

**Head of Development Management**

Southwark Council

Regeneration and Neighbourhoods

Planning and Transport

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12<sup>th</sup> October 2018

Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)  
(ENGLAND AND WALES) REGULATIONS 2011**

**CANADA WATER MASTERPLAN, ROTHERHITHE, SE16**

In May 2018, BL CW Holdings Ltd, a subsidiary of British Land Company Plc (the "Applicant") hereafter referred to as "British Land", submitted a hybrid planning application ("the Application") to Southwark Council (planning application reference: 18/AP/1604) (the 'Application') for the Canada Water Masterplan. The Application is made in respect of 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'). The Application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved (the "Detailed Proposals") and outline development proposals for the remainder of the Site, with all matter reserved (the "Outline Proposals"). The Detailed Proposals and the Outline Proposals together are referred to as the "Development".

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

Following a period of statutory consultation on the Application, the Applicant is submitting amendments to the proposals for the Development and further details. The Environmental Statement ("ES") submitted in support of the Application has been reviewed in light of the design amendments and further details and an addendum to the ES is submitted which assesses and reports on any changes



to the residual likely significant environmental effects previously identified.

Accordingly, we enclose with this letter a pack of further submission information comprising amendments to the proposals for the Development for which planning permission has been applied for pursuant to the Application, which is currently under consideration.

## **Description of Development**

As a result of the amendments, it is necessary to make the following changes to the description of development:

*“Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:*

*Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of tall buildings (up to **138** ~~162m~~ AOD) and up to 656,200sqm (GEA) of floorspace comprising the following mix of uses: retail (Use Classes A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation, leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets, nightclub, flexible events space, an energy centre, ~~an interim~~ and permanent petrol filling station, a primary electricity substation, 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 **the following**: ~~three Plots in Phase 1~~:*

*Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building (129.4m AOD), plus a basement;*

*Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure centre (D2), retail (A1-A5), and workspace (B1) in a 4, 5 and 6 storey building plus a basement.*

*Plot K1 (east of Roberts Close) to provide **79** ~~84~~ residential units (C3) in a 5 and 6 storey building.*

***Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide an 8-pump petrol filling station with kiosk, canopy and forecourt area.***

*Each plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.*

*The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).”*

## **Further Submission Pack**

The further submission pack comprises the following amended/additional documents as set out below. All documents for approval which are affected by the Proposed Amendments and any other documents where a replacement is necessary have been directly substituted and are referred to as a “Replacement



Document”. Where further information or clarification is provided, an “Additional Document” is submitted. The Additional Document should be read in conjunction with the original document as submitted in May 2018. “New Documents” are provided in relation the Interim Petrol Filling Station (IPFS), which is now coming forward in detail. Only documents which are new, amended or replaced are listed here – for a full list of the submitted documents please refer to Appendix 1 of the Development Specification.

*The documents submitted for approval of the Outline Proposals:*

- Development Specification, prepared by DP9 Ltd and dated October 2018 [[Replacement Document](#)];
- Parameter Plans, prepared by Allies and Morrison and dated October 2018 [[Replacement Document](#)];
- Masterplan Design Guidelines Public Realm, prepared by Townshend Landscape Architects and dated October 2018 [[Replacement Document](#)];

*The documents submitted for approval of the Detailed Proposals:*

- Plot A1 Proposed Drawings, prepared by Allies and Morrison and dated October 2018 [[Replacement Document](#)];
- Plot A2 Proposed Drawings, prepared by Allies and Morrison and dated October 2018 [[Replacement Document](#)];
- Plot K1 Proposed Drawings, prepared by Morris and Company and dated October 2018 [[Replacement Document](#)].

*The documents submitted in support of the Outline Proposals:*

- Application Form, prepared by DP9 Ltd [[Replacement Document](#)];
- CIL Additional Information Requirement Form, prepared by DP9 Ltd [[Replacement Document](#)];
- Addendum to the Environmental Statement, prepared by Waterman, including addendum to the Townscape, Built Heritage and Visual Impact Assessment, prepared by Tavernor Consultancy and dated October 2018 [[Additional Document](#)];
- Addendum to the Transport Assessment, prepared by Arup and dated October 2018 [[Additional Document](#)];
- Illustrative Phasing Plan, prepared by Allies and Morrison Architects and dated October 2018 [[Replacement Document](#)];
- Addendum to the Arboricultural Survey and Impact Assessment, prepared by Waterman and dated October 2018 [[Additional Document](#)];
- Daylight and Sunlight Report, prepared by GIA and dated October 2018 [[Replacement Document](#)];
- Open Space Strategy, prepared by Quod and dated October 2018 [[Replacement Document](#)];



*The documents submitted in support of the Detailed Proposals:*

- Plot A1 Area and Accommodation Schedule, prepared by Allies and Morrison Architects and dated October 2018 [\[Replacement Document\]](#);
- Addendum to the Plot A1 Design and Access Statement, prepared by Allies and Morrison Architects and dated October 2018 [\[Additional Document\]](#);
- Addendum to the Plot A1 Transport Statement, prepared by Arup and dated October 2018 [\[Additional Document\]](#).
  
