

Planning Committee

Wednesday 25 September 2019

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.2

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Tabled item – members' pack

Welcome to Southwark Planning Committee

25 & 30 September 2019

MAIN ITEMS OF BUSINESS

Item 5.1 - 18/AP/1604

The Canada Water Masterplan

Land bounded by Lower Road, Redriff Road,
Quebec Way and Surrey Quays Road and Site at
Roberts Close, SE16

Southwark Free Wi-Fi password

Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Barrie Hargrove



Councillor Margy Newens



Councillor Adele Morris



Councillor Damian
O'Brien



Councillor Catherine Rose

Item 5.1 – Canada Water Masterplan

Full Planning Application – 18/AP/1604

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 138m 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

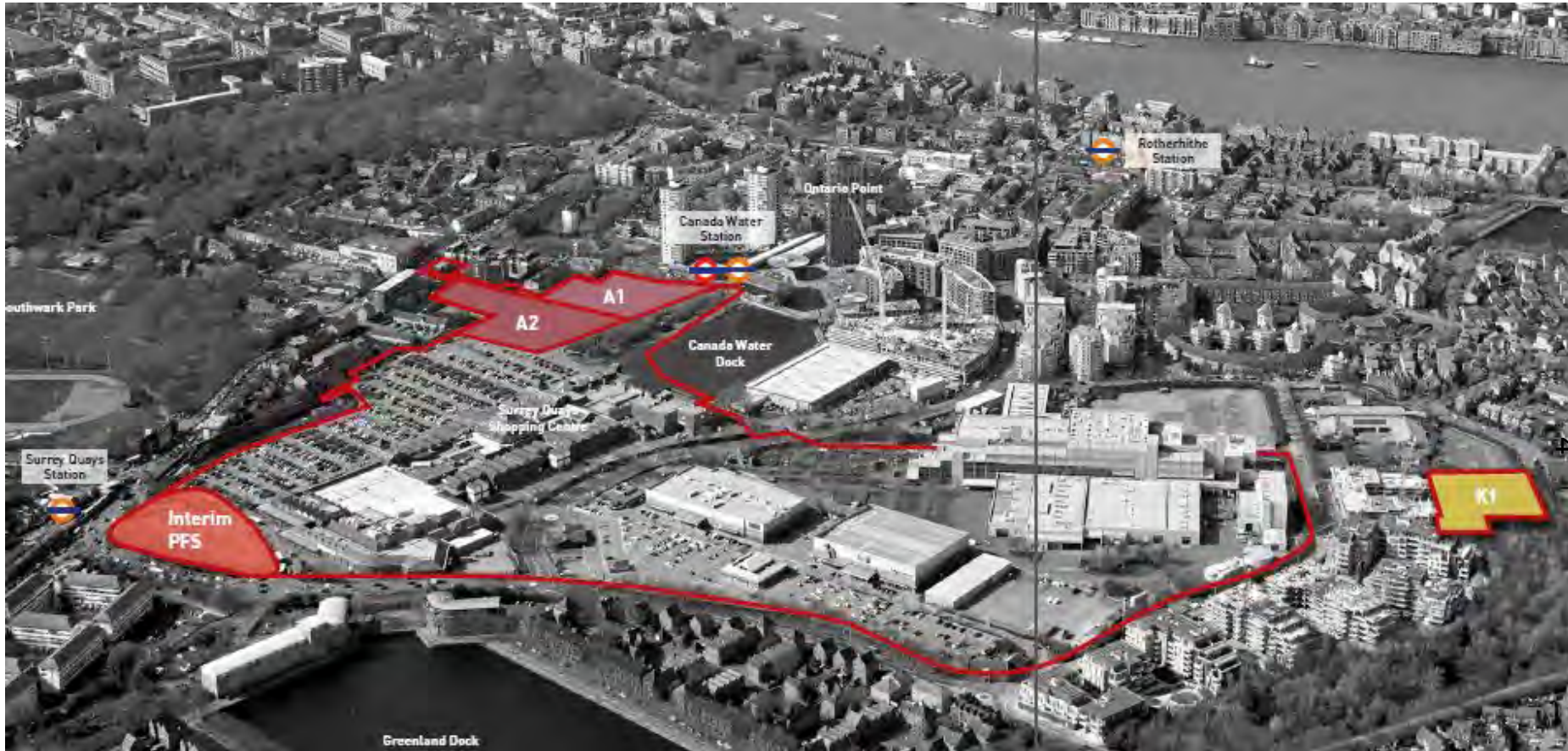
Detailed planning permission for the following Plots in Phase 1:

- 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 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).

Aerial view of site with red line boundary & Detailed Plots





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Canada Water Area Action Plan

This lack of permeability and limited range of shops is recognised on the CWAAP - seeks an 'accessible, distinctive and vibrant' Major town centre.

Themes and priorities from AAP:

- **Shopping:** a genuine town centre and neighbourhood hub;
- **Transport:** improved connections (public transport improvements, emphasis on walking and cycling);
- **Leisure:** a great place to visit;
- **Places:** Better and safer streets, squares and parks;
- **Housing:** Providing more and better homes;
- **Community:** Enhanced social and economic opportunities

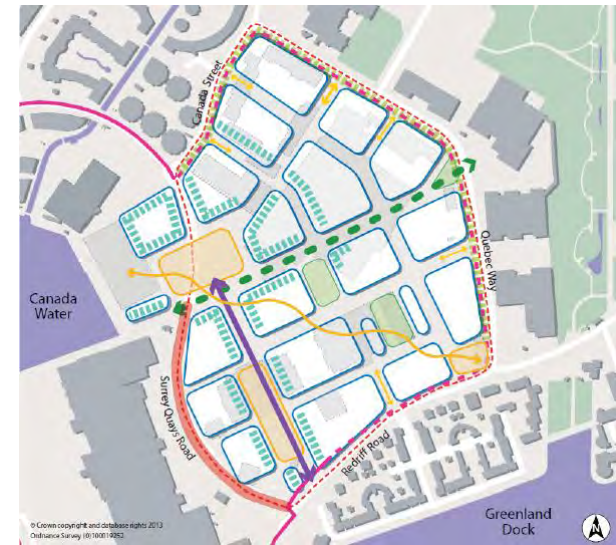
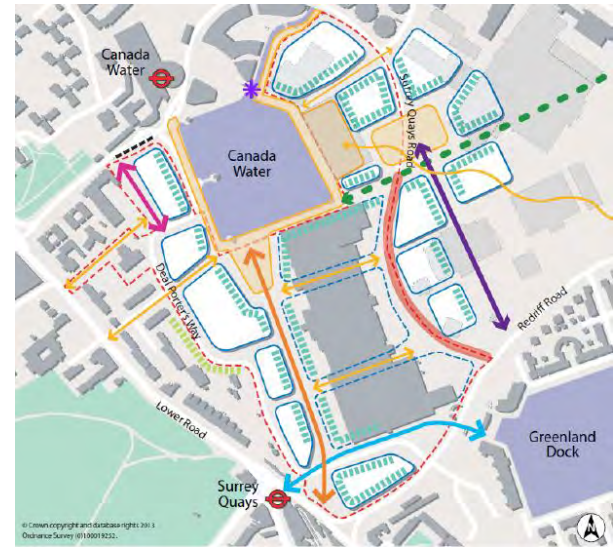
Canada Water Area Action Plan

Designations:

CWAAP5: Shopping centre site (plus Decathlon) – requires around 34,000sqm of retail uses, leisure, residential, community use, public open space, town centre car parking. Acceptable uses: student accommodation, B1, hotel.

CWAAP8: Rotherhithe Police Station site – requires police station unless appropriate facilities provided elsewhere in AAP area. Acceptable uses: residential, retail, B1, community use.

