

Item No: 5.1	Classification: Open	Date: 30 September 2019	Meeting Name: Planning Committee
Report title:		Addendum report Late observations, clarifications and further information	
Ward(s) or groups affected:		Rotherhithe and Surrey Docks	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning application on the main agenda. These were received after the first Addendum Report to the Planning Committee was published and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in reaching their decision.

FACTORS FOR CONSIDERATION

Item 5.1 – Application 18/AP/1604 for: Hybrid Planning Application – Canada Water Masterplan

Draft Decision Notice

3. Members attention is drawn to the draft decision notice that was circulated prior to the meeting and which contains a comprehensive range of planning conditions that would need to be discharged in relation to each Phase or Plot. The majority of these conditions are standard ones that would apply to any other Major development proposal, though in a number of cases the detailed wording has been amended to fit the particular format and characteristics of the hybrid application.

Additional consultation responses

4. 288 public consultation responses were noted in the original Committee Report, a further 25 responses were received between publication and the initial Committee on Wednesday 25 September (that were summarised in the first Addendum Report), a further 10 comments have been received between the 25 September and today, as below:

Neil Coyle MP

5. Expresses support for the Canada Water Masterplan, in particular the delivery of new social rented housing and a commitment to local letting, job creation, including opportunities for employment and training during the construction period and the wider package of investment for the local areas that will be secured as a result of s106 obligations and CIL payments.

TfL

6. A further response has been submitted by TfL responding to some of the points raised by Steer on behalf of Canary Wharf Group. Steer's technical report was referenced in the previous Addendum Report.
7. TfL confirm that their forecasting anticipates that through a combination of committed transport enhancements and the mitigation secured through this application process transport outcomes – including the operation of Canada Water Station and crowding on the Jubilee Line – will be comparable to that experienced in recent years. A range of more detailed comments are made in relation to the various modelling tools available and the way in which different assessments have been completed to form an understanding of how Canada Water Station is likely to operate in the future.
8. TfL highlight a key factor as being the large number of jobs at Canada Water, which will mean the number of people boarding and alighting trains will be better matched on the Jubilee platforms.
9. On buses, the TfL response highlights that the £12m bus contribution package was negotiated to cover the costs of route enhancements for four years and follows testing by TfL as to which measures would most likely meet demand. TfL emphasise that the investment is intended to be flexible and that it will be targeted to measures they deem most effective as demand increases. This could include increased frequency of services, the restructuring of existing routes or the introduction of new ones.

Toronto and Montreal House Residents Association (TMHRA)

10. The additional letter in support of the application was acknowledged in the previous addendum report, but the content of the submission was not summarised. The letter is comprehensive and while it does set out broad, balanced support, a range of caveats, clarifications and concerns are raised on topics including:
 - Concerns over the extent of the application in outline only – future reserved matters applications should be subject to the same level of scrutiny;
 - Concern over tall buildings in Zone D – the potential for overshadowing and the lack of architectural detail at this stage given that it is only “outline”;
 - The Estate Management and security of Plot A1 is questioned in light of instances of local anti-social behaviour;
 - The design of Plot A2 is supported, as in the creation of the new High Street;
 - The risk of contamination is cited as a concern throughout;
 - Air quality concerns – site should have zero emissions;
 - Potential pollution and neighbour impacts through construction need to be carefully managed.
11. The majority of these points would be addressed in further detail via the suite of recommended planning conditions and obligations.
12. The following specific points are also raised:
 - Canada Water Dock – a condition to protect the basin is required
 - Transport – can TfL increase frequency of trains and rename Surrey Quays Station as “Surrey Docks Station”
 - Dust Mitigation – Regular sweeping and dampening techniques required through construction
 - Heritage Assets – Heritage assets should be incorporated into the development
 - Skateboarders – a more thoughtful environment should be provided away from Deal Porters Square
 - Infrastructure – Important that the necessary infrastructure (including utilities) is in place to support the growing community
 - Trees – More tree planting is encouraged throughout the area, including tree lined streets

- Nightclub – the nightclub should be positioned as far away as possible from Plot D because of the potential noise impacts on wildlife at Canada Water Dock
13. The response raised a number of points on the individual chapters of the Committee Report.

