CANADA WATER MASTERPLAN

Retail and Leisure Statement

May 2018

DP9

British Land

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1 Introduction

1.1 This Retail and Leisure Statement has been prepared by DP9 Ltd and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south and Quebec Way to the east (the "Site") on behalf of BL CW Holdings Ltd, a subsidiary of British Land Company Plc ("The Applicant"), hereafter referred to as "British Land".

1.2 The Development comprises the comprehensive redevelopment of the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, former Rotherhithe Police Station and land at Roberts Close. In addition to approximately 3,000 new homes, the Development will provide new retail, office, leisure and community floorspace, comprising a new town centre. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

1.3 The planning application seeks permission for:

"Hybrid planning application seeking outline planning permission with all matters reserved for the demolition of all existing structures and redevelopment comprising the following mix of uses: retail (A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation (Sui Generis), leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets (Sui Generis), nightclub (Sui Generis), flexible events space (Sui Generis), an energy centre (Sui Generis), an interim and permanent petrol filling station (Sui Generis), a primary electricity substation (Sui Generis), a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations of the Press Hall and Spine Building of the Printworks and detailed planning permission for Plot A1 to provide uses comprising retail (A1-A5), workspace (B1) and residential (C3), Plot A2 to provide uses comprising retail (A1-A5), workspace (B1) and a leisure centre (D2) and Plot K1 to provide residential use (C3)".

1.4 British Land's vision for the Development can be summarised as follows:

"The vision for Canada Water Masterplan is to create a vibrant, inclusive, mixed-use urban centre. Comprising a wide range of uses, the Masterplan includes workspace, retail, leisure, community and public spaces, as well as new homes for a range of ages, incomes and life stages."

1.5 The Development comprises the replacement of the existing shopping centre and leisure park with a new town centre, to be developed over a number of phases, comprising a total of up to 88,568 sqm GEA A1-5 Retail space; up to 51,500 sqm GEA D2 Leisure space; and a 7,500 sqm GEA C1 Hotel, amongst other uses. These comprise the main town centre uses, which will replace the existing provision and provide a materially enhanced retail and leisure offer, alongside the planned retail and leisure uses at Canada Water Sites C and E, consistent with the planned role of Canada Water as a 'Major Town Centre'.

1.6 While this transformation is expressly supported in the current and evolving development plan, the purpose of this Statement is to assess the retail and town centre planning considerations associated with the proposed scale and form of development, in the context of relevant national, regional and local planning policy and guidance.

1.7 A full description of the Development is contained in the Development Specification and Planning Statement, prepared by DP9 Ltd. A summary description of the Development is contained in Section 3 of this Statement.

1.8 The Assessment is structured as follows:

- **Section 2** describes the existing centre, its retail offer, and wider context.
- **Section 3** describes the retail and town centre elements of the new town centre;
- **Section 4** outlines the relevant national planning policy and guidance;
- **Section 5** outlines the Development Plan, including relevant London Plan policies and local policies;
- **Section 6** analyses the retail capacity and need for additional retail and leisure floorspace;
- **Section 7** assesses the appropriateness of the scale of the Development, and compliance with other town centre policy objectives;
- **Section 8** sets out our overall conclusions on retail and town centre matters.

2 The Existing Centre

CANADA WATER

2.1 Canada Water comprises approximately 60,000 sqm of retail and leisure floorspace, and is located in the north east of the London Borough of Southwark (LB Southwark). The centre comprises a number of separate elements, comprising Surrey Quays Shopping Centre, Surrey Quays Leisure Park, the former Harmsworth Quays Printworks, and the traditional shopping streets of Lower Road and Albion Street/Old Rotherhithe. The centre is served by the Jubilee Line at Canada Water Station, the London Overground at Canada Water and Surrey Quays stations, bus routes, and approximately 1,900 public car parking spaces.

2.2 The three main elements of the centre which are to be redeveloped as part of the Development comprise the Surrey Quays Shopping Centre, the former Harmsworth Quays Printworks, and Surrey Quays Leisure Park.

2.3 Surrey Quays Shopping Centre was built in 1988 and, while forming the primary retail area of Canada Water, has many of the features of a typical out-of-town shopping centre which sits within a large area of surface car parking that extends up to Surrey Quays Road. The Shopping Centre comprises circa 35,435 sqm GEA of retail floorspace, anchored by a large Tesco Extra and The Range. Other key retailers include Boots, New Look, JD Sports and Clarks. The Shopping Centre has 1,377 car parking spaces.

2.4 To the north east of the centre, the former Harmsworth Quays Printworks and Hawker House comprise temporary event space and a temporary street food market respectively. The Printworks venue has held a diverse programme of events including music, dance, food and theatre, which contributes to the diversity and cultural attractions of the centre. However, as a former industrial unit, the buildings are separated from, and poorly linked to the rest of the centre.

2.5 The Surrey Quays Leisure Park comprises circa 13,172 sqm GEA in seven units, occupied by Odeon Cinema, Gala Bingo and Hollywood Bowl and four small restaurants/cafés. An extensive area of surface car parking (606 spaces) serving these current leisure and retail uses dominates the site. While well used, the leisure park is also poorly connected to the rest of the centre, and the offer is dated and fairly poor quality.

2.6 Outside the application site, the Decathlon unit on the eastern edge of the Canada Water Dock is to be reprovided as part of the redevelopment of the Canada Water Sites C and E (known as the “Decathlon Site”) (Planning ref. 12/AP/4126). The redevelopment will provide 4,000 sq m (GIA) net additional A1 retail floorspace, 4,035 sq m (GIA) net additional A1/A2/A3/A4 floorspace and 641 sq m (GIA) net additional D2 leisure floorspace. The first phase of the development, incorporating the new Decathlon store (12,103 sq m GIA) is currently under construction.

2.7 The other remaining elements are the traditional high streets of Lower Road and Albion Street, which, while within the town centre boundary, currently function to some extent as separate, local shopping streets, providing a range of smaller retail units comprising local goods and services, including pubs, cafes and takeaways. The opportunity exists to create better linkages between the new development and those complimentary retail areas, to enable them to benefit from spin off trade.

2.8 There is also smaller scale retail in the area including within Canada Water Station, Sainsburys Local on Surreys Quays Road, the Canada Water café on Surrey Quays Road, pop-up market stalls on Canada Water Plaza and a café within Canada Water library.

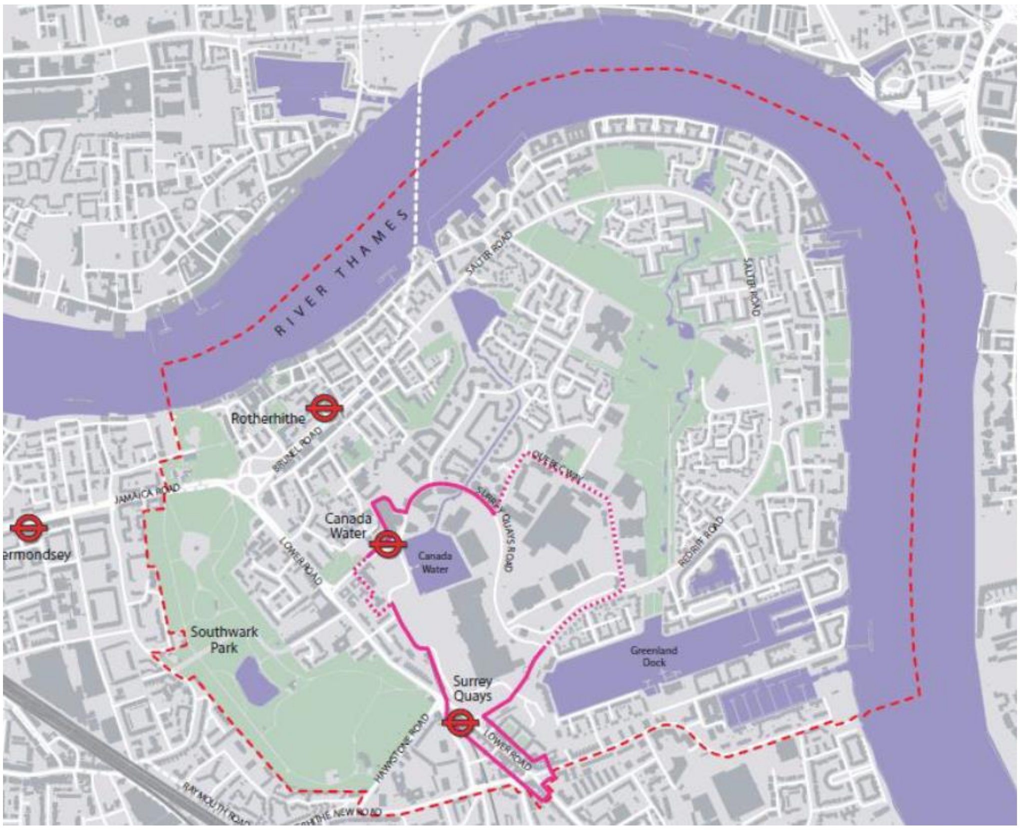
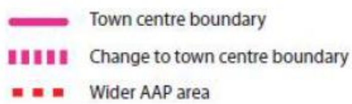


