A hybrid planning application for the Canada Water Masterplan has been submitted to Southwark Council, whereby the first three buildings (Plots A1, A2 and K1) are submitted in detail and the remainder of the application is submitted in outline.

This follows over four years of community engagement on the Masterplan with more than 110 public consultation and local outreach events, and a total event attendance of over 10,000. Thank you to everybody who has contributed valuable time and ideas to the discussion so far.

This document provides a brief overview of the scheme and information about the content of the planning application. You will also be able to find out how and where to view the full suite of application documents and how to make comments on the application to Southwark Council.

All the planning documents are available to view at this event and the project team are on-hand to guide you through the information, or answer any questions you may have.
A truly mixed-use development with a balance of homes, shops, leisure and workspaces:

- c. 3,000 homes, over 15 years, with a range of housing types and tenures
- 270 homes in the first 3 buildings - with 35% affordable housing, including 70% of these at social rent levels*
- Up to c. 20,000 new jobs
- c. 300,000 m² workspace (scale of More London)
- c. 200,000 m² of retail, leisure, entertainment, community facilities (school/health) and hotel. As well as a new leisure centre.
- Substantial improvements to education, health and social infrastructure for all ages
- Improvements to Canada Water and Surrey Quays stations, new bus routes, cycle facilities and town centre parking
- 12 acres of public squares, streets and gardens including a new High Street, Town Square, Park and enhanced edges to Canada Water Dock.

*subject to grant availability.

OVERVIEW OF THE PROPOSALS

On 11 May 2018, a planning application was submitted for the Canada Water Masterplan. This includes the comprehensive redevelopment of approximately 53 acres (that’s about the same size as 29 international football pitches), including:

- The Surrey Quays Shopping Centre
- Former Harmsworth Quays Printworks
- Surrey Quays Leisure Park
- Former Dock Offices Courtyard
- Former Rotherhithe Police Station
- Land at Roberts Close

Supporting the aspirations of the Mayor of London and Southwark Council, the Canada Water Masterplan is an ambitious project that provides a new network of pedestrian focused streets, parks, squares and open spaces connected with the surrounding community. It activates these public spaces with a wide range of activities including workspace, shops, cafés, restaurants, community facilities, leisure, social infrastructure and new homes for a range of ages, incomes and life stages.

The first three buildings, known as Plots A1, A2 and K1, will deliver new homes, shops, restaurants, workspace and a new leisure centre (a location map is on page 2 and an image and short description of each can be found on page 3.) As part of the first phase, significant improvements to the public streets and spaces are proposed, including:

- Landscaping the former Dock Offices Courtyard
- Redesigning the west edge of Canada Water Dock
- Providing the northern section of the new High Street

In addition, British Land has entered into a Master Development Agreement (MDA) with Southwark Council. This is an umbrella agreement which sets out the obligations and responsibilities of both parties to enable the coordinated development of the Masterplan. Separately, Southwark Council is the local planning authority and will determine the planning application towards the end of 2018.

Please see page 2 for a summary of the main spaces and places - and page 3 for an overview of the local offer.
**Dock Offices**
The Dock Office buildings are retained & the courtyard becomes an enlivened public space.

**Former Rotherhithe Police Station**
We have applied for interim business use until it is redeveloped as part of the Masterplan.

**New route**
A new pedestrian and cycle link to/from Lower Road.

**New leisure centre**
Responding to Southwark Council’s brief for a replacement Seven Islands Leisure Centre.

**Canada Water Dock**
Ecological enhancements to the western edge of Canada Water Dock, a planted and active edge to the south and a potential new boardwalk.

**High Street**
A new open-air high street with national and independent retailers, restaurants & cafés.

**Dock link & ‘The Cuts’**
An intimate network of pedestrian streets with a mix of smaller shops, cafés / restaurants & workspace.

**Town Square**
A new Town Square with event space, fountains, food and drink and a hotel.

**Tesco petrol station**
Will be moved to an interim location to allow the building of Plot A2.

**Town centre parking**
A multi-storey car park will complement the car park under Tesco (location to be confirmed - Zone C or E, shown above).

**Surrey Quays Station**
Potential new entrance to Surrey Quays Station (existing entrance also retained).

**Lower Road Gateway**
A prominent and accessible connection with Lower Road.

**Park Walk**
A key pedestrian and cycle route that connects Russia Dock Woodland and Southwark Park.

**Tesco store relocated**
A similar sized store with continuous service. Relocation allows a new link to Greenland Dock and new homes are provided above the relocated store.

**Park**
A new park that connects many routes through the site. It includes activities at the edges and a park hub.

**Printworks Press Hall**
The Printworks has temporary permission as an events space. The Masterplan includes options to retain and re-purpose the press hall, or redevelop to provide homes and workspace.
British Land is a long term investor in the Canada Water area. To date we’ve supported a wide range of groups and activities and have invested over £250,000 in local community projects and initiatives since 2014, as well as providing volunteers, work experience and pro-bono support to a range of local projects.