The Dockland Settlements

14. A supplementary letter has been submitted to clarify that while the charity remain supportive of the development because of the benefits for their community centre, the local area and in light of British Land’s engagement throughout the process to date, they wish to state that they share the community’s concerns with regard to Plot K1.

Neighbours

15. A further 7x neighbour responses have been received: 3x in support and 4x objections.
16. Points made in support of the application focus on the range of opportunities that the development would create at Canada Water. Specific support is made for the first Phase of development and a comment is made that the allocation of funding for primary school expansion should be transparent. One comment in support states that more could be done to expand travel options and promote community safety, such as committing to neighbourhood policing and CCTV. Another comment in support cites very detailed concerns with some of the localised highways modelling and potential harmful impacts.
17. Objections tend to repeat comments that have previously been submitted and are referenced in the Committee Report. These include that the development, particularly the Plot A1 building, will lead to overshadowing at Columbia Point and that resident engagement has been hampered by a lack of access to the 3D daylight/sunlight modelling. A lack of officer attendance at applicant-led consultation events has also been raised. Two further detailed objections have been raised in relation to the location and specification of the new Leisure Centre on Plot A2. Another objector states that the scheme delivers insufficient affordable housing and that the development should deliver a minimum of 50% affordable housing.

S106 financial contributions

18. Paragraph 1040 in the Committee Report describes the broad scope of the Section 106 obligations that it is recommended are secured should planning permission be granted. Further detail is set out in the tables below as to the nature of these obligations, particularly where they have a financial value. Much of this information is contained in the original Committee Report.

Housing (Chapter 9 of the Committee Report)

Affordable Housing	Phase 1 – 87 affordable housing units (60 social rented, 19 shared ownership, 8 Discount Market Rent) Masterplan – 35% affordable housing (measured by habitable room): 25% Social Rented, 10% Intermediate
Viability Review	As referenced in the Committee Report, early, mid-development and late stage viability reviews will be secured in the s106 agreement. Any uplifts in viability would be shared between the council and the developer on a 60:40 basis in favour of the council with the intention of increasing the on-site affordable housing provision up to 40%

Employment and Training

Affordable retail	4,900sqm let at up to 80% of market rent for 10 years (as a correction to paragraph 316 of the Committee Report)			
Affordable workspace	7,000sqm let at up to 75% of market rent for 15 years and 11,500sqm of workspace to be let as co-working space and marketed to organisations with social, cultural or educational value, or those targeting start-ups or particularly disadvantaged groups in any sector.			
Employment and training opportunities (whole scheme)			Maximum financial offset	(Per outcome)
	Construction phase	Target		
	Jobs (26 weeks)	1,786	£7,679,800	(£4300)
	Short courses (incl CSCS)	1,786	£267,900	(£150)
	Apprenticeship/NVQ start	446	£669,000	(£1500)
			£8,616,700	
	General and end-user phase jobs	2,430	£10,449,000	(£4300)
Employment and training opportunities (Phase 1)			Maximum financial offset	(Per outcome)
	Construction phase	Target		
	Jobs (26 weeks)	163	£700,900	(£4300)
	Short courses (incl CSCS)	163	£24,450	(£150)
	Apprenticeship/NVQ start	41	£61,500	(£1500)
			£786,850	
	General and end-user phase jobs	254	£1,092,200	(£4300)
Business support and relocation:	Business support and relocation strategy will be required via a s106 obligation. This will build on the Existing Business Management Strategy already submitted. A Business advisory group and Local Business Advisory Forum will be established prior to the next Phase of development.			
Employment services facility	25sqm floorspace will be allocated to the delivery of a hub associated with the delivery of the employment and training targets noted above			

Community and leisure (Chapters 10 and 11)

Primary Schools	£5m for a 1x Form of Entry Primary School expansion and beyond this a series of top-up payments equivalent to £16,000 per child expected to reside in the completed development
16+ Education	Up to 4,000sqm in a future phase to be offered for 16+ educational floorspace. Space to be let on a peppercorn rent, subject to the council and/or a provider of 16+ education meeting the build costs
Health	Up to 2,500sqm of floorspace in Zone M allocated for the delivery of a health facility with a proportionate contribution from BL or a financial contribution that is proportionate to the demand created by the development using the HUDU methodology
Community use space	Minimum 500sqm space to be leased on a peppercorn rent to charities, social enterprises or community groups for the benefit of local residents