CWAAP17: Printworks and Surrey Quays Leisure Park (plus Site E and Mulberry Business Park (Kings)) requires employment generating uses such as B1, retail, hotel, education, leisure, health or community uses, public open space. Acceptable uses: residential, student accommodation

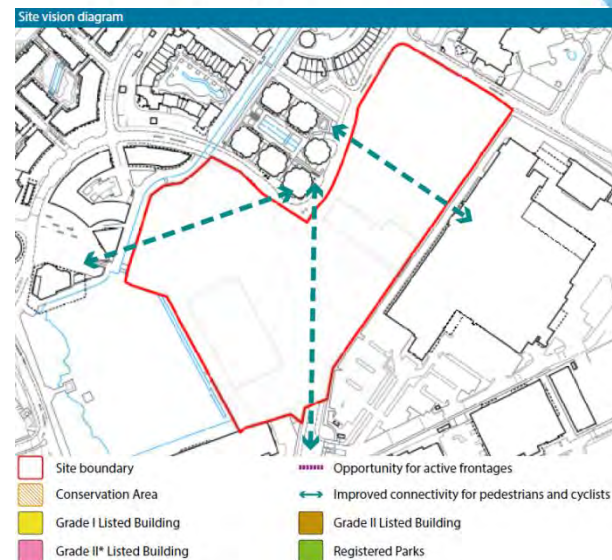
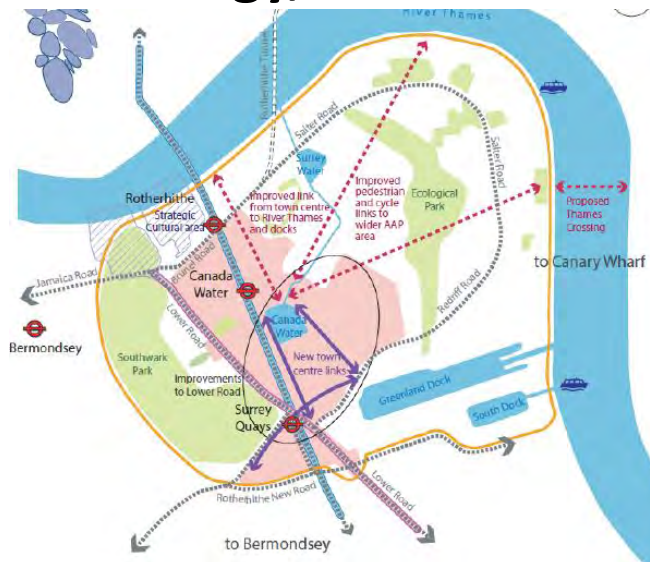


Development Plan – London Plan, Core Strategy, Saved Southwark Plan, NSP

Expectations grown and potential recognised

Targets:

- Core Strategy: 2,500 homes and 2,000 new jobs (2011)
- CWAAP: 4,500 homes and over 2,000 new jobs (2015)
- London Plan: Opportunity Area - minimum 3,300 homes, 2,000 jobs (2016)
- Draft New London Plan: 5,000 homes, 20,000 new jobs (2019)
- New Southwark Plan: Site allocation NSP82 (2018/2019)

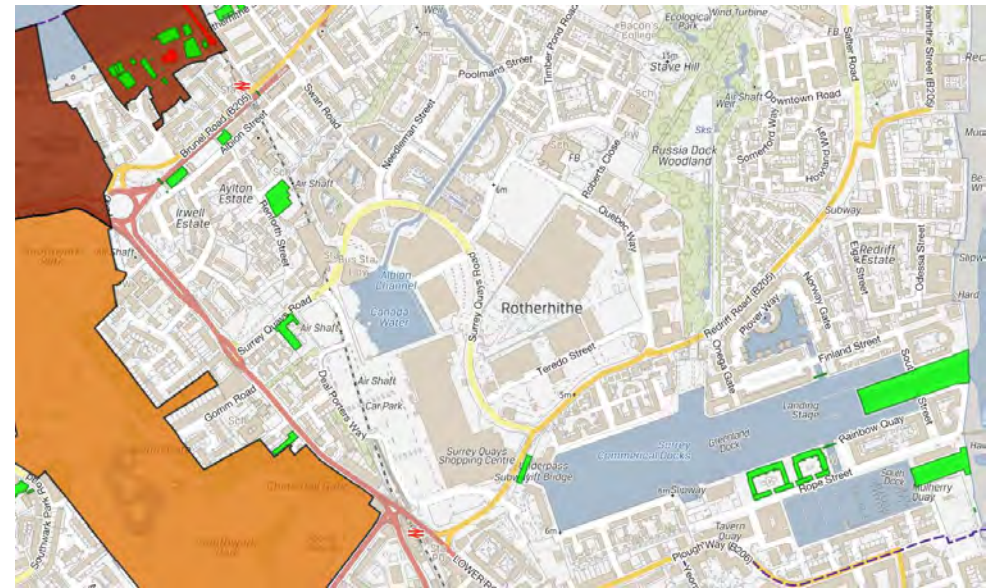
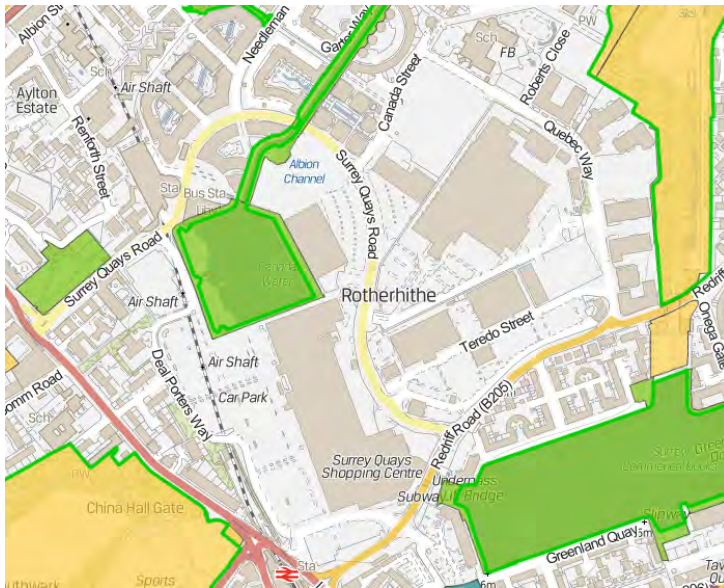


Key designations in the Development Plan

- Not in a conservation area, no listed buildings on the site
- Part of the CWAAP Core Area
- Opportunity Area
- Town Centre
- Housing Zone
- Canada Water Dock is MOL and SINC



- Core area
- Suburban Density Zone
- Urban Density Zone



Process

Working with BL for five years

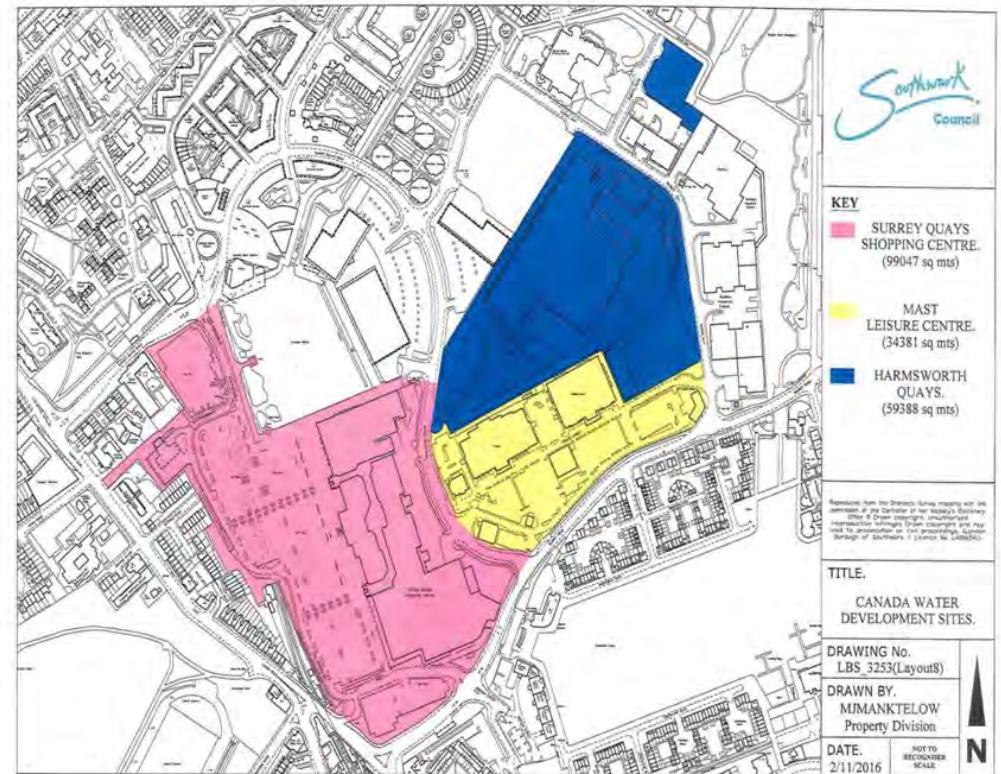
Discussions across the Council – Leisure, Health, Education, Transport, Local Economy, Environment

MDA

Pink
Shopping Centre
LBS 100% freehold
BL long lease of over 200 years

Blue
Harmsworth Quays
LBS 85% freehold
BL lease of less than 100 years

Yellow
Mast Leisure Centre
LBS zero interest
BL 100% freehold



Local Engagement

- BL has been active in the local area since March 2014
- Activities:
 - approximately 120 events
 - approximately 10,000 people
 - approximately 2,000 mailing list
 - attending Canada Water Consultative Forum, Rotherhithe Area Housing Forum, and TRAs
 - invested £400,000 funds, supporting local projects (Time and Talents, Rotherhithe Festival)
- Social Regeneration Charter

Format of the Planning Application

Hybrid application with some detailed elements and others in outline

Detailed Plots for which Full Planning Permission is sought:

- Plot A1
- Plot A2
- Plot K1
- Interim Petrol Filling Station (IPFS)

Outline planning permission for the rest of the development with all matters reserved.