- Plot A2 Area Schedule, prepared by Allies and Morrison Architects and dated October 2018 [\[Replacement Document\]](#);
- Addendum to the Plot A2 Design and Access Statement, prepared by Allies and Morrison Architects and dated October 2018 [\[Additional Document\]](#);
- Addendum to the Plot A2 Transport Statement, prepared by Arup and dated October 2018 [\[Additional Document\]](#).
  
- Plot K1 Area and Accommodation Schedule, prepared by Morris and Company and dated October 2018 [\[Replacement Document\]](#);
- Addendum to the Plot K1 Design and Access Statement, prepared by Morris and Company and dated October 2018 [\[Additional Document\]](#);
- Addendum to the Plot K1 Transport Statement, prepared by Arup and dated October 2018 [\[Additional Document\]](#);
- Plot K1 Internal Daylight and Sunlight Assessment prepared by GIA and dated October 2018 [\[Replacement Document\]](#).

*Documents submitted for approval of the IPFS:*

- IPFS Proposed Drawings, prepared by Merlango and dated October 2018 [\[New Document\]](#);

*Documents submitted in support of the IPFS:*

- IPFS Arboricultural Impact Assessment: Statement of Conformity, prepared by Waterman and dated October 2018 [\[New Document\]](#);
- IPFS Design and Access Statement, prepared by Merlango and dated October 2018 [\[New Document\]](#);
- IPFS Transport Statement, prepared by Arup and dated October 2018 [\[New Document\]](#);
- IPFS Area Schedule, prepared by AECOM and dated October 2018 [\[New Document\]](#).

## **Summary of the Proposed Amendments**

### *Outline Proposals*

In response to consultation responses received, the tallest towers in Development Zones D and F and part of the podium massing in Development Zone C have been reduced in height with some of the massing redistributed to central parts of the Site in Development Zones D, F, H and J. The revised



massing has been assessed in terms of its environmental effects, as set out in the Addendum Environmental Statement. The Townscape, Built Heritage and Visual Impact Assessment concludes that the proposed massing changes are overall beneficial and in particular, will have a positive impact on the views of Tower Bridge from London Bridge at Points A and B.

In addition, the extent of the basement area under the Park has been reduced.

The changes summarised above do not alter the total maximum amount of floorspace being applied for, as set out in Table 3 of the Development Specification. Although there are some very minor changes to certain land uses within Development Zones, the total maximum floorspace per land use and per Development Zone remains the same.

#### *Plot A1*

Further study has been undertaken to develop the landscaping design for the communal amenity terrace on Level 6 of the building. The revised landscaping design and layout has been developed following additional wind testing, with a review of all canopy structures, planters and level changes, to ensure the best possible wind conditions for the various uses of the terrace and to provide residents with a better experience of the amenity space. In addition, the amount of balustrading has been reduced to minimise any impact on the LVMF viewing corridor.

The office entrance hall layout at ground floor level has been slightly amended to create a more central route through the building and to the main reception. This revision results in a minor shift of 39 sq m GIA from retail (A1-A5) to workspace (B1).

The residential entrance lobby and amenity area on level 1 has been amended which reduces the residential (C3) GIA by 59 sqm. A mezzanine has also been added over the loading bay to provide sufficient building management facilities - this results in an increase in workspace (B1) GEA of 170sqm and GIA of 130sqm.

#### *Plot A2*

Following discussion with officers at Southwark Council and feedback from local residents, the rear massing facing Hothfield Place has been further set-back to further reduce any perceived sense of enclosure to the properties on Hothfield Place. The proposed massing on Level 01 has been set back an additional 3 metres with the stepped, planted terraces on the levels above commensurately set back a further 3 metres. The additional setbacks of the planted terraces increases the distance between Plot A2 and the residential properties Hothfield Place. As a result of the massing changes, alterations to the internal layout of the leisure centre and the office floors above is also proposed.

#### *Plot K1*

In response to consultation responses received, the façade design and materiality of Plot K1 has been altered with a lighter tone of brick now proposed, along with metal corner balustrades, more articulation of the inset corner balconies and more textural depth to the base of the building. These architectural changes give the building a lighter appearance with more textural and material variation to better articulate the top, middle and base of the building.



The residential unit mix within Plot K1 has been updated to provide more affordable family units and ensure that Plots A1 and K1 together provide at least 60% 2+bedroom units of which 20% are 3+bedroom units, in line with Southwark Core Strategy Policy 7. The changes result in the loss of 10 x 1-bedroom units and the addition of 5 x 3-bedroom units. The overall number of residential units within Plots A1 and K1 therefore decreases from 270 to 265. The table below sets out the detailed unit mix across the two plots:

Unit Size	Plot A1			Plot K1		
	Private	Social Rented	Intermediate	Private	Social Rented	Intermediate
Studio	10	0	0	0	0	0
1-bed	82	0	0	0	11 (-8)	3 (-2)
2-bed	70	0	8	0	17	9
3-bed	16	0	0	0	28 (+4)	11 (+1)
<b>TOTAL</b>	178	0	8	0	56	23
	<b>186</b>			<b>79</b>		

In response to a representation received from the Friends of Stave Hill and Friends of Russia Dock Woodland regarding concerns about the overshadowing impacts of Plot K1 on the Stave Hill Ecological Park, a study has been undertaken jointly by GIA and Waterman Ecology to assess the potential impact of the Development on the Local Nature Reserve.