Figure 1: The map above identifies the Town Centre boundary of Canada Water. *Source: Canada Water Area Action Plan 2015.*



WIDER CONTEXT

2.9 Canada Water faces strong, and growing competition from larger competing centres, as well as the challenges facing most centres from on-line retailing and changing consumer spending patterns.

2.10 The nearest centre in Southwark is ‘The Blue’, defined as a local centre. The nearest higher order centres are Peckham, to the south-west, and Elephant and Castle to the west. However, the principal competition for ‘higher order’ comparison shopping is from the West End, Westfield Stratford City, Canary Wharf and Lewisham.

2.11 The NLP 2015 Retail Study concludes that LB Southwark only retains about 50% of the non-food spend generated within the Borough. Canada Water is located within Zone 2 of the study area, and only retains 18.8% of non-food spend within this zone. As a consequence of the large Tesco, it achieves a higher retention of food spend, at 26.4%. The Study area zones and comparison market shares are shown in Figure 2 below.

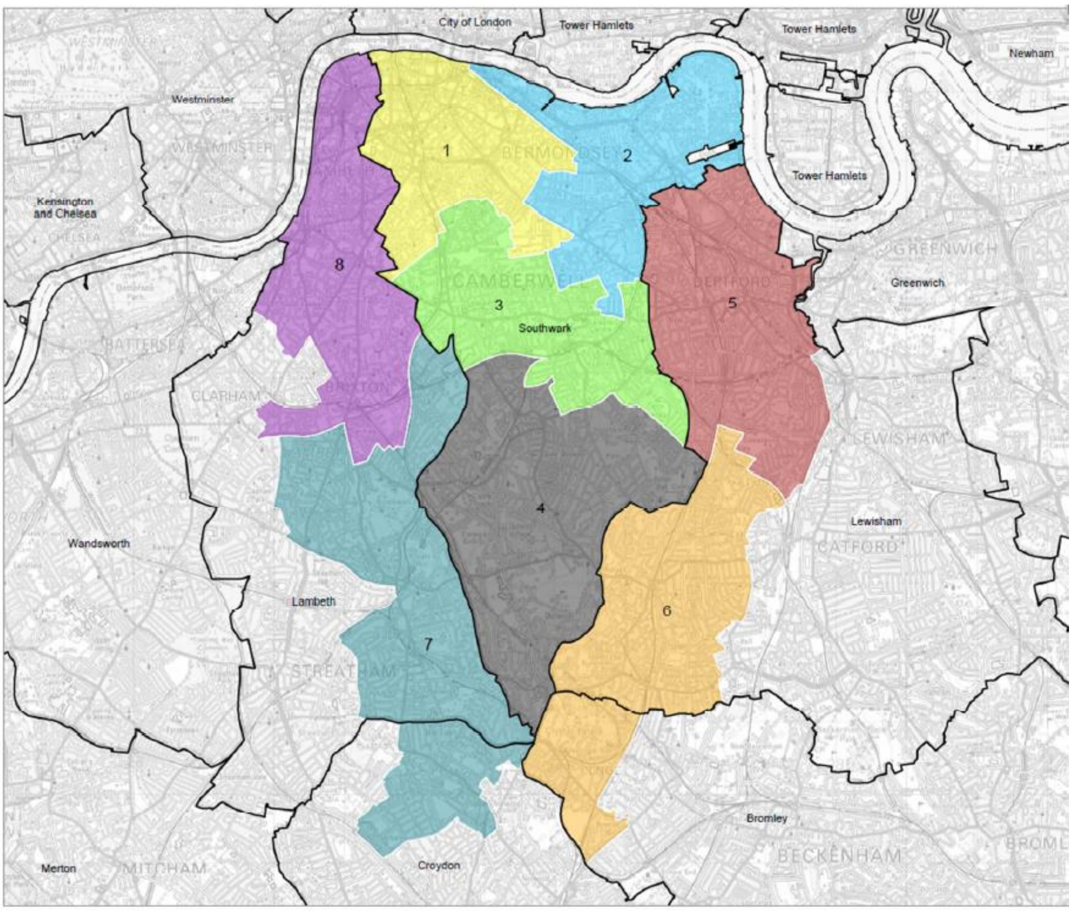
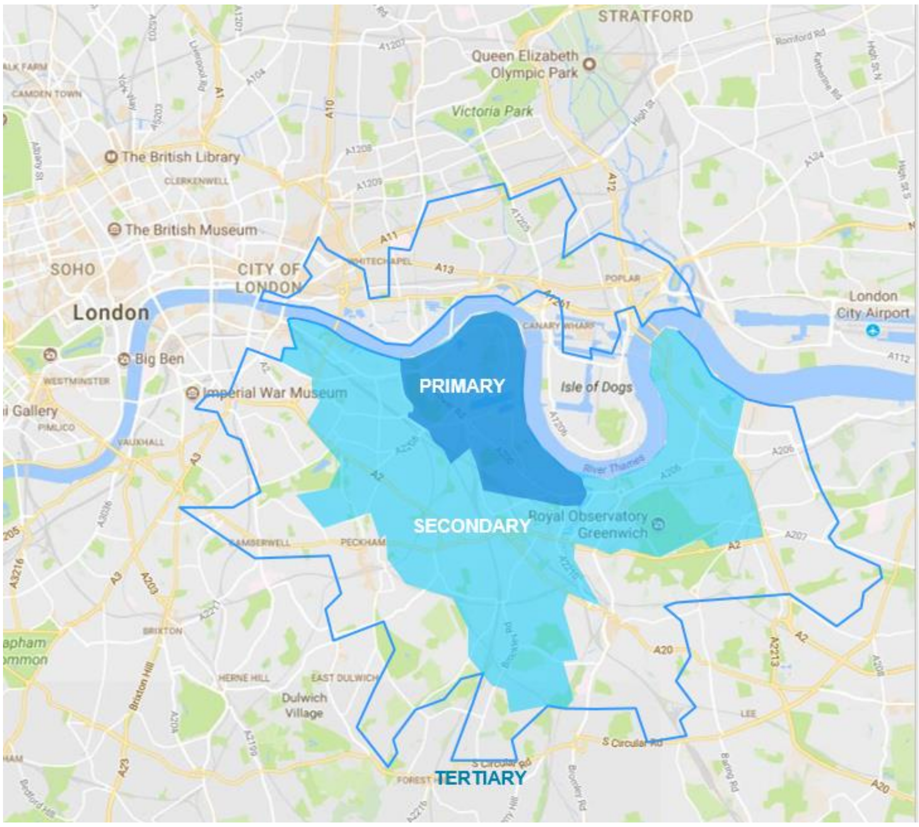
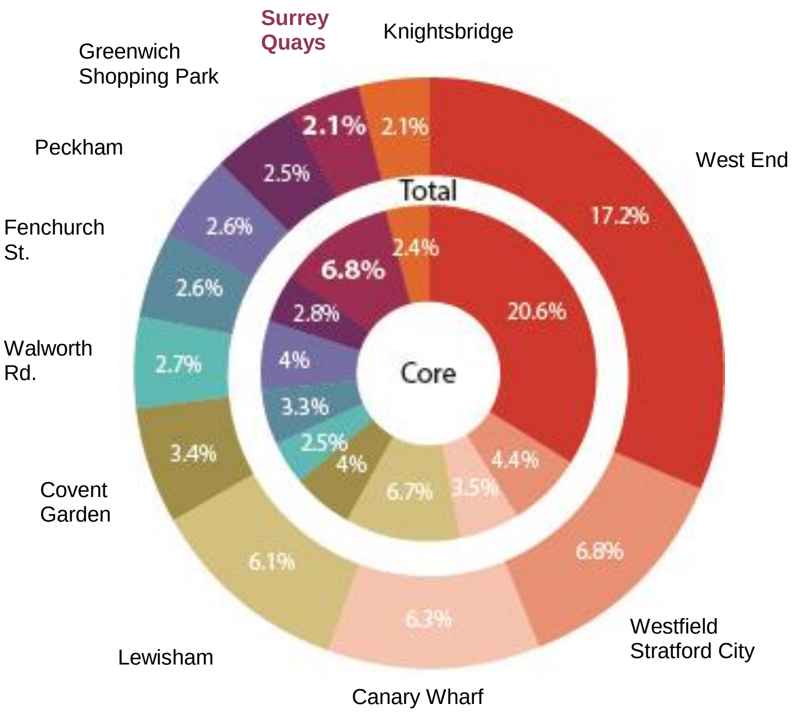