Format of the Planning Application

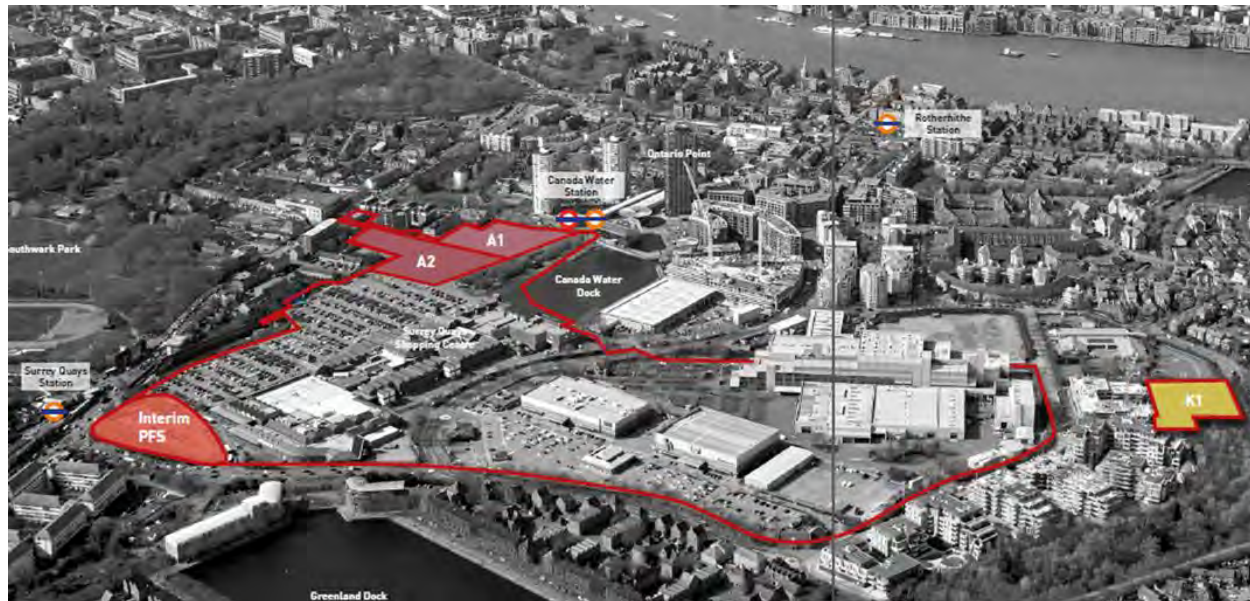
Outline element includes commitments:

- Minimum of 2,000 homes
- 46,452sqm of workspace
- 46,452sqm of retail and leisure
- New cinema
- New park, public square and public realm
- Maximum of 1,000 town centre car parking spaces



Detailed Element - Phase 1

Detailed Plots A1, A2, K1 and IPFS



Land use	Use class	Plot A1 (sqm GEA)	Plot A2 (sqm GEA)	Plot K1 (sqm GEA)	Total (sqm GEA)
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 & Plant	-	2,610	3,414	258	6,282
Total (exc. P&P)	-	38,862	28,813	7,723	75,288
Total	-	41,562	32,027	7,981	81,570

Detailed Element - Phase 1

Plots A1 and A2

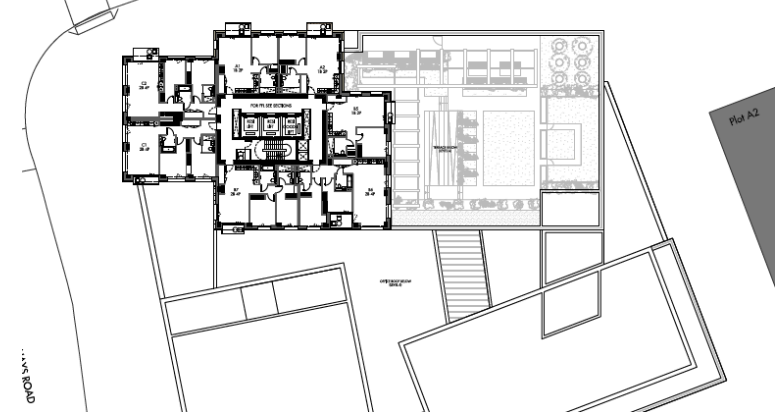
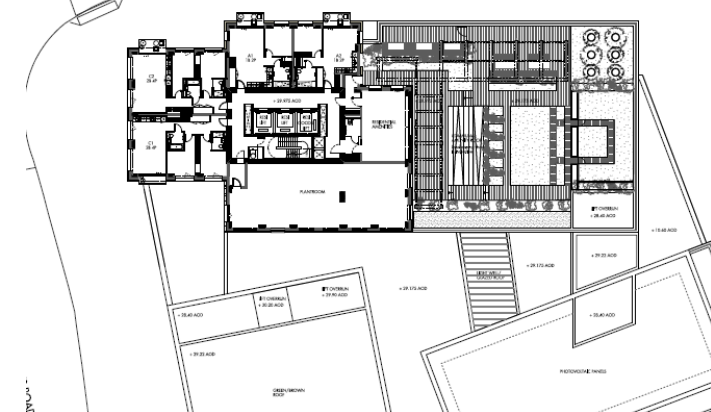
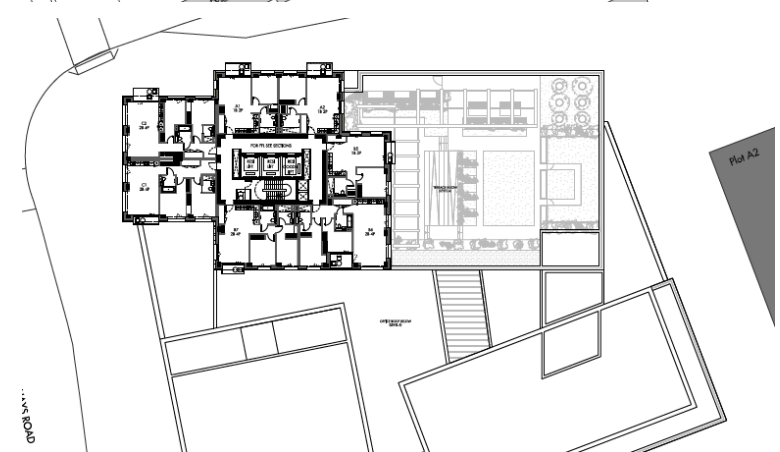
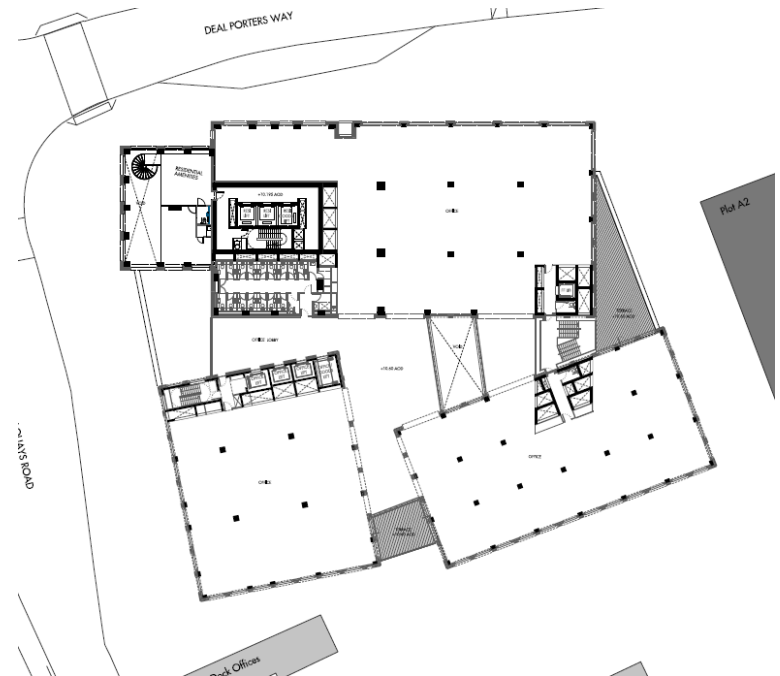
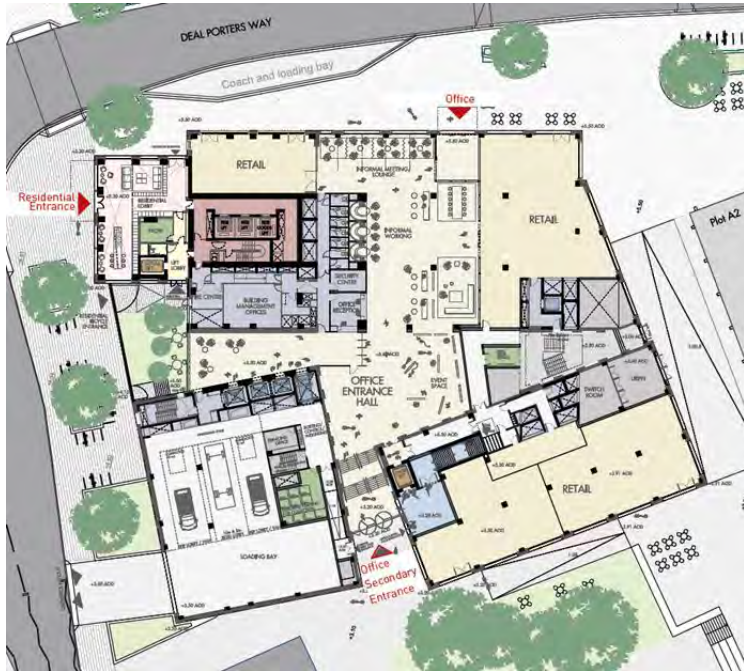


