

Planning Committee

Tuesday 18 January 2022

6.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1
2QH

Supplemental Agenda

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Date: 18 January 2022

Item No: 8.2	Classification: Open	Date: 18.01.2022	Meeting Name: Planning Committee
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Rotherhithe	
From:		Director of Planning and Growth	

PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the stated recommendation.

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 8.2 21/AP/3794 - THE DOCK AND LAND ADJACENT TO ZONE D, CANADA WATER MASTERPLAN SITE, LONDON SE16 7L

Additional consultation responses received

4. One additional response received from the Harbour Master raising the following points (response in italics)
 - Detailed drainage plans are not yet formalised or the discharge points into Canada Water identified. Drainage invert levels at +4.2 and +4.1 AOD could result in flow rates that may wash out the landscaping if the dock level is at +3.8 AOD. Some form of mitigation may be required at the point of discharge to break up the force of any peak flows.
Waterman (specialist consultant to the applicant) who are responsible for the site-wide and plot specific drainage strategies has noted this.

Details of drainage are secured by planning condition and will be submitted in due course.

- Water safety report. - The type 1 edging is of concern. The water safety report states the water deepens to 5 metres within 10 metres of the edge. I believe this is wrong and it deepens to 5 metres within 2 metres of the edge unless there is some significant infill taking place that I am not aware of.

The applicant is not proposing any infill along the southern steps. A detailed mapping survey was undertaken as part of the submission and this was provided to ROSPA as part of their safety review.

- The application states life rings should be placed at regular intervals. My suggestion would be to use B Line or throw bag devices rather than life rings. Life rings are heavy, difficult to use and generally cannot be thrown very far and if they hit the casualty in the water may injure them. In my RNLI role we now recommend the B Line or throwbag.

These comments have been acknowledged by the applicant and will be incorporated into the final detailed designs.

- Signage on the life ring to identify location should include, post code, grid reference and What 3 Words address.

These comments will be incorporated into the final detailed designs.

- Consideration should also be given to no swimming signs. With safety ladders in place and type 1 edging, there is a high risk of people using the dock as a pool. This risk increases if there are night time economy premises nearby.

These comments will be incorporated into the final detailed designs, and highlighted as an issue in the Estate Management strategy.

- The planted area including the trees will always be submerged. In addition to issues with planting, this is going to have an impact on ground nesting birds and waterfowl.

The submitted plans are based on Salix recommendations (specialist contractor for the applicant). Planting should sit max. 100mm below the average water level and will be able to survive at fluctuations:

- *Trees can take massive water level fluctuations 500-1000mm for short periods (1-2months)*
- *Reeds maximum fluctuations circa 350mm for short periods (1-2 months)*
- *Marginal low-level plants very slight fluctuations max 50mm*
- *Levels near western wall are approx. at +4.00 AOD (Nesting birds could find some dry areas there.*

- *As part of the detailed design stage the applicant is reviewing the levels to deal with the fluctuations depending on the plant species and to increase habitat diversity (small rills, dry areas, temporary ponds).*

Additional comments from Members and Local Groups

5. The following additional representations were received after publication of the committee report.

Objections

Two additional objections received, comprising a joint response from Friends of Russia Dock Woodland, Green Connections 106, Surrey Docks Angling Club and Andy Miller and then a separate submission from Andy Miller as a local resident.

Green Connections 106 forum comprises: Friends of Russia Dock Woodland, Surrey Docks Farm, Southwark Park Association 1869, Lavender Pond Local Nature Reserve and Friends of Stave Hill Ecology Park.