Figure 2: Southwark Study Area in the NLP Southwark Retail Study 2015

2.12 While the surveys show a limited overlap with Elephant and Castle and Peckham, like these centres, Canada Water is still losing trade to competing centres outside the Borough. This is confirmed by British Land's own catchment analysis, undertaken by CACI, as shown in Figure 3b, which indicates that Surrey Quays only retains 6.8% of its core catchment spend, and 2.1% of total catchment spend.

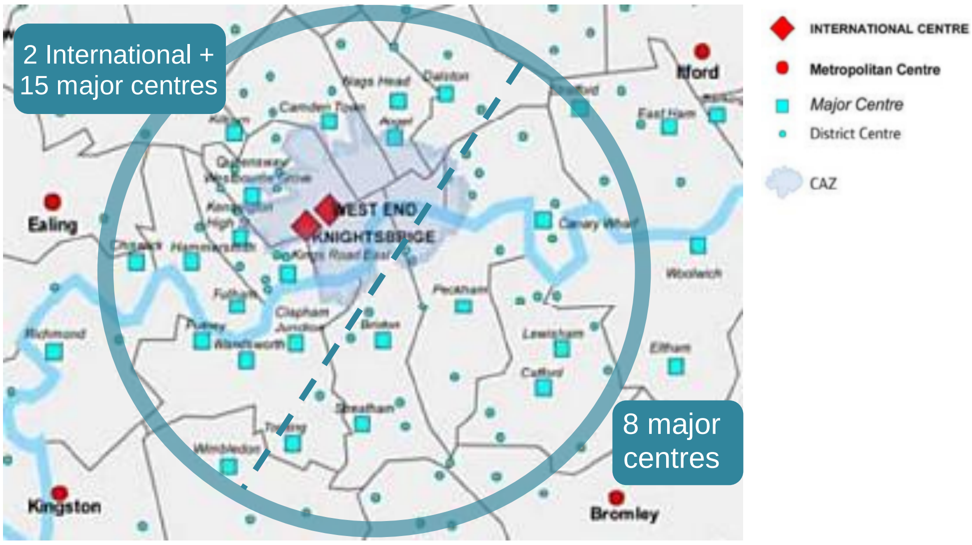




Figures 3a and 3b: Catchment Spend Leakage. Source: JLL/CACI 2015

2.13 Canada Water is defined in the Core Strategy as a Major Town centre, alongside Peckham and Elephant and Castle/Walworth Road. The London Plan currently defines Peckham as Major Centre and Elephant and Castle, Walworth Road and Canada Water as District Centres, but identifies the potential for the combined Elephant and Castle/Walworth Road, and Canada Water to be reclassified as Major Centres, as a consequence of the planned redevelopment.

2.14 The below diagram and table illustrate the current network of centres, and benchmark Canada Water against other District centres of similar size at present. The diagram illustrates the significant gap in the provision of higher order centres in the current network, which is reflected in the significant levels of outflow from this zone, and the Borough as a whole.



Town Centre	Status	Floorspace
Peckham	Major	73,000 m^2
Walworth Road/ Elephant & Castle	District	72,000 m^2
Canada Water	District	46,000 m^2
Comparable Benchmarks		
Fulham Road (West)	District	46,000 m^2
Leyton	District	45,000 m^2
Upton Park	District	43,000 m^2
Thornton Heath	District	41,000 m^2

HEALTHCHECK

2.15 The GLA Town Centre Healthcheck undertaken in 2013 identifies the Town Centre as having 45,234 sqm gross of ‘town centre floorspace’, including 36,668 sqm gross of A1-5. It concludes that Canada Water is significantly undersized for a ‘Major Town Centre’, and concludes that the comparison offer of the centre is poor compared to successful major town centres.

2.16 The Healthcheck concludes that the Town Centre has a strong convenience offer, underpinned by the large Tesco store, but lacks a choice of local/independent convenience retailers. Generally, the Town Centre lacks good quality retail space, both for larger multiple high street retailers, and niche/specialist and independent retailers. While the Leisure Park includes a range of key uses, the offer is dated and poor quality, and the centre lacks a quality restaurant/food and beverage offer.

2.17 Generally, the Centre is fragmented, reflecting the development of the Shopping Centre and Leisure Park as in effect stand alone, car borne destinations. The linkages between different elements are poor, as is the public realm, and the centre lacks a clear identity and sense of place.

2.18 The 2015 NLP retail study includes a healthcheck of Canada Water. This identifies that the Town Centre contains 135 A1-5 retail units, at the time having a very low vacancy rate of only 5.1%. The Study identifies the centre has a lower than expected representation of clothing and footwear shops for a major town centre, but a good range of services. The study identifies the centres strengths as :-

- Low vacancy rate
- Good selection of comparison retailers
- Tesco anchor store
- Transport links
- Range of multiple retailers

2.19 The study identifies the main weaknesses of Canada Water as:-

- The disjointed layout of the centre and poor linkages
- Low proportion of clothing and footwear retailers
- Failing to cater for the more affluent sectors of the catchment

- Too many betting/payday loan shops

2.20 While the healthchecks were completed some time ago, the position has not changed materially, and the same issues apply today. Moreover, with more retail development delivered and underway in Canary Wharf, Stratford and other competing centres, and the regeneration of Elephant and Castle progressing, the need for the regeneration of Canada Water, and improvements to the scale and quality of its town centre offer, is becoming even more pressing.

CUSTOMER VIEWS

2.21 In 2014, Southwark Council commissioned ROI to carry out a series of face to face interviews to understand perceptions about Southwark's Town Centres. This identified the current importance of the Tesco superstore and mid-market multiple stores, as the main attractors.

2.22 However, the survey identified a broad level of discontent with the environment and wider offer, and the centre ranks as one of the worst centres in the borough by choice of shops and range of places to eat and drink. Over half the visitors surveyed indicated they would use the centre more if there was a broader shopping offer.