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Phase 1: Plot A1



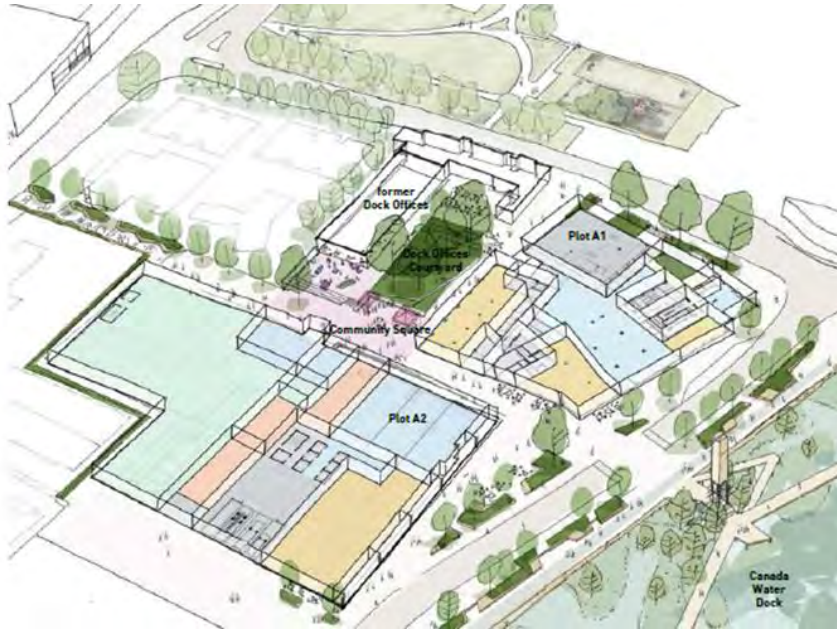
Phase 1: Plot A1



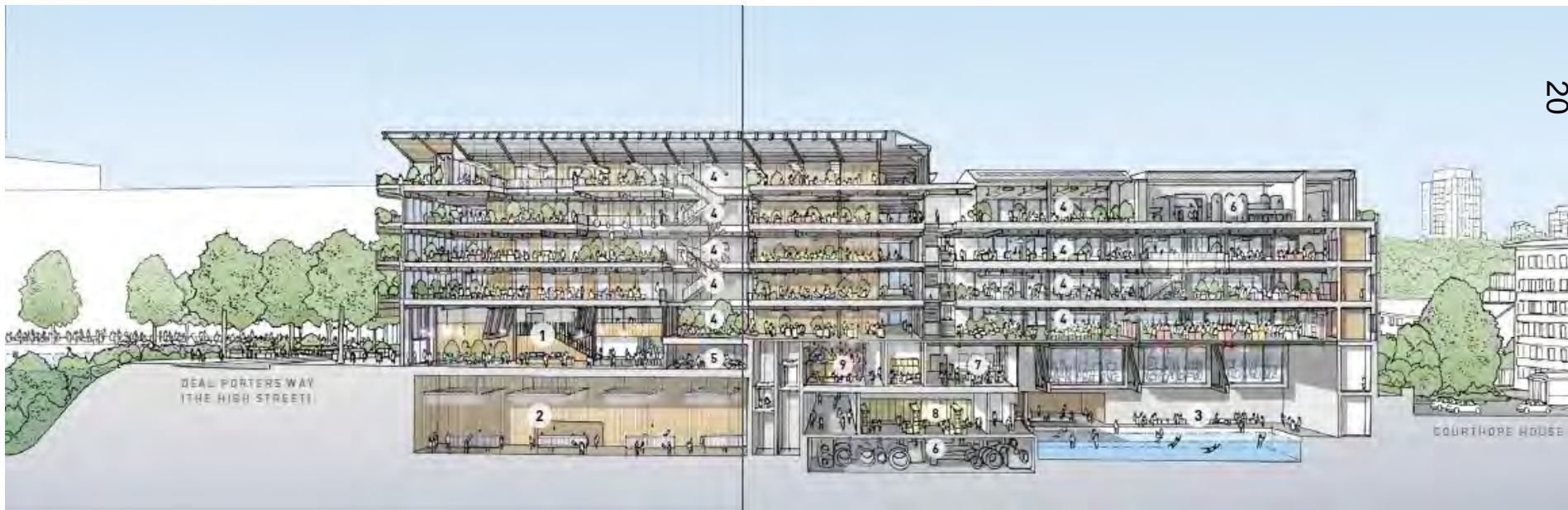
Phase 1: Plot A2



Phase 1: Plot A2



Phase 1: Plot A2



Phase 1: Plot K1

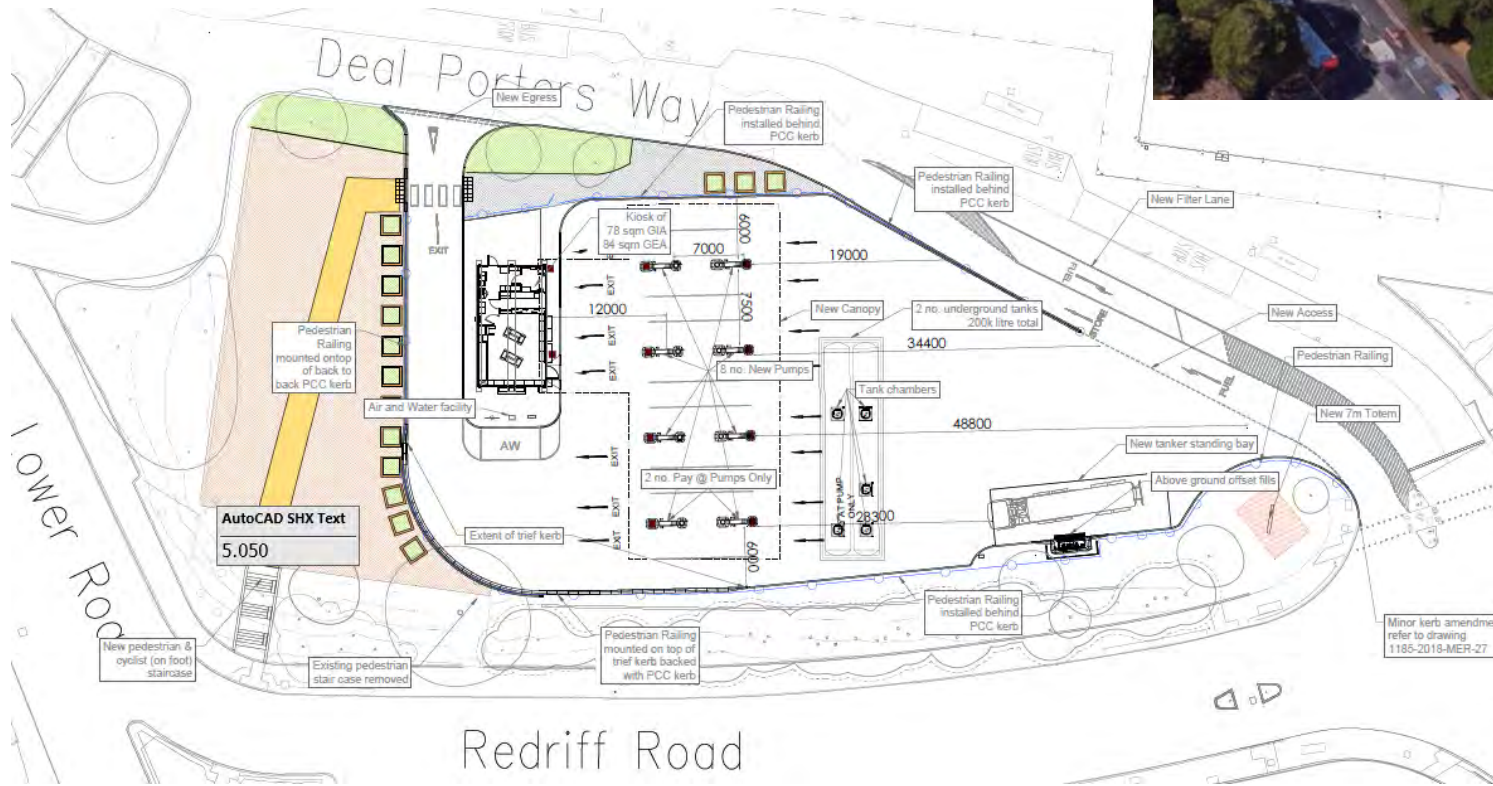


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Phase 1: Plot K1



Phase 1: Interim Petrol Filling Station



Summary of Phase 1

Four plots that are ready for development

Delivery key elements – housing (including affordable housing), employment, retail and leisure space, start of new High Street and public realm

Exemplary design quality



Model photograph showing Plot A1 and A2 dockside context



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Outline Element

Outline planning permission is sought for the remainder of the site (Development Zones B, D, E, F, G, H, J, L, M, N and P) with all matters reserved. The Scale, Appearance, Layout, Landscaping, Access (“the reserved matters”) would all be specified via future Reserved Matters Applications:

Access – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;

Appearance – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

Landscaping – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

Screening by fences, walls or other means;

The planting of trees, hedges, shrubs or grass;

The formation of banks, terraces or other earthworks;

The laying out or provision of gardens, courts, squares, water features, sculptures or public art; and

The provision of other amenity features.