The Report concludes that any impacts of overshadowing upon the Local Nature Reserve will be insignificant due to the limited extent of the overshadowing predicted at the end of each day's daylight period and the overall minimal reduction in annual sunlight hours.

The modelling exercise undertaken demonstrates that overshadowing is predicted at the end of each day's daylight period, after the butterflies would have generated enough heat to raise their metabolism to fly. There is no overshadowing impact on the structured hop planting area, the orchard area or butterfly area during the summer months of May to July. In addition, the overshadowing amounts to a reduction of less than 10 hours of shading per annum over parts of the structured hop planting area and orchard area only. The overshadowing impact will therefore not be of a magnitude as to affect the habitat conditions or life cycle stages of butterflies or other species.

The Addendum to the Environmental Statement provides further information on this and includes the full report as an Appendix.

### *Interim Petrol Filling Station*

As part of the Application submitted in May, proposals for an Interim Petrol Filling Station (IPFS) were submitted in outline. Full design details for the IPFS are now being submitted as part of this further submission in order to allow for the relocation of the existing Petrol Filling Station and therefore enable the redevelopment of Plot A2. The IPFS will be similar to the existing facility, with an 8-pump layout, kiosk and canopy. The landscaping proposals submitted for the IPFS including a new, planted pedestrian route from Lower Road to the Surrey Quays Shopping Centre.





The table below summarises the key design changes to the Outline and Detailed Proposals and the main documents to refer to for a more detailed explanation of each of the changes.

<b>Change/Amendment</b>	<b>Key Documents for reference</b>
<b>Outline Proposals</b>	
Height of tower in Zone D reduced from +162m AOD to +138m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Height of tower in Zone F reduced from +133m AOD to +125m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Height of tower in Zone F reduced from +124m AOD to +116m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Height of part of the podium in Zone C has been reduced from +35m AOD to +30m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Height of part of Zone H increased from +45m AOD to +49.2m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Height of northern part of Zone J facing the Park increased from +45m AOD to +48m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Part of podium of Zone F increased from +45m AOD to +49m AOD	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Changes to the height of the eastern part of Zone D, increasing to +49m AOD in part and sloping down to +21.5m AOD.	Parameter Plans Townscape Built Heritage and Visual Impact Assessment
Reduction in the extent of the basement area under the Park	Parameter Plans
<b>Detailed Proposals - Plot A1</b>	
Landscaping redesign of the amenity terrace on Level 6	Addendum Design and Access Statement Addendum to the Environmental Statement: Wind Chapter
Minor alterations to the internal layout	Proposed Drawings Addendum Design and Access Statement
<b>Detailed Proposals - Plot A2</b>	
Changes to the stepped massing of the rear elevation	Proposed Drawings Addendum Design and Access Statement Daylight and Sunlight Report
Minor alterations to the internal layout	Proposed Drawings Addendum Design and Access Statement
<b>Detailed Proposals – Plot K1</b>	
Changes to internal layouts, including the mix of unit sizes to provide more 3-bedroom units	Planning Drawings Accommodation Schedule Addendum Design and Access Statement
Changes to the façade design including the corner balconies and materiality	Planning Drawings Addendum Design and Access Statement
Study into the overshadowing impact of Plot K1 on the Stave Hill Ecological Park	Addendum to the Environmental Statement: Appendix 16.1
<b>Detailed Proposals - IPFS</b>	
Detailed proposals for the Interim Petrol Filling Station (IPFS)	IPFS Proposed Drawings IPFS Design and Access Statement IPFS Transport Statement



## Ongoing Community Consultation

British Land is committed to an ongoing dialogue with local residents and interest groups and has continued to engage with the local community following the submission of the planning application. Since the submission in May, British Land has held a number of planning application information events for the local community, engaging with over 1,000 people. The series of events in late June/early July included the following:

- 6 public planning application drop-in sessions at the CWM Hub in Surrey Quays Shopping Centre
- 3 information sessions for neighbours most directly affected by the first three plots (A1, A2, K1)
- Presentations to Bermondsey and Rotherhithe Community Council, Canada Water Consultative Forum, and Rotherhithe Area Housing Forum
- Pop ups at local festivals – Bermondsey Carnival, Rotherhithe Festival

In addition, British Land has continued to attend local events and meetings, from community councils to police ward panels, as well as meeting with local groups, tenant and resident associations and individual residents.

In May 2018, British Land introduced a *Local Communications Commitment* which sets out how they will respond to all correspondence and requests for information in a fair and timely manner, as well as ensuring GDPR compliance. This is an ongoing commitment and British Land will continue to work with the local community to discuss key themes, reserved matters, community involvement and more.

## Summary

We welcome your feedback on the enclosed addendum pack and look forward to hearing from you in due course. Should you have any queries or require any further information, please contact Hugh Sowerby or Alice Lilly of this office.

Yours sincerely,

**DP9 Limited**