2.23 The survey also considered the profile of shoppers, identifying 25-34 year olds as the largest shopping group, and that the centre attracts the lowest proportion of affluent achievers, and a higher proportion of 'financially stretched/urban adversity groups' than other centres in the Borough and the London average. This reinforces the conclusion that the centre is failing to fully serve the needs of its current and expanding catchment.

2.24 British Land has undertaken its own customer satisfaction research for Surrey Quays Shopping Centre and Surrey Quays Leisure Park, which also suggests the centre needs to attract a wider mix of uses, more, better and more diverse shops, more and better food and beverage options, and better linkages and public realm improvements.

2.25 At the recent public consultation events in May 2017 and January 2018, the existing poor retail offer was mentioned on numerous occasions. As discussed in detail in the Statement of Community Involvement prepared by Soundings, retail has been one of the most discussed topics throughout the consultation events since 2014.

2.26 Some of the comments have included a desire for better choice, the need for more higher quality shops as well as affordable shops, a greater mix of retail including independents and high street stores, more places to eat and drink, support for a vibrant town centre that supports wellbeing and healthy lifestyles, and the need for more shops to support a growing population.

CONCLUSIONS

2.27 In summary, Canada Water has a number of strengths; its transport links, large and growing catchment, an effective 'anchor foodstore', and a reasonable selection of multiple retailers and key leisure uses.

2.28 However, the Centre is fragmented, lacks character and diversity, has a generally poor public realm and the retail/leisure and food and beverage offer is generally poor quality. As a consequence, the centre is failing to reach its potential as a Major Town centre, and as competing centres improve their offer, the need to improve the offer of the Centre, in line with current planning policies, is becoming even more pressing.

3 The Development

3.1 The Development is described in detail in the Masterplan Design and Access Statement, prepared by Allies and Morrison and the Planning Statement, prepared by DP9 Ltd. The Development comprises the phased redevelopment of the existing Surrey Quays Shopping Centre, Surrey Quays Leisure Park, the former Harmsworth Quays Printworks, the former Rotherhithe Police Station and land at Roberts Close.

3.2 The Development will provide up to 88,568 sqm GEA of Use Class A1-5 retail floorspace, 51,500 sqm GEA of Use Class D2 leisure floorspace, including a new leisure centre, and 7,500 sqm GEA of Use Class C1 hotel accommodation.

Land Use	Use Class	Plot A1 (GEA Sq.m)	Plot A2 (GEA Sq.m)	Plot K1 (GEA Sq.m)	TOTAL
Retail	A1-A5	1,028	890	-	**1,918**
Workspace	B1	16,344	21,744	-	**38,088**
Residential	C3	21,580	-	7,723	**29,303**
Leisure Centre	D2	-	5,979	-	**5,979**
Parking and Plant	-	2,610	3,414	258	**6,282**
TOTAL (excluding parking and plant)	-	**38,952**	**28,613**	**7,723**	**75,288**
TOTAL (including parking and plant)	-	**41,562**	**32,027**	**7,981**	**81,570**

Table 1: Total GEA Floorspace by use class within the Detailed Proposals

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	**86,650**
Workspace	B1	41,500	27,600	75,300	19,000	33,500	5,000	67,600	1,500	11,500	-	-	-	**282,500**
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	**7,500**
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	**35,700**
Residential	C3	27,300	23,000	38,700	13,600	60,700	44,200	41,200	57,700	27,600	4,500	-	-	**338,500**
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	700	-	150	**45,650**
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	**51,500***
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	**1,500**
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	**50,300**
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	**2,000**
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	**3,000**
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	**17,200**
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	**3,000**
Interim Petrol Filling Station	Sui Generis	-	3,000	-	-	-	-	-	-	-	-	-	-	**3,000**
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	**500**
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	**5,000**
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	**133,750**
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	**500*** **
MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)	-	**76,000**	**48,900**	**159,800**	**36,600**	**89,900**	**65,900**	**82,500**	**60,700**	**29,800**	**5,200**	**750**	**150**	
TOTAL MAXIMUM GEA CAP (SQ M) (excluding public toilets, parking and plant)	**656,200**													

Table 2: GEA Floorspace Parameters by Zone and use class within the Outline Proposals

3.3 The Detailed Proposals comprise 1,918 sqm GEA of A1-5 floorspace within Plots A1 and A2, forming the start of the new High Street on Deal Porters Way. An Illustrative Phasing Strategy is submitted with the hybrid application which will be developed over time to ensure continuity of key uses, reflecting the important role the centre plays in meeting local shopping needs. If necessary, this will include temporary retail facilities.

3.4 The Development will result in a net increase of up to 51,321 sqm GEA A1-5 and 40,140 sqm GEA D2 floorspace. Taking into account the existing and other consented A1-5 and D2 floorspace, the Development will bring the total retail/leisure floorspace at Canada Water Town Centre to approximately 110,000 sq m. The first detailed plots will comprise 1,918 sqm

GEA A1-5 floorspace and the new Leisure Centre with completion anticipated by 2022. It is expected that the majority of the new retail floorspace will be delivered after 2025.

3.5 This scale of development is consistent with the current and emerging planning policies for the expansion of the centre, and is consistent with the defined future role of Canada Water as a Major Town centre in the London Plan. There is no upper ceiling on the definition of 'Major Town Centre' in the London Plan.

3.6 The retail strategy is based upon the following broad principles:

- A key focus for retail floorspace in the new Town Centre, which will see retail uses spread across the Site, including in the new High Street, the Cuts and southern Dock Edge and the Central Cluster character areas, around the Park, along with enlivenment of the Deal Porter Square and Red Bridge Square.

- Creating a town centre that will serve a variety of different ages, genders, family types, incomes, and ethnicities, offering them a diversity of spaces, including outdoor, indoor and covered shopping, eating and drinking, public activities, entertainment, and leisure.

- The High Street will be the focus of larger-format, multiple retailers whilst the Cuts will provide opportunities for smaller, independent retailers. The neighbourhood, including the Park, will have a more locally focussed retail offer more suited to the residential nature of the area. The intention is to secure a mix of branded and independent units.

- Providing high-quality public realm which will improve 'dwell' time and encourage people to stay, rest, shop, play, eat and drink in the area.

- Developing an evening economy through the provision of cafes, bars and restaurants as well as night-time events and activities across the Site but predominantly focussed around the key public spaces, including the Town Square, the southern edge of Canada Water Dock and the Park to create vibrancy and activity across the Development. The Culture Strategy, submitted as part of the planning application, will identify objectives and approaches to boosting the evening and night-time economy.

- Complement and bolster the existing shopping facilities on Lower Road and Albion Street and Old Rotherhithe, by creating improved linkages into and through the Development, as well as signposting and public realm improvements.

3.7 Given the programme for the redevelopment of the centre, and the changing nature of retailing and leisure trends, it is not possible to specify the exact mix of uses, unit sizes, or identify potential retailers or leisure uses. As a consequence, it is necessary to retain a significant measure of flexibility, within the overall parameters set by the application.

3.8 The new centre will include a full range of key town centre uses, including a replacement large Tesco foodstore, and everyday essential retailers and services. In addition to providing a mix of multiple retailers, the centre will include provision for a wider mix of multiple and independent convenience retailers, potentially including a market, and leisure uses. However, given the pace of changes in consumer trends, and retail/leisure operators, it is not possible to prescribe individual uses or operators at this stage.

3.9 In the comparison retail sector, again the aim is to offer a retail mix that caters for everyone and will retain the current mid-market offering, but also add to the range and quality of the non- food offer, in particular including a stronger mix of clothing and footwear retailers, including both larger ‘flagship’ stores and smaller stores to accommodate niche, specialist and independent retailers. This would not necessarily include a conventional ‘department store’, but would include flagship and ‘anchor’ uses.

3.10 In contrast to the current, disjointed retail and leisure offer, and limited food and beverage offer, the new Centre will comprise a well-connected series of character areas, each with its own distinct offer and character, but each including restaurants/cafes and other key services, recognising that these now form an essential part of the mix of any successful town centre.