Layout – the way in which buildings, routes and open spaces within the development are provided, situated, orientated in relation to each other and to buildings and spaces outside the development;

Scale – the height, width and length of each building proposed within the development in relation to its surroundings.

Outline Element

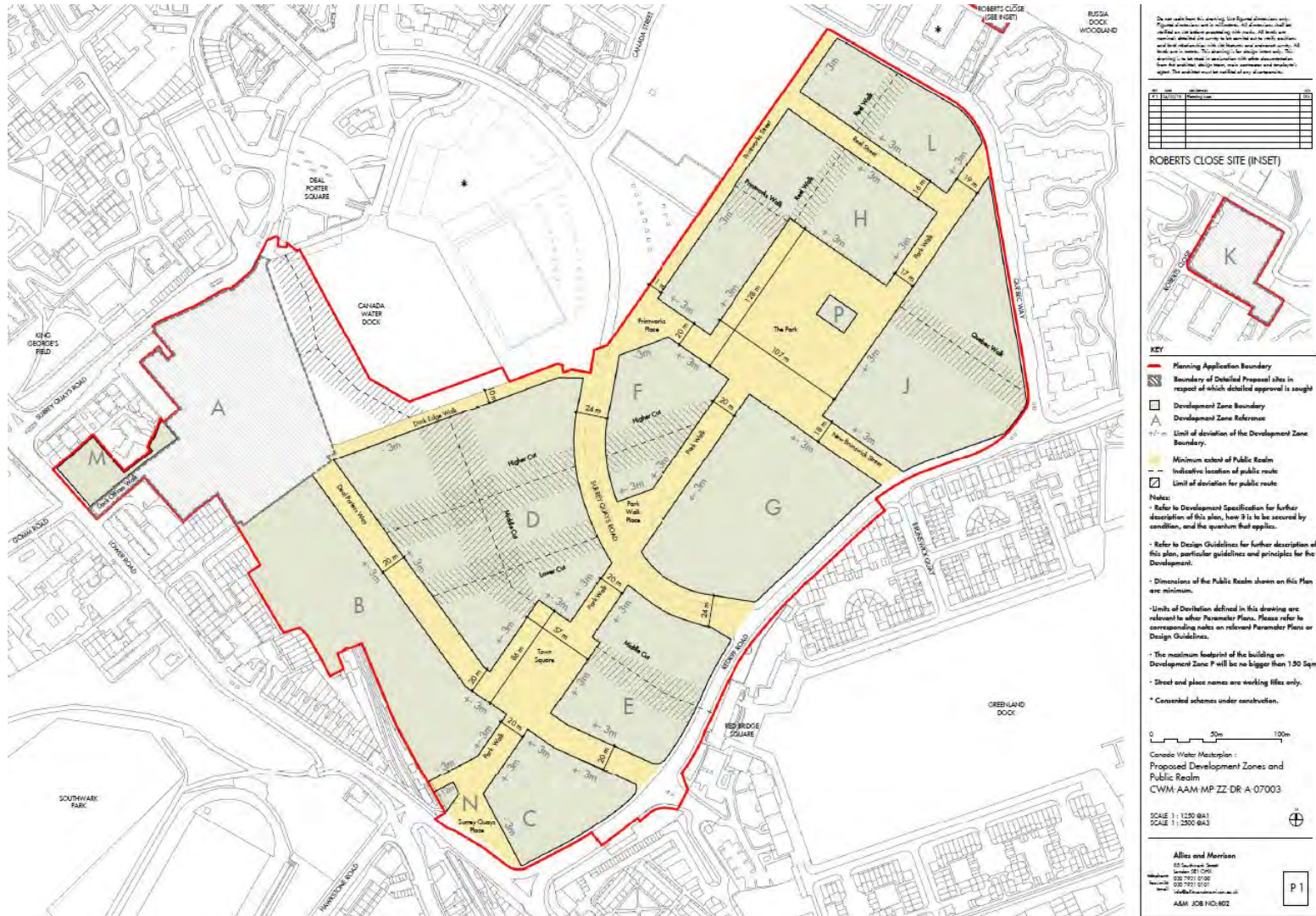
For these area of the site, approval is sought for the following **Control Documents**:

- Parameter Plans
- Development Specification
- Design Guidelines (and Public Realm Design Guidelines)



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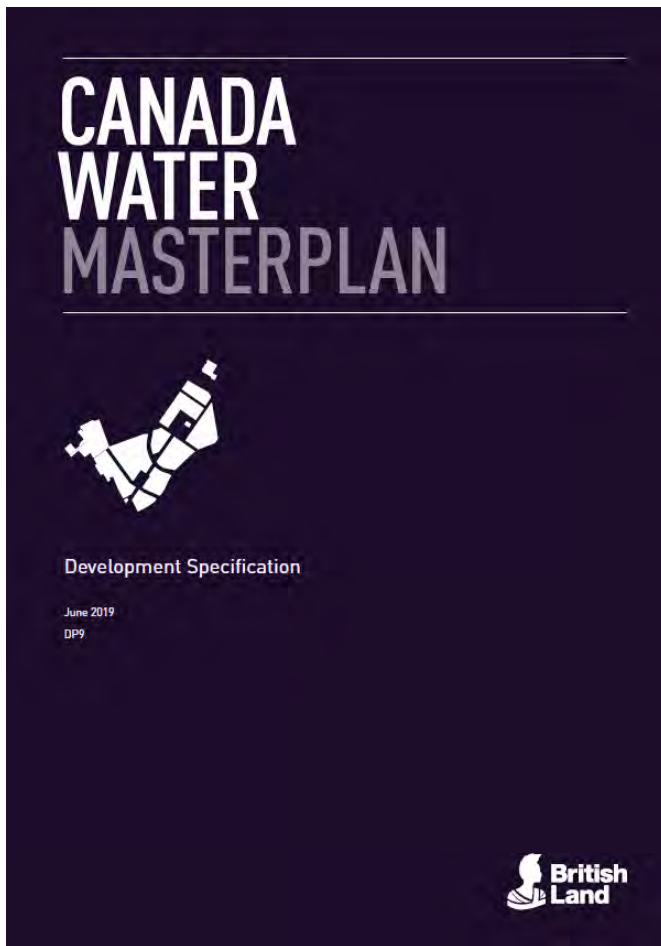
Outline Element - Parameter Plans



Outline Element - Parameter Plans



Outline Element - Development Specification



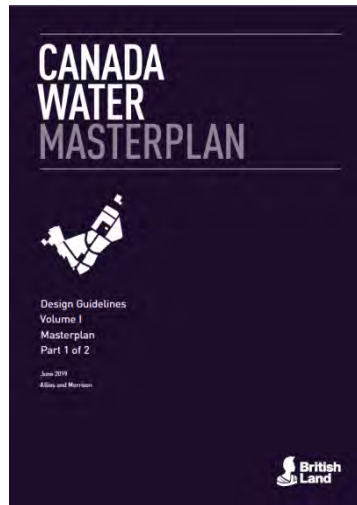
Development Zone	Use Class	Zone A (GEA Sq.M)	Zone B (GEA Sq.M)	Zone C (GEA Sq.M)	Zone D (GEA Sq.M)	Zone E (GEA Sq.M)	Zone F (GEA Sq.M)	Zone G (GEA Sq.M)	Zone H (GEA Sq.M)	Zone J (GEA Sq.M)	Zone L (GEA Sq.M)	Zone M (GEA Sq.M)	Zone N (GEA Sq.M)	Zone P (GEA Sq.M)	MAXIMUM GEA CAP BY USE (SQ.M)
Retail	A1-A5	9,000	2,900	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150		96,650
Workspace	B1	41,500	27,600	80,300	19,000	38,500	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	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	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
Transport Infrastructure (potential second entrance to D2 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	158,800	36,000	89,900	65,900	82,500	66,700	29,800	5,200	750	150		
TOTAL MAXIMUM GEA CAP (SQ M) (including public toilets, parking and plant)		656,200													