Upon completion, it is anticipated that the Masterplan will deliver:

**New homes**
- c.3,000 new homes across the Masterplan, across a range of types, tenures and price points.
- The first three buildings will deliver 270 homes and achieve 35% affordable housing, split 70% social rent levels and 30% intermediate rent.*

**Schools & health**
- Expansion of an existing primary school, space for a Sixth Form, aspiration for higher education offer.
- Space for a new health centre.

**Improved leisure offer**
- Diverse range of shops, entertainment and leisure to suit a range of budgets, including a new leisure centre, and cinema.

**New public spaces**
- 12 acres of new public streets and spaces.
- Including a new high street, new park and town square, creating opportunities for people to mix and meet.

**Revenues generated over 15 years**
- Community Infrastructure Levy (approx. £90m)
- Business Rates (c.£80 m p/a)
- New Homes Bonus (c.£18m over a four-year period)
- S106 planning obligations.

The **Social Regeneration Charter** will help prioritise, track and understand the impact of changes in the local area as the Masterplan comes forward. Working with the local community in partnership with Southwark Council, we aim to maximise the opportunities the Masterplan will bring and ensure the local community can access these. This builds on work so far, with the Paper Garden at the Printworks being created with input from over 1,000 local people of all ages so far, including students from Redriff and St Johns, plus over 40 local residents with a business idea being supported through our Start Up and Thrive Programme.

**Boosting the local economy**
- c.20,000 jobs across a range of sectors.
- Bespoke programmes to help local people of all ages access jobs, including apprenticeships and training.
- A major commercial centre and High Street.
- Supporting local businesses, existing and new, to grow and access new opportunities.
- c.£90m spent locally each year (forecast).

**Joined-up approach to local transport**
- Improvements to Canada Water and Surrey Quays stations.
- New bus routes, cycle facilities and town centre parking.

**History & culture**
- Embracing history and culture through activities on site, working with local groups.
- Recognise and celebrate the area’s strong culture. This includes reflecting it in building design.

**A sustainable development**
- A range of ecological improvements including restoring the wetland habitat at Canada Water Dock.
- A network of green spaces to promote habitat connectivity and interaction with wildlife.
- Pedestrian and cycle routes to encourage healthy and active lifestyles.
- Sustainable and energy efficient buildings.

**FIRST DETAILED PLOTS: HEADLINE SUMMARY**

**Plot A1**
A mixed-use scheme with retail and workspace at lower levels and homes above. Plot A1 is formed of a 35-storey tower, with three lower buildings of 6 storeys. It will provide 186 new homes, from studios to 3-bed, with some intermediate affordable homes.*

**Plot A2**
A 6-storey mixed-use building that steps-down towards neighbours. Including a leisure centre at ground and basement levels, retail units along the High Street and workspace at upper levels.

**Plot K1**
Provides 84 new homes in a 5-6 storey building. It will be social and intermediate affordable housing, split 71% social rent and 29% intermediate rent,* including 1-bed to 3-bed housing.

*subject to grant availability.
Illustrative view of the Park looking east (see viewpoint 2, page 2)

Illustrative view of the Town Square looking east (see viewpoint 3, page 2)
FORMAT OF THE PLANNING APPLICATION

Given the size of the site and the nature of the development, the application is submitted as a ‘Hybrid Application’. This is typical on large development projects as delivery will happen over a number of years and it needs to retain flexibility to respond to changing social, community and market requirements.

The Detailed Proposals

The detailed proposals for Plots A1, A2 and K1 include full details with detailed plans, sections and elevations, alongside computer generated images (CGIs) of how the buildings will appear.

The Outline Proposal

The remainder of the Masterplan is an outline application. This establishes the parameters within which future buildings can come forward, including the height, scale and the amount of different uses being proposed.

These are submitted for approval in three Control Documents called the Development Specification, the Parameter Plans and the Design Guidelines (see more information on each to the right). These are supported by a suite of other documents and assessments, including a full Environmental Statement, Transport Assessment and Viability Appraisal.

The details of each ‘outline’ building would be subject to further consultation as they come forward, as part of future Reserved Matters Applications.

A guide to the three ‘Control Documents’ and the ‘Illustrative Masterplan’.

Development Specification: Defines the development content, including the mix of uses, amount of floorspace for each use, open space and parking; and provides a broad description of each of the Parameter Plans.

Parameter Plans: These are a series of drawings that define the maximum and minimum physical size of plots and buildings. They also set out the vehicle and pedestrian access points, road layouts and areas of landscaping and public space.