3.11 This character will be reinforced by events and outdoor activities, to promote vitality during the day and in the evening. An Events Management Plan will be prepared by British Land and it is anticipated this will be secured in connection with the planning permission. It is also anticipated that a licence agreement may be entered into between Southwark Council and British Land in relation to the spaces at Deal Porter Square and Redbridge Square, to allow the management and curation of events and activities on this land, so that these areas are integrated with and seamlessly blend into the Development.

3.12 The Development will reinvigorate and enhance the vitality and viability of Canada Water, including:

- Providing a wider range and mix of shops, in particular attracting better quality non-food retailers, in order to better serve the needs of the catchment, and reduce the unsustainable levels of trade ‘leakage’ to centres outside of the Borough.

- Generating high levels of pedestrian movement and activity in all parts of the Development – with associated benefits in terms of safety and commercial viability.

- Strong linkages to the existing shopping parade on Lower Road, which will benefit from better integration and spin off trade from the increased footfall in the centre.

- The creation of a unique and diverse mix of retail, leisure and cultural uses, including the integration of independent and local operators focussing on offering a unique, welcoming and memorable experience for shoppers and visitors.

- Creating a new reputation for Canada Water as a 24 hour, 7 day a week, 365 day a year shopping and leisure destination which serves the needs of all sections of its catchment, reinforcing the attractiveness of the area as a place to live and work.

- Providing a retail and leisure offer that will cater to a range of different retailers, including multiples and independents, through a mix of unit sizes, formats, lease terms and flexible and adaptable spaces which can respond to a rapidly changing retail environment.

- Acting as a catalyst for future public and private investment in the centre as it forms part of the wider vision for the Opportunity Area.

- Creating significant employment. We estimate that the number of jobs generated by the maximum quantum of retail provision alone is approximately 5,000 (based on the HCA Employment Density Guide 3rd Edition, November 2015).

3.13 The retail and leisure element of the Development is entirely in accordance with the provisions set out in the NPPF, London Plan policies 2.15, 4.7 and 4.8 as well as Core Strategy Strategic Policies 1 and 3 and the objectives of the CWAAP.

4 National Planning Policy Context

NATIONAL PLANNING POLICY FRAMEWORK

4.1 The National Planning Policy Framework (NPPF) (2012) provides national planning guidance, and is a material consideration in the determination of planning applications.

4.2 The NPPF sets out a clear presumption in favour of sustainable development. This means approving development proposals that accord with the development plan without delay, and where the development plan is absent, silent or out of date, granting planning permission unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies of the framework taken as a whole.

4.3 The NPPF sets out the Government's commitment to securing economic growth in order to create jobs. The planning system should encourage and not act as an impediment to sustainable growth, and local authorities should plan proactively to meet the development needs of business.

4.4 The NPPF seeks to ensure that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period (Paragraph 23). Section 2 'Ensuring the Vitality of Town Centres' requires that Local Planning Authorities (LPAs) should:

- *'Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *Define a network and hierarchy of centres that is resilient to anticipated future economic changes;*
- *Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*
- *Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;*
- *Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. LPAs should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;*

- *allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;*
- *set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;*
- *Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development in appropriate sites.*
- *Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity."*

4.5 The Development is fully aligned with the key objectives of the NPPF.

4.6 With regard to town centre parking, Section 4, Paragraph 40 states that *'Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate'.*

4.7 Paragraph 24 of the NPPF states that:

"Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

It further requires that '*applicants and local planning authorities should demonstrate flexibility on issues such as format and scale."*

4.8 Consequently, requirements to undertake a sequential test do not apply to this Development for the following reasons:

- First, in accordance with the above-mentioned NPPF policy, the Site is located within a Major Town Centre designation of the extant Local Plan, and within a District Town Centre of the London Plan (2016), which supports its elevation to a Major Centre.
- Second, as demonstrated in the following section, the Development Plan explicitly supports retail and other town centre uses, and new development of the scale

proposed, and the impact of this scale of development has been tested and found to be acceptable.

Draft Revised NPPF (March 2018)

4.9 The Draft Revised National Planning Policy Framework was published in March 2018. Section 7 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Further, Paragraph 86 (a) requires planning policies to *"define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and change in a way that supports a diverse retail offer, provides customer choice, allows a suitable mix of uses (including housing) and reflects their distinctive characters."*

4.10 The Draft Revised NPPF does not introduce any material changes to the adopted NPPF policy in respect of town centres.

4.11 As this Statement demonstrates, there are no material considerations which would support a different conclusion. In these circumstances, there is no policy requirement to undertake an impact or sequential site assessment for main town centre proposals. However, this report will set out our analysis of the proposals to demonstrate that they are for an appropriate scale and type of uses within the Town Centre, considering the impact of the proposals on nearby centres and alignment with town centre designation scale specifications.

5 Development Plan Town Centre Policies

5.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended), the proposed development must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.2 The relevant development plan for the site is:

- The London Plan: Spatial Development Strategy for Greater London – Consolidated with Alterations Since 2011 (March 2016);
- Southwark Core Strategy (2011);
- Southwark Plan (2007) (saved policies 2010);
- Canada Water Area Action Plan (2015).

5.3 We set out a brief assessment of the retail policies of the Development Plan below.

REGIONAL POLICY

The London Plan (March 2016)

5.4 The London Plan (2016) sets out the Mayor's spatial vision and overall strategic plan for London.

5.5 The visions and objectives established in the London Plan focus on ensuring that Londoners experience a good quality of life and this is a key theme which runs through the Plan. In light of this, the policies set out in the Plan focus on:

- Ensuring equal life chances for all addressing health inequalities, ensuring an adequate supply of good quality homes for all Londoners and sufficient social infrastructure;
- Ensuring and developing a London economy that provides jobs, goods and services Londoners need – including developing the economy, arts, culture and entertainment, retail, town centres and small shops and encouraging a connected economy;
- Mitigating the scale of future climate change and adapting to change;

- Providing a transport network enabling easy access to jobs, opportunities and facilities while mitigating adverse environmental and other impacts;

- Supporting a high quality urban living space including building neighbourhoods, inclusive environments, high quality built environments, protection of London's heritage, air and noise pollution, protection and enhancement of open and natural environments.

5.6 Canada Water is identified in the London Plan as an Opportunity Area, where development proposals should seek to optimise residential and non-residential densities, contain a mix of uses, contribute towards meeting minimum guidelines for housing and/or employment capacity, realise potential to improve public transport accessibility and support wider regeneration, as set out under Policy 2.13.

5.7 Opportunity Areas are defined in the Plan as: *"London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility".*

5.8 Canada Water Opportunity Area is identified as having an indicative employment capacity of 2,000 workers and could deliver approximately 3,000 new homes.

5.9 The text in Annex One of the Plan describes Canada Water as:

"Opportunity Area with good public transport accessibility including stations on the Jubilee and East London Line. The Area has significant potential for mixed use regeneration on infill sites and intensification of existing commercial sites focussed on the transport interchanges and the District shopping centre. Subject to retail demand Canada Water may evolve to become a Major town centre in the network and the scope for a substantial increase in the minimum new homes target and employment capacity should be explored. There is also potential to develop a new science cluster linked to an academic institution (King's College)".

5.10 Canada Water is also identified as having the potential to evolve into a Major Town Centre. A Major Town Centre is defined as:

"typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sqm of retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions".

5.11 The London Plan sets no maximum ceiling for 'Major Town Centres'.

5.12 London Plan Policy 2.15 supports the role of town centres and requires that applications within town centres should conform with policies 4.7 and 4.8 and seek to sustain and enhance the vitality of centres, accommodate economic/housing growth through intensification, support and enhance town centre competitiveness, and also be in scale with the centre.