Table 3: GEA Floorspace Parameters by Zone and use class within the Outline Proposals

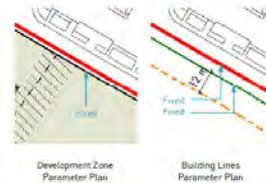
Land Use	Use Class	Plot A1 (GEA Sq.m)	Plot A2 (GEA Sq.m)	Plot K1 (GEA Sq.m)	IPFS (GEA Sq.m)	TOTAL
Retail	A1-A5	989	793	-	-	1,782
Workspace	B1	16,553	21,631	-	-	38,184
Residential	C3	21,582	-	7,695	-	29,277
Leisure Centre	D2	-	5,924	-	-	5,924
Petrol Filling Station	Sui Generis	-	-	-	721	721
Parking and Plant	-	2,610	3,992	258	-	6,860
TOTAL (excluding parking and plant)	-	39,124	28,349	7,695	721	75,888
TOTAL (including parking and plant)	-	41,734	32,341	7,953	721	82,748

Table 2: Total GEA Floorspace by use class within the Detailed Proposals

Outline Element - Design Guidelines & Public Realm Design Guidelines



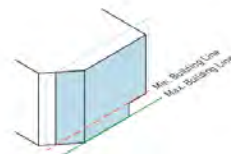
MP3.1 Building Lines and Fixed Development Zone Boundaries
 Building Lines are drawn relative to Development Zone Boundaries.
 When a Maximum Building Line is related to a Fixed Development Zone Line, both lines are fixed and may not be moved.
Information for the use of the Parameter Plan.



MP3.2 Building Lines and Flexible Development Zone Boundaries
 Building Lines are drawn relative to Development Zone Boundaries.
 Where a Maximum Building Line coincides with a Flexible Development Zone line, adjustments to the latter move the former identically.
 Minimum Building Lines keep the same offset distance to the Maximum Building Line as indicated on the Parameter Plan.
Information for the use of the Parameter Plan.

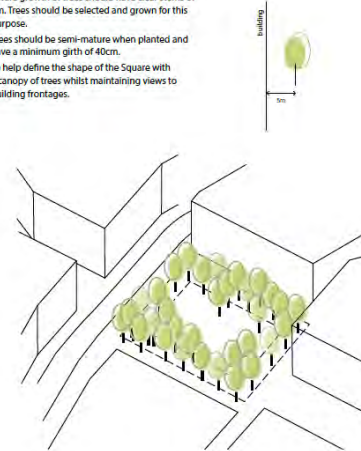


MP3.3 'On the Building Line'
 Building facades sitting between the Minimum Building Line and the Maximum Building Line are deemed to be 'on the Building Line.'
Information for the use of the Parameter Plan.

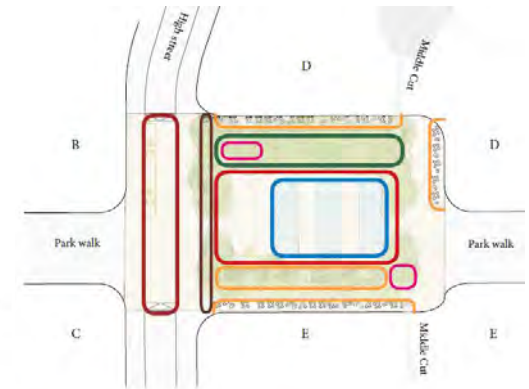


PR2.4 PLANTING

PR2.4.1 Green canopy
 The tree planting within the Town Square should be defined by a 'ring' of trees.
 Future growth of trees should have clear stems of 4m. Trees should be selected and grown for this purpose.
 Trees should be semi-mature when planted and have a minimum girth of 40cm.
 To help define the shape of the Square with a canopy of trees whilst maintaining views to building frontages.



An illustrative example of a tree layout

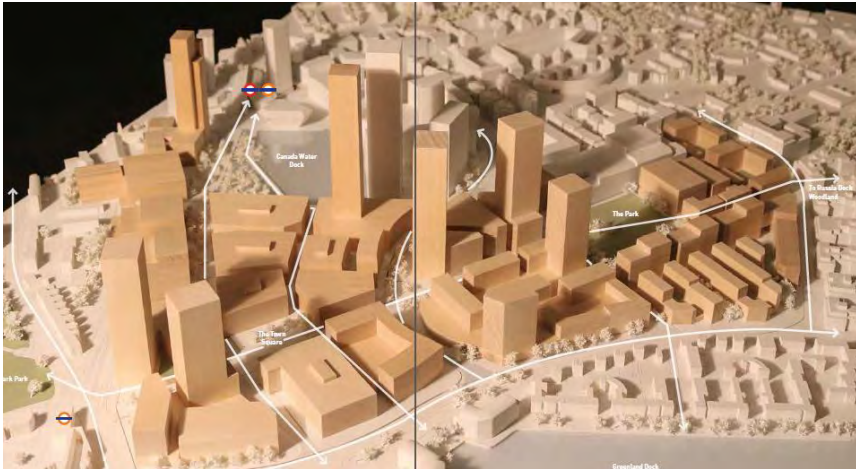


ILLUSTRATIVE LANDSCAPE SCHEME COMPONENTS

- Indicative zone for events
- Indicative zone for water feature
- Indicative zone for fixed seating and planting
- Indicative zone for outdoor seating associated with the ground floor building uses.
- Indicative zone for cycle parking
- Trafficable surface to be co-ordinated with design of the Square
- Buffer zone between highways and open space
- Indicative zone for semi-mature tree planting
- Hard surfacing suitable for events

Outline Element – Illustrative Masterplan

Massing model and site plan



Outline Element – Example of Zone J

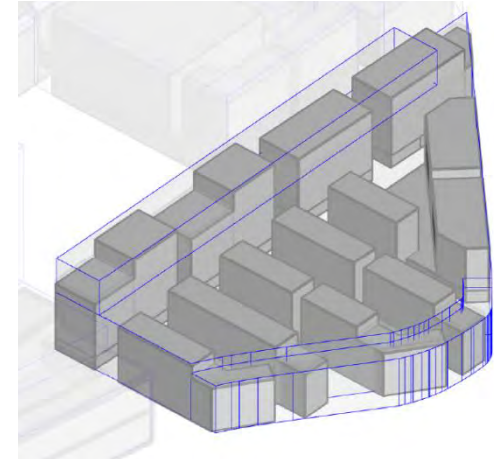
Parameter Plans establish main uses and the overall building envelope;

Development Specification sets out the menu of uses and floorspace;

Design Guidelines sets out rules to define the character of the Plot



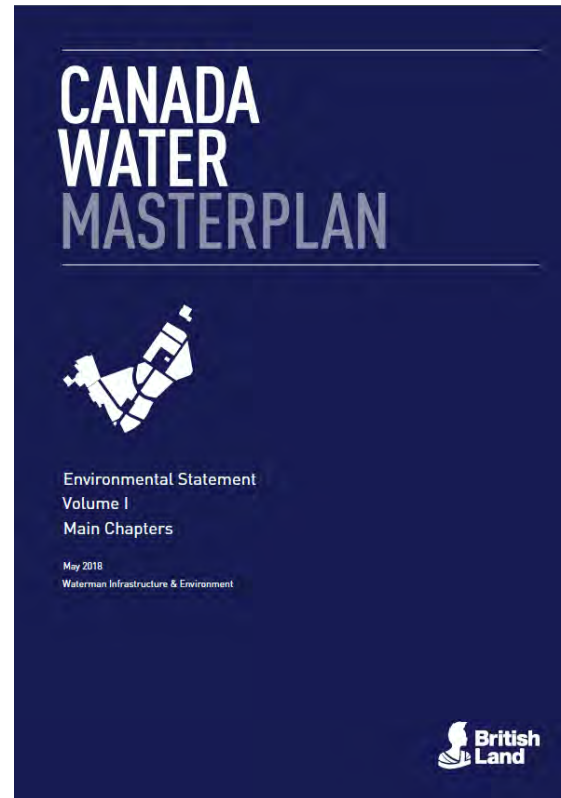
Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800
Workspace	B1	41,500	27,600	80,300	19,000	38,500	5,000	67,600	1,500	11,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-
Parking and Plant	Sui Generis	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-
MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)		76,000	48,900	159,800	38,600	89,900	66,900	82,500	60,700	29,800



Environmental Statement

EIA topics:

- Socio economics
- Transportation and access
- Noise and vibration
- Air quality
- Ground conditions and contamination
- Water resources and flood risk
- Ecology
- Archaeology (buried heritage)
- Wind
- Daylight, sunlight, overshadowing, light pollution and solar glare
- Townscape, built heritage and visual impact assessment
- Cumulative effects