Design Guidelines: Design Guidelines are a set of binding standards and guidance for the detailed design of future buildings and public space. These guide many aspects from design and materiality to access routes, specific areas of use and many more.

The Illustrative Masterplan: This is the tool used to present the planning application in an accessible way, including for consultation. It shows one way the development could come forward within the parameters set by the three control documents. A number of drawings such as the Illustrative Masterplan on page 2 and illustrative visualisations are used to convey this.

Example diagrams showing (1) a development zone with maximum building parameters, and (2) how this may come forward in the illustrative Masterplan, meeting requirements of all the control documents.
For a quick summary of the planning application please read documents 2 (Planning Statement) and 49 (Environment Statement Non Technical Summary). Below we have identified some of the key themes raised during the pre-application consultation (this list is not exhaustive) alongside where the main sources of information can be found in the planning application documents. As a starting point, it is suggested that you read the Design and Access Statement (volumes I to VI relate to different aspects of the proposals) as this describes the thinking behind many of the design decisions made during the development of the Masterplan.

Consultation

Key docs 14

Housing & affordable housing

Key docs 2, 3 8

Health, education & childcare

Key docs 3, 17 18 44, 48

Transport, movement & parking

Key docs 2, 6 7 27, 33, 37, 40

Jobs & training

Key docs 2 17

Building scale, distribution & density

Key docs 4 5 6 26, 32, 38, 39, 46, 48

Inclusivity, culture & leisure

Key docs 7, 17 19 20 21

Community legacy

Key docs 9 17 18, 20, 22

Landscape, trees, ecology & biodiversity (including Canada Water Dock)

Key docs 6 9, 22 23 37 44 48

Architectural design

Key docs 5 6, 25 26 31 32 37, 38 39 46

Daylight, sunlight and views

Key docs 24 30, 43 44 46

Environmental sustainability

Key docs 7 9 10 23, 28, 34, 35, 41 44 – 48

Construction & phasing

Key docs 2, 7 12 16 29, 36, 42

Detailed Application (the first three detailed plots):

Plot A1 Detailed Application

25 Architectural Drawings, Area and Accommodation Schedule
26 Design and Access Statement, Volume III: Plot A1
27 Transport Statement
28 Sustainability and Energy Statement
29 Construction Management Plan
30 Internal Daylight and Sunlight Assessment

Plot A2 Detailed Application

31 Architectural Drawings and Area Schedule
32 Design and Access Statement, Volume IV: Plot A2
33 Transport Statement
34 Sustainability Statement
35 Energy Statement
36 Construction Management Plan

Zone A Detailed Application

37 Design and Access Statement, Volume V: Zone A Public Realm

Plot K1 Detailed Application

38 Architectural Drawings, Area and Accommodation Schedule
39 Design and Access Statement, Volume VI: Plot K1
40 Transport Statement
41 Sustainability and Energy Statement
42 Construction Management Plan
43 Internal Daylight and Sunlight Assessment

Environmental Statement:

44 Volume I: Main Chapters
45 Volume II: Figures
46 Volume III: Townscape, Built Heritage and Visual Assessment
47 Volume IV: Technical Appendices
48 Non-Technical Summary (NTS)
Viewing the planning documents
The planning documents are available to view on Southwark Council’s Planning Register (www.southwark.gov.uk/planningregister) by searching case reference number 18/AP/1604 or ‘Canada Water Masterplan’. They are also available at Canada Water Library or at My Southwark Service Points.

In addition to Southwark Council’s statutory consultation process, we would like to ensure that the planning documents are easily available and accessible locally, and are holding drop-in events of all the planning documents - please pick up a newsletter for full details.

Our website, www.canadawatermasterplan.com, also contains information regarding the planning application, key planning documents available to download, event details and Frequently Asked Questions.

Comment on the application
You can make your formal comments on the application by visiting Southwark Council’s Planning Register at www.southwark.gov.uk/planningregister. Alternatively, you can write to: Southwark Council, Chief Executive’s Department, Planning Division, Development Management, PO Box 64529, London SE1 5LX.

Your comments will then be taken into consideration by Southwark Council in their determination of the application. The case reference number is 18/AP/1604 and Southwark Council’s Statutory consultation period will run until 20th July 2018.

Next steps & ongoing engagement
A decision on the planning application is expected later in 2018. If planning permission is granted, the first three buildings would be built-out from 2019 to 2022. The anticipated completion date for the full Masterplan would be 2033.

Beyond the statutory consultation period we will continue to work with the local community to discuss key themes, reserved matters, community involvement and more. British Land will also continue to meet with statutory bodies including Southwark Council, the Greater London Authority and Transport for London during the determination period to discuss key areas of the Masterplan and we will provide updates on these at topic sessions.

Soundings will remain the point of contact (details below) and British Land will continue to attend local meetings and forums.