5.13 London Plan Policy 4.7 states that in taking planning decisions on proposed retail and town centre development:

- *'The scale of retail, commercial and culture and leisure development should be related to the size, role and function of a town centre and its catchment;*

- *Retail, commercial and leisure development should be focussed on sites within town centres, or if no in centre sites are available, on sites on the edges of centres that are, or can be, well integrated within the existing centre and public transport; and*

5.14 In accordance with the NPPF, the London Plan does not require proposals within designated Town Centres to conduct sequential or impact assessments. The policies expect retail, commercial and leisure development to be focussed on sites within town centres, and require development to be of an appropriate scale for the town centre designation. Our evidence demonstrates that the Development satisfies all the above criteria.

5.15 There is no test within the NPPF or Local Plan to specifically determine the appropriateness of scale. Acceptability of scale can however be judged in the context of the current and future role of the centre identified in the development plan, and capacity assessments which identify the scale of new development likely to be appropriate. In this case, as identified later, there is explicit support for the scale of development proposed.

5.16 Paragraph 4.40 of the London Plan (2016) identifies a baseline need for an additional 0.9 – 2.2 million sqm of comparison goods retail floorspace across London by 2036. The difference in the range reflects the treatment of vacant space. If it is assumed that vacant retail space in London is unlikely to be reoccupied for retail purposes, which appeared to reflect a broad consensus view at the Examination, the requirement would be at the upper end of the range indicated.

5.17 Policy 4.8 advocates a proactive approach to planning for retailing, including; bringing forward capacity for additional comparison goods retailing, particularly in larger centres; supporting local convenience shopping and local goods and services; and supporting markets and other measures to improve their management, and enhance their offer.

Draft New London Plan (December 2017)

5.18 Draft Policy SD6 supports proposals which promote and enhance the town centres vitality and viability and directs employment, retail, leisure, night-time economy, tourism, civic, community cultural and residential uses to areas of good accessibility. The Policy further supports emphasis on mixed-use or housing-led intensification and higher-density renewal.

5.19 Part B of the Policy states that *"The adaptation and restructuring of town centres should be supported in response to the challenges and opportunities presented by multi-channel shopping and changes in technology and consumer behaviour, including improved management of servicing and deliveries".*

5.20 Table A1.1 of the Plan gives a future potential network classification as a Major Town Centre for Canada Water.

5.21 Draft Policy SD7 states that *"International, Metropolitan and Major town centres should be the focus for the majority of higher order comparison goods retailing, whilst securing opportunities for higher density employment, leisure and residential development in a high-quality environment".*

5.22 Draft Policy E9 states that *"A successful, competitive and diverse retail sector, which promotes sustainable access to goods and services for all Londoners, should be supported in line with the wider objectives of this Plan, particularly for town centres."* The Policy goes on to state that boroughs should bring forward capacity for additional comparison goods retailing particularly in International, Metropolitan and Major town centres and support convenience retail in all town centres.

LOCAL PLANNING POLICY

5.23 The adopted Local Plan comprises the Southwark Core Strategy and Southwark Plan Saved Policies. Both documents predate the NPPF and are therefore out of date. However, the policies should be afforded weight insofar as they are consistent with national and regional policy. Both the Core Strategy and Southwark Plan Saved Policies will be replaced by the emerging New Southwark Plan.

5.24 Once adopted, the New Southwark Plan will become the most up to date development plan document for the purpose of deciding planning applications in Southwark, alongside the London Plan, and is based on the most up-to-date research, data and supporting documents. The main retail evidence base documents are the NLP Retail Study Update, 2015, and the ROI 'Understanding Perceptions of Southwark Town Centres report, published in 2014.

5.25 The NLP study provides a detailed quantitative and qualitative study of the retail, leisure and other town centre uses in Southwark, and the current and future role of Canada Water and the other town centres. It includes a comprehensive assessment of the capacity for additional A1 comparison and convenience retail, A2-5 uses, and main D2 leisure uses up to 2031, which we consider later.

Southwark Core Strategy (2011)

5.26 The Core Strategy categorises Major Town Centres as:

"…important shopping and service centres. They have a mixture of different types of shops, and usually some leisure and entertainment facilities. Generally they serve people from across the borough and possibly outside the borough, and usually have over 50,000 sqm of retail floorspace."

5.27 Canada Water has long been identified as a significant opportunity for development, with Canada Water identified as a growth area in the Core Strategy in 2011 and an Action Area in the Southwark Plan (2007).

5.28 The Core Strategy seeks to create a new destination around the Canada Water Dock which combines shopping, civic and leisure, business and residential uses to create a new heart for Rotherhithe.

Strategic Policy 3 of the Core Strategy states that:-

"Through the Canada Water area action plan, we will enable the provision of around 35,000sqm of additional shopping space and increased leisure space at Canada Water to create a range of retail opportunities and improve choice, particularly for non-food shopping. Canada Water will become a major town centre."

5.29 While the proposals comprise up to a maximum of circa 50,000 sq m of additional A1-5 floorspace, the retail (A1) element is not expected to exceed the policy figure. In any event, given the longer timescale over which the development will come forward, and additional local residential and workforce catchments, we could expect a higher figure to be supportable.

The Canada Water Area Action Plan (2015)

5.30 The Canada Water Area Action Plan (CWAAP) was adopted in 2012 and later updated in 2015. The CWAAP sets out Southwark Council's vision to regenerate the Canada Water area, focussing on the opportunity to create a new town centre for Rotherhithe. The CWAAP identifies large development opportunities with the capacity to contribute significantly to the regeneration of Canada Water within the core area.

5.31 Key objectives of the CWAAP include:

- A genuine town centre and neighbourhood facilities;
- Improved connections;
- A great place to visit, to relax in and have fun;
- Better and safer streets, squares and parks;
- Providing more and better homes;
- Enhanced social and economic opportunities.

5.32 The Vision for Canada Water includes strengthening Canada Water's role as a shopping destination by expanding the amount of retail space by around 35,000 sqm and providing a much more diverse range of shops than at present as well as creating an open environment with a high-street feel, and high quality public realm and open spaces.

5.33 Further, the vision seeks to diversify and strengthen the local economy and contribute to generating over 2,000 new jobs and deliver at least 4,500 high quality new homes in the Core Area with at least 1,000 affordable housing units in the Action Area.

New Southwark Plan Proposed Submission Version (December 2017)

5.34 The policy support for the proposed development is further bolstered by the emerging New Southwark Plan Proposed Submission Version (December 2017).

5.35 Policy P30 states that town centre uses will be permitted in town centres where the scale and nature of the use is appropriate to the role and nature of the centre, A Use classes are retained or replaced; the development would not harm the amenities of surrounding occupiers or create concentrations of uses that harm the character; the development provides active frontages and new facilities such as public toilets and seating are provided. The Policy confirms Canada Water as a Major Centre.

5.36 Policy P42 supports developments which support healthy activities, including health, leisure and health related facilities in town centres where they are needed. Policy P43 supports developments which provide new leisure, arts and cultural uses, or where existing uses are retained unless they are surplus to requirements.

5.37 The Draft plan includes a series of policies which relate to protected frontages, including the control of betting shops, pawnbrokers, payday loan shops and hot food takeaways. Canada

Water does not contain any proposed protected shopping frontages, and it is not practicable to define them at this stage given the outline nature of the proposals.

5.38 The Draft Plan establishes an area vision for Rotherhithe. The Area Vision seeks to create a new destination around the Canada Water Dock which combines shopping, civic, education, and leisure, business and residential uses.

5.39 The vision aims to *"transform Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the basin and in the Harmsworth Quays Printworks. A further 35,000 m2 of retail space will be provided including a new department store and independent shops, offices and places to eat and drink".* In addition, Canada Water should provide new education opportunities and health services.

5.40 The Site is identified as an opportunity site under emerging Site Allocation NSP82. The Site Vision requires any future development to provide retail uses (A1, A2, A3, A4), a new health centre (D1) of approximately 2,000 sqm; provide new education places for 14-19 year olds (D1); new homes (C3); enhanced public realm and civic space; employment floorspace (B1) and leisure uses (D2).