Cinema	Replacement cinema of a similar size, subject to the needs of cinema operators
Interim use strategy	To be submitted prior to commencement of development and updated periodically to demonstrate the range of initiatives to be launched
Public toilet facilities	Two sets of fully accessible public toilet facilities to be provided across the site
Drinking fountains	Delivered in the public realm across the development
Police hub	Space to be made available for the Metropolitan Police if their operational review demonstrates that such a facility is required
Development exploratory centre	200sqm floorspace allocated to a centre that will aim to engage local schools and young people in careers in the built environment
Transport innovation hub	100sqm of floorspace to showcase new transport technology and initiatives to be deployed across the site and to provide training opportunities

Environment and public realm (Chapters 13 and 16)

Public realm phasing and delivery	<p>Delivery of at least 4.95ha of public realm and new open space including: the new park, the new town square, a new square adjoining the new Surrey Quays Station entrance, Dock Office Courtyard.</p> <p>Planting of 1,230 new trees on and off-site and a mechanism to provide funding for further off-site planting in the case of any shortfalls against agreed targets</p> <p>Public art</p>
Legible London	£100,000 towards new Legible London signage
Canada Water dock works	Substantial investment into Canada Water Dock to deliver habitat improvements and a new boardwalk, as described in the Masterplan Public Realm Design Guidelines.
Play strategy	<p>Site-wide play strategy to be agreed;</p> <p>Mechanism will be set out requiring financial contributions for any Plot/Phase that provides a shortfall of play and/or amenity space when measured against council guidance.</p>
Energy	<p>Phase 1 carbon offset contributions totalling £540,127;</p> <p>Future contributions determined at the Reserved Matters Stage depending on the policy requirements at that time;</p> <p>Future-proofing measures for all Development Plots that might allow them to connect to a Heat Network should one be delivered;</p> <p>Review mechanism to consider whether connection to SELCHP or a new heat network is the better site-wide solution having considered the carbon reduction benefit, technical and commercial feasibility.</p>
TV & Radio interference	Surveys before and after each Phase/Plot is delivered and a commitment to on/off-site mitigation if it is demonstrated that properties in the vicinity are adversely affected

Transport (Chapter 12)

Surrey Quays Station Capital Contribution	£10,000,000 towards capacity improvements, including the delivery of a second station entrance/exit ticket hall with step free access. This contribution is in addition to the £80.8m funding secured for the Overground through the Housing Investment Fund (HIF).
Canada Water Station contribution	£2,122,422 towards staffing measures and £500,000 towards station improvements to better address congestion, circulation and/or safety, which may include additional passenger information
Bus contribution	£4,800,000 to provide new and/or enhanced bus service in the Lower Road/Evelyn Street corridor to connect the site with central London via London Bridge Station to Deptford and/or Greenwich; £7,200,000 to provide new and/or enhanced bus services that connect the Site with the Old Kent Road and Central London north of the River Thames
Bus infrastructure	New infrastructure and facilities including those for bus drivers, bus cages, stands, stops and shelters and other associated equipment
Highways works	Range of investments/improvements to junctions, crossing and routes within the site and on the periphery
Sustainable transport fund	% of revenue from any car parking fees to be given to the council to invest in transport measures/programmes that support active travel
Cycle Hire Expansion	£1,000,000 to deliver 6x new cycle hire docking stations: 3x within the site and 3x in the vicinity of the site; 3 years free Membership to the cycle hire scheme for new residents;
Controlled Parking Zone contribution	£250,000 towards monitoring car parking and future amendments to the Controlled Parking Zone