The following points were raised (The applicant has provided a full response which has been attached to this Addendum)

- Serious concern about the impact upon the swans that live on the dock. Appropriate mitigation must be secured before any works are undertaken.
- Concern over the proposed, short timeframe for doing the works which will be constant and will impact on both resident and visiting nesting birds for two breeding seasons.
- Concerns that the speed of the works will not allow refuge areas for invertebrates. A phased approach may be more appropriate.
- It is understood that some of the dug out vegetation is to be stored on site, it is questioned whether this will be adequate to support the repopulation of the site. Will this storage provide sufficient refuge for the array of both aquatic and terrestrial fauna that are an important part of a wetland ecosystem?
- Whilst there is the potential for Canada Water Dock Basin to be repopulated from other local wetlands, we feel that relying on this to happen quickly or effectively would be a mistake. We can hope repopulation occurs, we cannot ensure it.
- The environmental impact study does not appear to have considered the impact of the construction of the steps leading down into the water on the south side of the dock. While we support the proposal in principle, it will reduce the surface area of the dock, and the space available for cygnets to take off.

- The impact assessment also does not appear to have considered the issue of managing potential risks to swans and other water birds coming on land on the waterside steps.
- Concern that the fauna surveys undertaken do not adequately reflect a true picture of the species present on site (lack of detail in respect of invertebrates, fish, terrestrial (land) invertebrates).
- Reassurance needed regarding the long-term management plan for the site. A site that is effectively being remodelled should have at least a 10-year plan, with stated targets, a framework of actions, monitoring systems and a set of key performance indicators to measure success. It will take at least five years for the new landscape to establish and for successful repopulation to take place – a single five-year plan will not be sufficient.
- A firm commitment to effective mitigation and action plans is essential, and would demonstrate a commitment to the success of Canada Water Dock Basin as a thriving, biodiverse site.

These issues and concerns have been considered by officers including the Council's Ecology officer. Officers are satisfied with the range of ecological surveys submitted with the application and the impact of the proposal upon ecology and biodiversity has been subject to a high level of scrutiny as discussed in detail in the committee report. The potential short term adverse impacts are considered to be outweighed by the significant long term benefits to ecology and biodiversity, provided that adequate mitigation and management is secured via the DEMP, CEMP and Ecological Management Plans to minimise any harm that may arise.

The applicant's detailed response (attached in full) sets out their intended approach to preventing any harm to fish, amphibians or large aquatic invertebrates and their commitments to dealing with any issues that arise. The response also sets out why a phased approach to the works is not considered to be the most appropriate option in this particular instance. The Council's Ecologist is satisfied that the outline approach and timings are the most suitable for this particular location. In order to address the specific concerns raised around swans and whether more mitigation could be secured to further minimise harm to nesting/breeding birds during clearance and construction, additional requirements in the Demolition Environmental Management Plan have been suggested (set out in paragraph 7 below) together with a requirement for a long-term management plan. With these provisions in place, officers consider sufficient controls are secured to minimise adverse impacts on wildlife in the short term, and ensure long term biodiversity benefits.

Support

Five additional letters of support submitted from The Headteachers of Albion Primary School, Alfred Salter Primary School, Redrift Primary School, BEDE

House Association Learning and Disability Manager and the CEO of Time and Talents.

The following reasons were provided:

- Local schools in London have few places that children can visit to experience different habitats in person. The works would enrich the learning experience for the children, bring the learning alive and would put abstract concepts into context for a better understanding for all our children especially those children with English as an additional language.
- British Land had consulted with the local schools to take their views into consideration, to ensure the project was inclusive and accessible to all.
- The 3 local schools which have written in support of the proposal see potential in providing a space which the schools do not currently have
- Within the consultation the safety aspects have been discussed. It understood that the proposal has been reviewed by The Royal Society for Preventative Accidents (RoSPA) to minimise the risk of drowning.
- Schools can introduce this aspect of learning to the children and they can pass that on to their families and go and visit Canada Docks in their own time. It would be beneficial to the local community and enrich the science curriculum.
- Bede House Association supported their clients with Learning Disabilities to feedback on this proposal. Thought this development would benefit our clients and as an organisation we would visit/ use the space if it was developed as proposed. In particular;
 - The open and spacious environment would be used by Bede's clients and their carers to appreciate the wetland environment
 - The safe design and environment would enable us to support people with learning disabilities, accessibility needs to enjoy the boardwalk, water edge and natural environment.
 - We would make use of the seating, benches on the boardwalk and wide steps that will allow clients and their carers to sit, and have lunch whilst appreciating the area.
 - We did specifically feedback that there needed to be a covered, sheltered pergola that we could use as a meeting point for activities.
- Time & Talents participated in a meeting with British Land and other local charities who support people with specialist access requirements.. We were pleased to have the opportunity to share our views on the emerging designs early on in their development.

