Our Local Commitments

The Canada Water Masterplan will provide a new town centre for Canada Water, Rotherhithe and Surrey Docks.

Find out more about the proposals and British Land’s local commitments inside.

September 2019
The Canada Water Masterplan is a partnership between British Land, Southwark Council and the local community to create an outstanding new town centre for Southwark that will make a positive long-term contribution to local life.

This document summarises what the Masterplan will provide and our local commitments to you. We hope you find it useful. A more detailed version of this document can be found on our website www.canadawatermasterplan.com

Delivering a large scale Masterplan is a massive responsibility, particularly in an area as rich in history and heritage as Canada Water, Rotherhithe and Surrey Docks. It is a responsibility that we have taken very seriously and carefully.

Over the last five years we have committed to being as visible and available as possible, engaging early and regularly on a wide range of topics. Local feedback has directly helped shape the Masterplan and our key commitment areas, including:

- Affordable homes for local people
- Local transport investment for current & future users
- Facilities for local people
- Support for a thriving community & economy
- Sustainable now & in the future

We know the Masterplan cannot please everyone, but believe that what we are offering will provide considerable opportunities and benefits to those who live, work and spend time in Canada Water and the surrounding area.

The Canada Water Masterplan is due to be considered by Southwark Council’s Planning Committee in the coming weeks. The most up to date Planning Committee meeting information can be found on Southwark Council’s website.

If you would like to see the Canada Water Masterplan happen, please make your views known - comments can still be submitted to Southwark Council. See Page 6 for more detail on how to comment and how to get in touch if you have any questions.

Subject to planning permission, we look forward to continuing to work with you throughout the lifetime of the Masterplan; creating an amazing new town centre in Canada Water for you, your family and friends.

With kind regards,

Roger Madelin and Emma Cariaga
Joint Heads of the Canada Water Project
British Land
The Canada Water Masterplan is a 15-year project which responds to the Greater London Authority and Southwark Council policy aspirations to provide new homes and jobs for Canada Water, Rotherhithe and Surrey Docks.

The Masterplan covers 53 acres (about the same as 29 international football pitches) and will create a new town centre for the area, whilst keeping the type of activities that are valued now and shops to suit a range of budgets. We plan to deliver a significant amount in the first 5 years, such as new affordable homes and a leisure centre.

The area will be better connected with new pedestrian and cycle routes, as well as new public spaces such as a town square, park, and improved wildlife habitat at Canada Water Dock. British Land will manage all these spaces for the long term.

We are committed to making sure that all those who live and work locally, both now and in the future, can benefit from the development and the opportunities that it will create. This includes training programmes to help local people access jobs; as well as working with partners to provide the land and/or financial contributions required to meet future needs for transport, education, health and other facilities.

Summary

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What We Plan To Deliver In The First 5 Years

3 new buildings delivering new homes, leisure, retail and workspace

265 New Homes With 35% Affordable Housing with 70% of this as social rent housing and 30% as intermediate affordable. This means 87 new affordable homes comprising 60 as social rented and 27 as intermediate – helping around 500 people overall.

A New Leisure Centre with an 8 lane, 25m swimming pool, large gym and four court sports hall.

c.2,300 Jobs in the end uses including office, retail and estate management, with targeted programmes to support local people to access these opportunities.

New Public Spaces including a new pedestrian link from Lower Road to Canada Water Dock, a new community square in the Dock Offices courtyard and providing the first part of the new High Street.

Training & Employment Programmes targeting c.163 Southwark residents into construction jobs and c.40 people into apprenticeships or NVQ qualification starts in the first phase.

Creating sustainable buildings achieving or exceeding the carbon emissions savings required by the Greater London Authority’s London Plan.

Providing 1,066 Cycle Spaces in new buildings and on street for public use.

FAQs

What’s next?
The Canada Water Masterplan is due to be considered by Southwark Council’s Planning Committee in the coming weeks. Beyond this, we will continue to involve you as the next phases are brought forward. We will be active in the area, contactable and keep you updated on opportunities, activities and ways to get involved.

How long will it take?
Subject to planning approval, we would expect to start the first phase in early 2020 with construction completed by 2024. The whole Masterplan is expected to take around 15 years to complete, building in phases so the area continues to remain well-used throughout this time.

How can I submit a comment?
Comments may be sent to Southwark Council for their consideration prior to the determination of the application by the Planning Committee. Comments can be made via Southwark Council’s Planning Register at www.southwark.gov.uk/planningregister using application reference number ‘18/AP/1604’ or by searching for ‘Canada Water Masterplan’. Comments can also be sent to Southwark Council by post.

Where can I find out more?
If you have any questions, please feel free to email team@canadawatermasterplan.com or call 0800 470 4593 (freephone). To view the Local Commitments document in full, you can visit www.canadawatermasterplan.com where there is also a host of project information and Frequently Asked Questions (FAQs).

All planning documents are also available to view on Southwark Council’s Planning Register and are available to view on request at Canada Water Library.
The Paper Garden, run by Global Generation, has welcomed some of our strategic partners, who have been working with us to achieve this vision:

**AFFORDABLE HOMES FOR LOCAL PEOPLE**

The Masterplan will deliver around 3,000 new homes, helping to meet Southwark’s housing needs. We also recognise that there is an ageing population and a growing need for homes for older people. We are investigating the opportunity to build homes that are specifically designed for people of different life stages and special care.

**LOCAL TRANSPORT INVESTMENT FOR CURRENT & FUTURE USERS**

We know that local people already experience busy services during peak times and we have spent up to three years working with Transport for London (TfL) and Southwark Council to deliver improvements incrementally, as the Masterplan is built out. TfL and Southwark Council have also stated that other projects, such as the Goldline Line, a new station entrance at Surrey Quays will also help relieve congestion.

We want to enable people to travel by sustainable forms of transport and in turn reduce congestion. We are planning to contribute £100,000 of journey savings to the project and the Mayor will fund projects that will contribute to travel by public transport, walking and cycling, reducing dependency on the car.

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