6 Capacity and Need Issues

6.1 In this section we review the evidence base to establish the retail and leisure capacity and need arising within Canada Water over the plan period. .

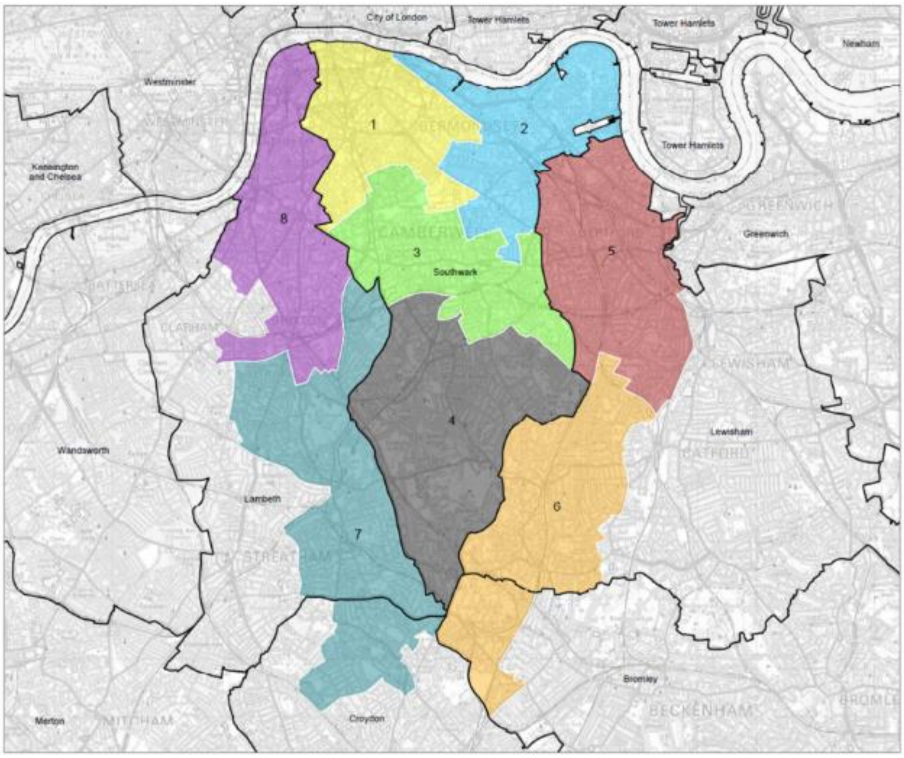
Consumer Expenditure and Comparison Goods Floor space Need in London, Summary Report, Experian (October 2013)

6.2 The need forecasts within the London Plan are underpinned by the Consumer Expenditure and Comparison Goods Floorspace Need in London, Summary Report, Experian (October 2013). This indicates a baseline requirement for circa 26,000 sqm gross additional comparison floor space in Southwark in 2036. The Development would contribute 91,461 sqm (GEA) of additional retail and leisure floorspace, and therefore contribute to a clearly defined quantitative need.

Southwark Retail Study (NLP, June 2015)

6.3 The 2015 Southwark Retail Study ('Retail Study') was commissioned by Southwark Council and prepared by Nathaniel Lichfield & Partners, building on the findings from the 2006 Southwark Retail Study prepared by GVA Grimley, which is now considerably out of date.

6.4 The Study is based on a survey of shopping patterns in Southwark, based on a series of study area zones, as illustrated below. Zones 1-4 cover the Borough of Southwark, and Canada Water is situated in Zone 2, which comprises its core catchment.



6.5 Based on increasing GLA population projections, the Retail Study notes that convenience spending is set to increase across both Southwark and Lambeth Boroughs from 2014-2031 by 21.8%, and comparison goods spend will increase by 90.7%. The proposals for additional, higher quality convenience and comparison floorspace would accommodate this increased spend.

6.6 It should be noted that the Study is based on significantly lower population projections than the population likely to come forward as part of planned developments including at Canada Water Sites C and E, Canada Water Masterplan, the Biscuit Factory, Old Kent Road and Elephant and Castle, amongst others.

6.7 Over the period up to 2031, which is the minimum time horizon for the purposes of testing the Development, the study identifies additional capacity, over and above commitments, for 50,801 sqm gross A1-5 floorspace, comprising: -

- 33,922 sqm comparison goods floorspace
- 7543 sqm convenience goods floorspace
- 9,336 sqm A3-5 floorspace

6.8 In Zone 2, which includes Canada Water, the study identifies capacity for 22,288 sqm gross A1-5 floorspace by 2031, over and above commitments, comprising:

- 3,631 sqm convenience goods floorspace
- 16,279 sqm comparison goods floorspace
- 2,378 sqm A3-5 floorspace.

6.9 The study identifies commitments at Canada Water totalling 20,511 sqm gross, comprising:

- 1,069 sqm convenience goods floorspace
- 16,094 sqm comparison goods floorspace
- 3,348 sqm A3-5

6.10 Assuming that the majority of the identified need in Zone 2 would be concentrated in Canada Water, in line with policy, taking into account both the commitments and additional capacity identified, the study demonstrates capacity for circa 42,800 sqm gross of additional A1-5 floorspace by 2031.

6.11 Based on this analysis, there is sufficient expenditure capacity to support the maximum scale of additional A1-5 floorspace which could come forward by 2033, which is anticipated to be the earliest date by which the Development could be completed. The majority of the additional space is not expected to come forward until after 2025.

6.12 While the NLP Study was carried out in 2015, we consider the data inputs and assumptions used remain valid, albeit it is noted that they are potentially conservative in light of the additional population growth expected in the area. Furthermore, the forecasts are based on constant market shares, i.e. assuming that a significant proportion of retail spend is lost from the Borough, and Zone 2 in particular. Given the transformational change which the Development will deliver, and the improved scale and quality of retail space proposed, in practice the Development will increase the level of trade retained in the area. As such, the forecasts are likely to be conservative.

6.13 In addition to the clear quantitative capacity identified, there is a compelling qualitative need for a significant increase in A1-5 floorspace, in order to address the deficiencies identified by consumer surveys and town centre healthchecks, particularly in the comparison retail and food and beverage offer. The feedback at recent Masterplan consultation events in May 2017 and January 2018 also support these findings.

6.14 There is also a recognised need to replace key leisure uses, notably the cinema, and provide additional and enhanced leisure and cultural attractions, in accordance with current and emerging planning policies.

6.15 In summary, there is a clear quantitative and qualitative need for the scale and form of additional retail and leisure floorspace proposed, which is required to deliver the transformation of Canada Water into a successful Major Town Centre, in line with planning policy. The scale of floorspace proposed is appropriate and fully consistent with the role of the centre in the wider retail hierarchy.

7 Retail Impact and Other Retail Policy Issues

7.1 There is no policy requirement to consider the impact of the additional retail or leisure floorspace at Canada Water, as the proposal is both within a defined town centre, and on a site allocated for additional retail and other town centre uses.

7.2 As detailed in section 2, the impact on the vitality and viability of Canada Water itself will be transformational, and is promoted through the London Plan and the current and emerging local planning policies.

7.3 The Development will provide additional choice and competition, increase the range and quality of retail and leisure facilities, transform the environment and public realm, and dramatically enhance the vitality and viability of the centre during the day and in the evening.

7.4 As Lower Road is within the centre, it is not relevant in policy terms to attempt to assess the impact of the new Development on the remaining parts of the centre.

7.5 However, the Development will complement, rather than compete with the more local retailers and services in this area, and in practice, as a consequence of the increased local resident and worker population, increased footfall in the centre, improved linkages, and public realm enhancements to these areas, their vitality and viability will be materially enhanced by the Development.

