

7.4.41 Redevelopment provides the opportunity to connect sites into the local green infrastructure network. Although given the proximity of Russia Dock Woodland and Southwark Park it is not envisaged that a large open space would be provided, there is the potential to provide small open spaces which can help make attractive routes for pedestrians and also have a number of functions such as children’s play, food growing, informal recreation and nature conservation. The LDDC landscaping strategy planned for green routes and landscaping to reinforce nature conservation and these have become an important part of Rotherhithe’s character today. The landscape buffers which front on to Canada Street and Quebec Way are an example of the strategy. The majority of land within the sites is occupied by buildings and hard standing so there will be opportunities to improve overall greenness and biodiversity. During consultation the idea of a green link which connects Canada Water basin and Russia Dock Woodland was particularly well supported and would help integrate the site into the open spaces network.

**CWAAP18: Land on Roberts Close**

<b>Required land uses</b>	Residential use (Class 3C)
<b>Other acceptable land uses</b>	Business use (Class B1); community use (Class D).
<b>Estimated capacity (approximate)</b>	28 residential homes
<b>Phasing and implementation</b>	2011-15 2016-20 2021-26  The site is in the ownership of British Land and is available for development.

**We are making this designation because**

7.4.42 This site is suitable for a residential development which fronts onto Roberts Close. Building should be lower at the rear of the site (the east side) to protect the sense of openness in Russia Dock Woodland and its nature conservation value. As the site is on the periphery of the core area and adjacent to Russia Dock Woodland, there is an opportunity to incorporate houses, rather than just flatted development.