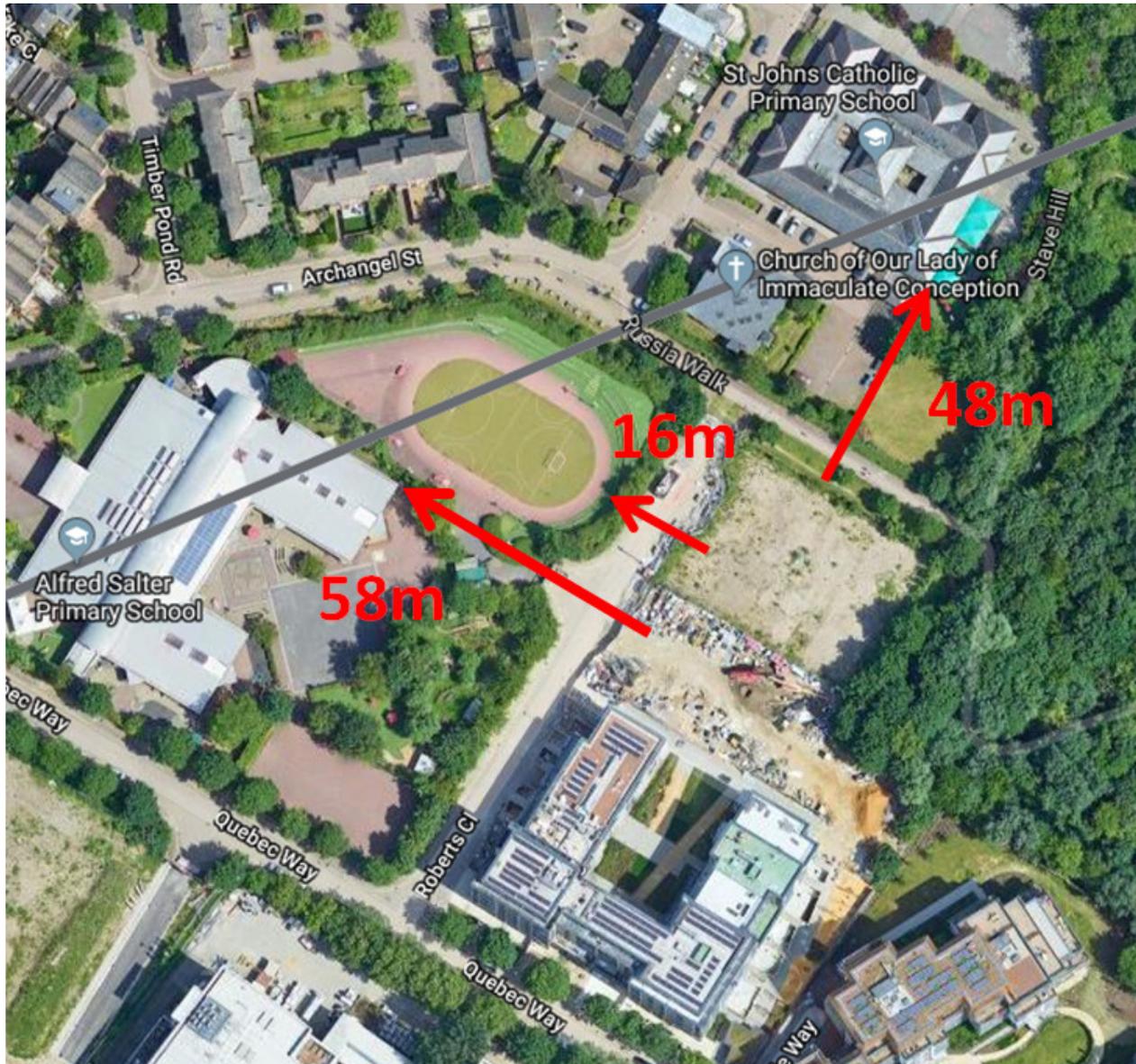
Monitoring contributions

19. Monitoring contributions are required in relation to affordable housing delivery, construction management, archaeology and ecology. While the inclusion of contributions to address these issues is agreed, the actual financial sums attributed to each are yet to be resolved. They would need to be agreed prior to completion of the s106 agreement.

All financial payments referenced above will be index linked.

Proximity of neighbours to Plot K1

20. At the previous Planning Committee meeting, the distances between St John's RC Primary School, Alfred Salter Primary School and Plot K1 were discussed. The below map shows the immediate neighbours and the legend indicates the separation of each building from Plot K1.



REASON FOR URGENCY

21. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at these meetings of the Planning Committee and applicants and objectors have been invited to attend the meetings to make their views known. Deferral would delay the processing of the application and would inconvenience all those who attend the meetings.

REASON FOR LATENESS

22. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the Committee agenda and first Addendum Report were printed. They all relate to the item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403