7.6 While it is not necessary to consider the impact of the Development on other town centres, the 2015 Retail Study includes a cumulative retail impact assessment of the regeneration of Canada Water and Elephant and Castle Town centres on other centres, notably The Blue and Peckham. As such, for the sake of completeness, we have considered the findings of this analysis, which reinforces our conclusion that the scale of additional retail floorspace is appropriate.

7.7 The Applicant is also exploring a range of ways in which to secure the vitality and viability of Lower Road, including through the design of the Development which encourages linkages with Lower Road, improving the junction and crossings on Lower Road to improve pedestrian permeability and connectivity, exploring the potential for a Business Improvement District (BID) and incentivising shoppers to visit Lower Road retailers through voucher schemes.

7.8 The Study tested the cumulative impact of 33,648 sqm Gross (25,667 sqm net) comparison goods retail floorspace at Canada Water, and a total of 33,277 sqm gross (24,958 sqm net) of commitments and proposals in Zone 1 (including 17,500 sqm gross additional retail floorspace on the Elephant and Castle Shopping Centre redevelopment).

7.9 The Study models the effects of both known commitments and new developments at Elephant and Castle and Canada Water, in the case of Canada Water assuming that circa 62% of the additional turnover, estimated at £134.8m, would come from within zone 2.

7.10 The design year used for the impact assessment is 2021, and the Study estimates that the new Development will increase the comparison retail turnover of Canada Water at 2021 from £82.9m to £210m i.e. a positive impact of 153%. The equivalent increase at Elephant and Castle is from £109.7m to £170.2 m, i.e. a positive impact of 55%.

7.11 The Study identifies the following cumulative impacts:

- Bankside/Borough 7.3%
- London Bridge 7.8%
- The Blue 25.8%
- Old Kent Road 18.6%
- Peckham 10.7%
- Camberwell 12.7%

7.12 Taking into account the effects of population and spending growth, with the exception of Bankside and The Blue, all these centres are forecast to achieve a higher comparison goods turnover in 2021 than at the base year of 2014. It is also important to note that these figures do not include the convenience goods turnover of these centres, which would be unlikely to be affected by the new developments. As such, the impact on each centre taken as a whole would be more limited.

7.13 Three other factors need to be borne in mind when considering impact.

7.14 First, the design year used in the study is unrealistic for the Canada Water scheme. A more realistic design year at which to test the completed development would be 2035 (the Development is due to be completed in 2033 and two years have been allowed to establish a mature trading pattern), and as such any impacts would be further offset by future population and spending growth. The capacity study confirms that the scale of non-food retail proposed would be fully supportable based on forecast expenditure growth alone.

7.15 Second, the scale of additional comparison retail floorspace tested at Elephant and Castle (17,500 sqm) far exceeds the current proposals for that centre, which are the subject of a current planning application. In practice, the redevelopment of the Elephant and Castle Centre will create little, if any, additional comparison retail floorspace. The main focus of the scheme is on a qualitative improvement of the retail offer, and is likely to focus on convenience, food and beverage and service uses.

7.16 Third, the Study tested a total of 33,648 sqm gross A1 comparison goods floorspace. The current proposals comprise a total increase of up to 51,321 sqm GEA A1-5 floorspace, but the increase in A1 comparison floorspace is likely to be significantly below the level tested, given the intention to include a significant level of restaurant/café uses, to address the identified deficiencies in the centre.

7.17 As a consequence, the Study is likely to have overstated the cumulative impact on existing centres such as The Blue. This would reinforce the Study's conclusion that the scale of additional comparison retail floorspace proposed at Canada Water will have no material adverse impact on any nearby centre, and is fully compliant with, and supported by, current and emerging planning policy.

7.18 The Study does not consider the cumulative impact of additional convenience goods floorspace at Canada Water. However, the main convenience element of the scheme will be the replacement of the existing foodstore, and the Study identifies capacity for additional convenience goods floorspace in the area, which would further offset any localised impact.

7.19 There is no reliable basis for assessing the impact of the additional A2-5 floorspace, or D2 leisure provision, particularly as the range and mix of uses is not fixed at this stage. The proposals include a Cinema, which would replace the existing facility, and a new leisure centre, and will materially enhance Canada Waters leisure offer, in line with policy. With the exception of the new leisure centre and cinema, the composition of the leisure offer remains to be determined at this stage.

7.20 Given the extent of redevelopment proposed, it will be important to consider the phasing of new development, and to coordinate demolition of existing town centre facilities and the likely need for the provision of replacement facilities, on a temporary or permanent basis, to ensure that the local catchment continues to have access to an acceptable range of essential goods and services. A detailed strategy covering phasing and replacement/temporary uses will be secured by way of planning conditions and/or a s106 Agreement.

7.21 Canada Water does not contain any protected frontages, and there are no current or proposed policy restrictions on the composition of uses or unit sizes. A key commercial requirement is to retain flexibility, and to incorporate a mix of uses, unit sizes, and operators, including smaller and niche/independent retailers in appropriate locations, as well as larger, multiple retailers in the prime High Street. The Parameter Plans establish the predominant ground floor uses and this helps to locate the key retail frontages within the Development.

7.22 Given the majority of the new retail space will not come forward before 2025, it is not practicable or appropriate to be prescriptive at this stage. However, the Applicant has a clear commercial objective in achieving a successful mix of uses, and a high-quality centre, offering a diverse offer to all sections of the catchment population.

7.23 In summary, the capacity and impact analysis undertaken in 2015 confirms that the scale of additional A1-5 floorspace proposed is appropriate to the planned role of Canada Water, and, to the extent that it is a relevant consideration, will not have any material adverse impact on any nearby town centre. As such, the proposals satisfy all relevant retail policy requirements.

8 Conclusions

8.1 The Development forms an essential component of the wider London Plan strategy and vision for improving and strengthening the opportunity areas and town centres across London. They will secure the transformation of Canada Water into a fully functioning major town centre.

8.2 The existing centre is relatively poor quality, lacks quality comparison retailing and cafes/restaurants, and diversity, both in terms of quality major multiple retailers and niche/specialist and independent retailers. The existing centre is disjointed, and lacks effective linkages and a high quality public realm, which the Development will deliver.

8.3 The first detailed plots will comprise 1,918 sqm GEA retail floorspace and 5,979 sqm GEA leisure floorspace, but the majority of the A1-5 retail and D2 leisure floorspace proposed will not be delivered until after 2025. The Development will be delivered on a phased basis, ensuring that new and replacement facilities are provided for key uses to ensure continuity of essential facilities to the local community.

8.4 The Development will create a new high-quality leisure and retail destination, which will provide improved choice to the local catchment, and retain more of the increased comparison retail spend within the Borough, which would otherwise be lost in unsustainable trips to competing centres outside of the Borough.

8.5 The Development will materially enhance the vitality and viability of the existing parts of the Centre, including Lower Road, by increasing the local catchment, creating increased footfall and demand as well as better linkages and public real improvements, which will be delivered in accordance with a strategy to enhance this part of the centre. Further, higher footfall will have spin-off benefits including reduced crime levels and improved security in the wider area.

8.6 The Town Centre will be a centre for social gathering and activity, lined with cafés, bars and restaurants and containing a flexible space events space for a programme of outdoor events and activities, which will be managed by British Land's subsidiary management company, Broadgate Estates, thereby ensuring the curation of spaces in the local area.

8.7 The Retail Study data shows that the Development is of an appropriate scale to accommodate the forecast retail floorspace capacity need and available spend within North East Southwark; they are fully consistent with the strategy for other town centres; and will not harm the vitality or viability of competing retail town centres within the borough.

8.8 In these circumstances, the proposed town centre uses are fully consistent with all relevant retail policies of the current and emerging Development plan, and deliver significant economic benefits which further weigh in support of the Development.

For further information please contact

freepost	CANADA WATER MASTERPLAN
telephone	020 7729 1705 (request the Canada Water Team)
email	team@canadawatermasterplan.com