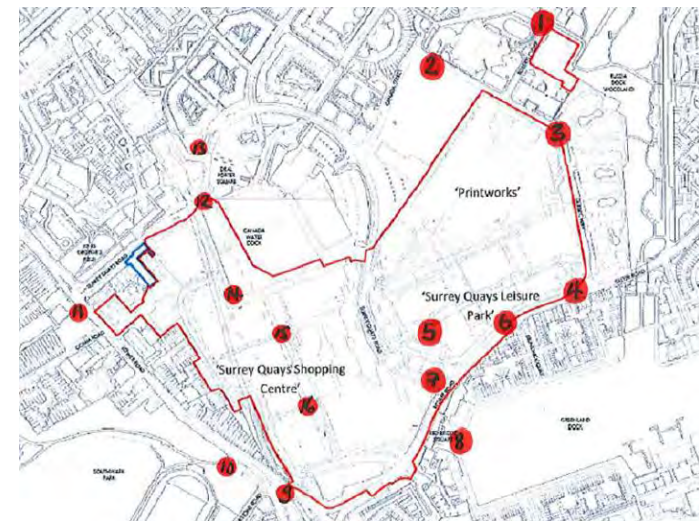
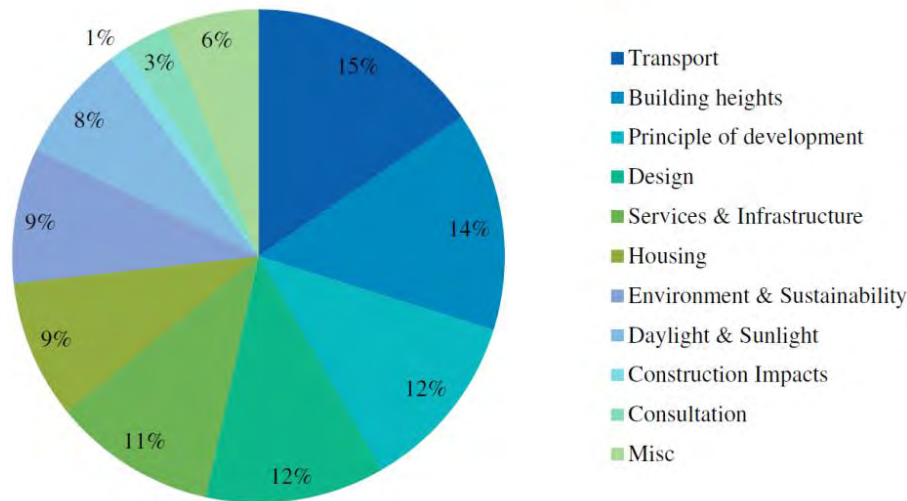
Consultations

Consultation and reconsultations on amendments

Letters, site notices, newspaper adverts

Statutory consultees

Summary of responses in Chapter 5 of report



Key themes:

Quantum/Scale of Development

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	80,300	19,000	38,500	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	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	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
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													

Key themes:

Retail



Key themes: Employment

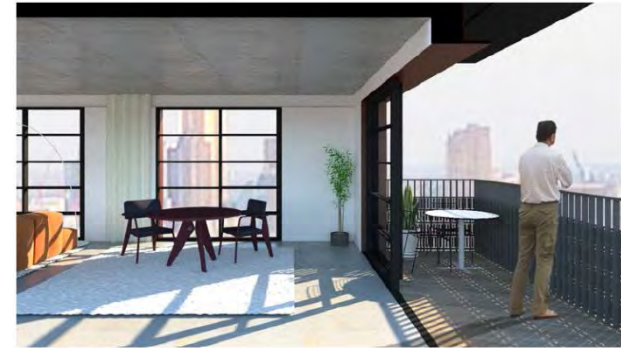


Key themes:

Housing



Section view 1. Inset balcony



Section view 2. Deep balcony



Key themes:

Affordable Housing and Viability

35% minimum affordable housing provision (by habitable room)

Between 700 and 1400 affordable homes

Up to 40% affordable housing by review

Terms of the review

Grant

Key themes:

Other Housing Types

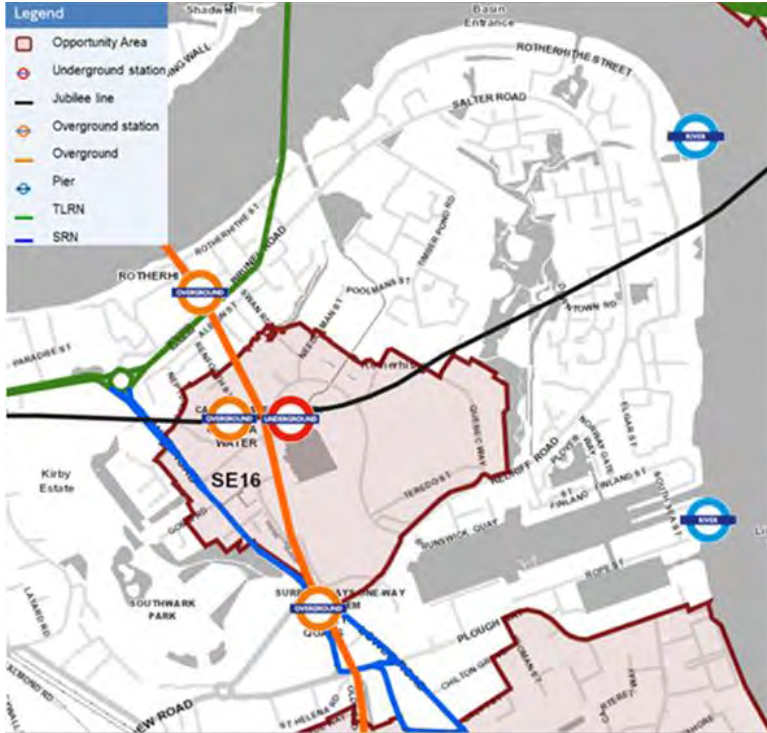
Student housing

Specialists housing

Hotels

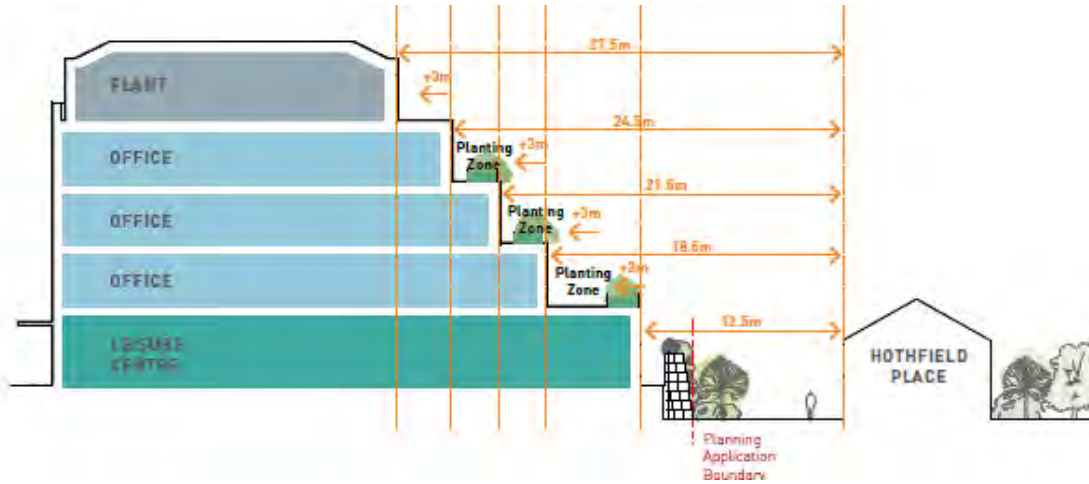
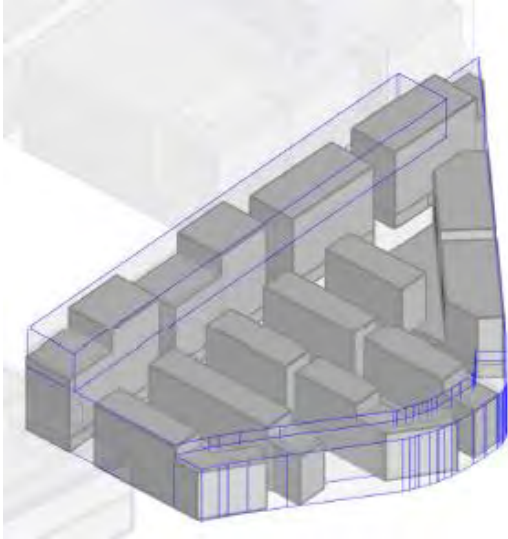
Key themes:

