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14th June 2019

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

**CANADA WATER MASTERPLAN, ROTHERHITHE, SE16 – FURTHER AMENDMENTS
AND ADDITIONAL INFORMATION**

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 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 and the Interim Petrol Filling Station (IPFS) for which no matters are reserved (the ‘Detailed Proposals’) and outline development proposals for the remainder of the Site, with all matters 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.

In October 2018, following a period of statutory consultation, the Applicant submitted amendments to the application and further details. The October 2018 submission included detailed proposals for the



IPFS as well as design changes to the Detailed Proposals and massing changes to the Outline Proposals. In February 2019, further minor amendments relating to the Development, which included a reduction in residential parking provision for the Outline Proposals and minor design changes to the Detailed Proposals, were submitted.

The Applicant is now submitting additional information and further minor amendments which relate to the Development. 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.

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 of the Development.

Description of Development

The proposed amendments do not alter the description of development as per the October 2018 submission.

Summary of the Proposed Amendments

Outline Proposals

Design Guidelines

Following further consultation with Southwark Council officers, minor changes to the Masterplan Design Guidelines are proposed. The changes relate to detailed wording of a small number of the guidelines. These changes do not alter the design principles and concepts set out in the previous May 2018 version.

Affordable Housing

An Addendum to the Housing Statement is submitted to reflect an increased affordable housing offer for the Outline Proposals. The initial offer comprised 35% affordable housing across the first detailed residential plots (A1 and K1) with a policy compliant tenure split (70% Social Rent and 30% Intermediate), with the levels of affordable housing within the residential phases forming part of the Outline Proposals to be determined pursuant to future viability reviews.

Following detailed analysis by the Council and its independent advisors and further discussions between the Council and British Land, British Land is now committing to deliver 35% affordable housing by habitable room across the Development with a tenure split of 70% Social Rent in line with Southwark's Rent Standard and 30% Intermediate in line with the income caps set by the GLA. In addition, British Land are committing to undertaking early and late stage viability reviews in the future which could result in more affordable housing being provided. The revised affordable housing proposal is significantly in excess of the maximum reasonable provision based on the agreed viability



position. Placemaking growth has been included within the appraisal and British Land is therefore taking a commercial view on the future performance of the Development. British Land recognise the pressing local and regional need for affordable housing as well as the importance of delivering mixed and balanced communities, and is committed to delivering on the strategic policy aims of the Canada Water Opportunity Area. The increased affordable housing offer will give certainty of affordable housing delivery across the site, which meets local need.

The assessment of the likely significant socio-economic impacts associated with the Development contained within the ES has been updated to reflect the new housing proposal.

Highways

Since the submission of the Application in May 2018, Transport for London (TfL) and Southwark Council have been progressing the design of the following local public highway schemes within the vicinity of the Site:

- Cycle Superhighway 4 (CS4) (Jamaica Road corridor, Evelyn Street corridor) (TfL);
- Lower Road gyratory including CS4 (Southwark Council);
- Rotherhithe to Peckham cycle route (Future Route 12) (Southwark Council).

Whilst the local public highway schemes were acknowledged as forthcoming within the ES and Transport Assessment, they were still at an early stage in the design process and there was insufficient detail available to justify them being included within the technical analysis. Following further design development by Southwark Council and TfL and further progress in relation to their future delivery since the submission of the planning application in May 2018, Southwark Council has requested a further assessment of the traffic effects related to the Development if these three local public highway schemes are assumed to be in operation, and thus to form part of a future baseline scenario.

Additional strategic highway modelling with these three local public highway schemes has been undertaken, the results of which are presented within the Transport Assessment Addendum. The Addendum to the ES is also submitted with updated technical assessments relating to 1) transportation and access, 2) noise and vibration and 3) air quality, which are directly related to the traffic impacts of the Development.

Detailed Proposals

Interim Petrol Filling Station

Minor amendments to the IPFS are proposed, which comprise:

- Re-positioning of the below ground fuel tanks (the depth of the tanks remains unchanged);
- Increase in the height of the retail kiosk to adequately allow for services installation (the height of the kiosk remains below the height of the overall canopy);
- Removal of the existing staircase on the southside of the overflow car park. The proposed replacement pedestrian and cycle staircase will be installed prior to the existing staircase being removed.



To reflect the above changes, the IPFS drawing pack has been updated. There is no change to the submitted area schedule as a result of the amendments.

Further Submission Pack

The further submission pack comprises the amended/additional documents 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, October 2018 or February 2019 (as applicable). Only documents which are additional 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 in respect of the Outline Proposals:

- Design Guidelines Volume I: Masterplan, prepared by Allies and Morrison and dated June 2019 [\[Replacement Document\]](#);
- Development Specification, prepared by Allies and Morrison and dated June 2019 [\[Replacement Document\]](#).

The documents submitted for approval in respect of the Detailed Proposals:

- IPFS Proposed Drawings, prepared by Merlango and dated June 2019 [\[Replacement Document\]](#);

The documents submitted in support of the Development:

- Environmental Statement Addendum, prepared by Waterman and dated June 2019 [\[Additional Document\]](#);
- Transport Assessment Addendum, prepared by Arup and dated June 2019 [\[Additional Document\]](#);
- Housing Statement Addendum, prepared by Quod and dated June 2019 [\[Additional Document\]](#);
- Housing Statement Addendum Executive Summary, prepared by Quod and dated June 2019 [\[Additional Document\]](#).

The Development Specification has only been updated to reflect the updated full list of submission documents in Appendix 1. There are no other changes to this document.

Further Environmental Information

The information relating to the ES which forms part of this submission is further information for the purpose of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Accordingly, Regulation 22 of those regulations applies to it and we would be grateful if the Council



would comply with the relevant requirements regarding publication and consultation on this further information as soon as possible, so as to allow for the timely determination of the Application.

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