Transport



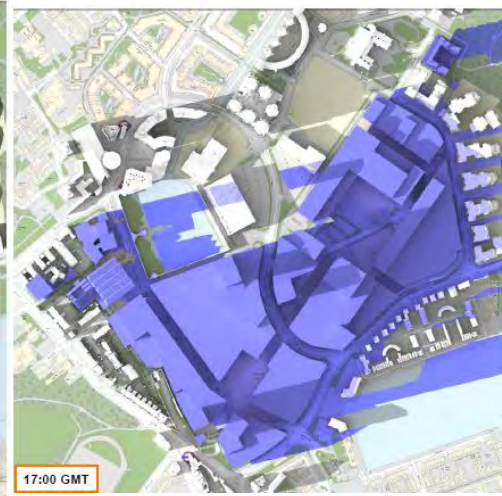
Key themes:

Neighbour Amenity



Key themes:

Neighbour Amenity



Significance of Environmental Effect	Building
Negligible	Alfred Salter Primary School, 1-22 Baltic Court, 156-166 Brunswick Quay (evens), China Hall Pub, 1 Gomm Road, 1 Hithe Grove, The Lodge, 129a Lower Road, 5-6 Maple Leaf Square, Montreal & Toronto House, Quebec Quarter Block C3 & C4, 8 & 15 Wolfe Crescent.
Minor adverse	1 Brunswick House, Burhill Court, Columbia Point, Canada Water Site C1 (Decathlon), 2-7 Hithe Grove, 1-3 Hothfield Place, 12-19 Hothfield Place, 1-21 Landale House, 117-133 Lower Road (odds), 122-132 Lower Road (evens), 147-165 Lower Road (odds), Pavilion House, Quebec Quarter – C2 (Stika House), Raven House, 101 & 103, 109 & 111 Redriff Road, 1 & 1a-h Rotherhithe Old Road, St John's Primary, Our Lady of the Immaculate Conception Catholic Church.
Minor to moderate adverse	1-9 Brunswick Quay, 2-8 Brunswick Quay, 113 Brunswick Quay, Canada House, 1-6 China Hall Mews, 10 & 11 Hothfield Place, 167-173 Lower Road (odds), 177-181 Lower Road (odds), Orchard House, 117-127 Redriff Road (odds).
Moderate adverse	Courthope House, 4-6 Hothfield Place, Claremont House, Lock Keepers House, Quebec Quarter – C3, C4 & C5 (Hornbeam House), 97 & 99, 105 & 107, 113 & 115 Redriff Road
Moderate to major adverse	7-9 Hothfield Place, Quebec Quarter – A1 (Hemlock House), Quebec Quarter – A3 (Bay House), Quebec Quarter A4 (Osier House)
Major adverse	Quebec Quarter – B1 (Elder House), Quebec Quarter – B5 (Sequoia House)

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Key themes:

Infrastructure

Education

Health

Leisure – cinema, bingo, bowling

Community uses

Police

Public toilets

Key themes:

Design – Character Areas

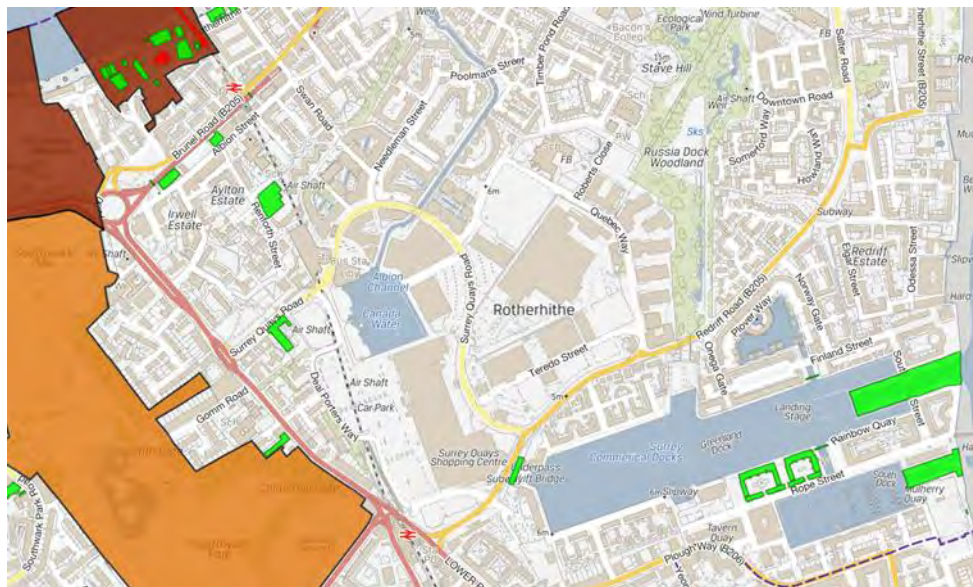


- Key**
- Outline Proposal Tall Building locations
 - Detailed Proposal Tall Building location
 - Consented Tall Building outside
 - Existing Tall Building

Illustrative Tall Building locations

Key themes:

Design – Heritage Assets and LVMF view constraint



Key themes:

Design – London Bridge view (from northern end)



Key themes:

Design – London Bridge view (close to centre of the bridge)



Key themes:

Design – London Bridge view (at LVMF View Point)



Key themes:

Design – London Bridge view (at LVMF View Point zoomed)



Key themes:

Design – Greenwich Park view



Key themes: Public Realm



Key themes:

Trees, Ecology, Green Infrastructure



Date	Existing trees	New on-site planting			Off-site planting	Total canopy
		Min Public Realm	Public Realm	Illustrative Public realm and Plots		
No development						
2017 Baseline	319 31,138sqm	-	-	-	-	31,138sqm
2033 Completion	319 39,433sqm	-	-	-	-	39,433sqm
With development						
2033 Completion	49 5,667sqm	406 10,108sqm	252 3,985sqm	658 14,093sqm	572 6,248sqm	26,008sqm
2038 Completion + 5yrs	49 6,194sqm	406 15,175sqm	252 6,610sqm	658 21,785sqm	572 11,454sqm	39,433sqm

Key themes:

Energy and Climate Change

Emissions (tCO ₂ /annum)	Baseline	SELCHP	Gas-fired CHP	Hybrid	All electric
Actual emissions (2017)	9,540	3,149	8,665	7,300	6,372
		-67%	-9%	-23%	-33%
Future emissions (2033)	9,540	3,149	15,651	2,714	1,315
		-67%	+64%	-72%	-86%

Table 20: Comparative carbon dioxide savings vs. a baseline position using gas boilers (*Masterplan Energy Strategy, Arup 2018*)

Comparison	SELCHP	Gas-fired CHP	Hybrid	All electric
Lowest CO₂ now	Assumed (3)	(0)	(1)	(2)
Lowest CO₂ future	Assumed (1)	(0)	(2)	(3)
District Heating Ready	(3)	(3)	(2)	(2)
Technological flexibility	(0)	(0)	(3)	(3)
Improve local air quality	(1)	(0)	(1)	(3)
Practical feasibility	(0)	(3)	(3)	(3)

Table 21: Comparative analysis of options vs. objectives (*Masterplan Energy Strategy, Arup 2018*)

Section 106, CIL, Planning Conditions

Section 106 Heads of Terms:

Housing

- 35% affordable housing (social rented and intermediate)
- Viability review mechanism
- Affordable housing monitoring fee
- Housing mix

Employment and Training

- Affordable retail and affordable workspace quantum and terms
- Employment and training opportunities during construction
- Employment and training opportunities on completion
- Apprenticeships
- Business support and relocation
- Wider business package

Community and Leisure

- Primary school expansion(s) - £5m payment for 1FE expansion and a mechanism for a top up thereafter
- Opportunity safeguarded for 16+ education provision
- Potential new health facility
- Community use space
- Interim use strategy
- Public toilet provision
- Drinking fountains
- Replacement cinema

Section 106, CIL, Planning Conditions

Environment and Public Realm

- Public realm phasing and delivery
- Canada Water Dock Works
- Play strategy
- Energy review, future-proofing of Plots and carbon reduction payments
- Construction Environmental Management contribution
- Archaeology contribution
- TV and radio interference

Transport

- Surrey Quays Station contribution
- Canada Water Station contribution
- Bus contribution
- Bus infrastructure
- Highways works
- Defects period
- Signage and Legible London strategy
- Cycle hire expansion and membership

Site Management

- Delivery and servicing management plan
- Car parking management plan
- Estate management plan
- Demolition/Construction Environmental Management Plans
- Sustainable travel plan

Conclusion

- (a) That planning permission is GRANTED subject to conditions, referral to the Mayor of London, and the applicant entering into an appropriate legal agreement;
- (b) That environmental information be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended); and
- (c) That the Planning Committee in making their decision has due regard to the potential Equalities impacts that are outlined in Chapter 20 of the officer report; and
- (d) That following the issue of planning permission, the Director of Planning write to the Secretary of State notifying them of the Decision, pursuant to Regulation 24(1)(a) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011; and
- (e) That following issue of planning permission, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the TCP (EIA) Regulations 2011, which contains the information required by Regulation 21 and, for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the Planning Committee's decision was based shall be set out in the report; and
- (f) That, in the event that the requirements of (a) are not met by 30th June 2020 that the Director of Planning bring the application back to the Planning Committee to consider whether it is appropriate to extend this date.