- Overall, we welcome the proposals which will help enliven the local area. The proposed developments will revitalise the dock as a dedicated space where the multitude of people we work with locally will have the chance to get closer to the rich natural surroundings that we have in Rotherhithe.
- One of our groups is for visually impaired adults and, as part of our roster of activities, we do birdsong identification. In view of this, the boardwalk will be a vital space as it will allow the VI group to get closer to nature in a sensory way give the children and families access to safe and vibrant outdoor spaces, including the dipping pool that is planned.
- The proposals appear to encompass a safe design and environment which is mindful of individuals with specific accessibility needs including the partially sighted, or those in wheelchairs, who will be able to fully enjoy the boardwalk, water edge and natural environment, and note the boardwalk is wide enough for wheelchair users and large buggies to pass.
- Welcome the large amount of seating and benches provided across the plans including on the boardwalk. Access to seating is essential for us when taking out older people for trips, who can often only walk for a short distance before needing a rest. It is also important for carers to have the ability to sit next to people in wheelchairs, who will be able to pull up next to the benches and feel included in the space.

Longer term management of the space will be important, but we are really looking forward to the plans becoming a feature for the area and community.

Report Clarifications and/or Additional Information

6. The applicant has provided clarity over how they will prevent, manage and mitigate any impacts pertaining to the following matters

- General management of the public realm including measures to prevent and deal with anti-social behaviour;
- Water safety issues – confirmation that a ROSPA safety audit has been undertaken and the detailed design will incorporate the Harbour Masters safety suggestions
- Additional commitments to minimising and mitigating any adverse ecological effects (specifically with regards to Reedbed management and swans). It has been confirmed that the harvesting and storage of

areas of reedbed and marginal vegetation and provision of a fixed or floating platform specifically to provide a nest site for swans would provide retained foraging and nesting opportunities. The detailed strategies will be controlled via the DEMP and CEMP.

- Additional information to support the intended approach to clearance of the dock and subsequent construction. Further rationale provided in respect of the approach, timing and potential effects on ecology. A strategy has been set out to deal with any impact on fish, amphibians or large aquatic invertebrates.
- Confirmation that impacts to ecology during the works would be mitigated by the presence of the Ecological Clerk of Works (ECoW). This will be secured as part of the DEMP and CEMP.
- Confirmation that water quality will be managed by BL as part of the Head Lease negotiated by the council with BL

Recommended revisions to the draft conditions and/or S106 Obligations

7. The following amendments are required to conditions as published on the draft recommendation – Appendix 1

- Remove Condition 3 which relates to a Reedbed Management Plan as this will be covered in the Demolition and Construction Management Plans already secured under Schedule 23 of the Outline Planning Permission. It is appropriate for the matter to be controlled within the existing s106 agreement as this would cover clearance works to the Dock which does not amount to development and does not form part of this application.
- To address the concerns raised in respect of potential impact to swans the applicant has been advised that the DEMP and CEMP would need to include a water fowl management plan to be followed for the duration of the works, which shall include:
 1. The harvesting and storage of areas of reedbed and marginal vegetation and provision of fixed or floating platforms, at least one of which is specifically designed to provide a nest site for swans, to provide retained foraging and potential nesting opportunities whilst works are undertaken.

2. An arrangement with a suitable wildlife rescue organisation, such as the Swan Sanctuary, to respond to any problems or issues that might arise.

Conclusion of the Director of Planning

8. Having taken into account the additional consultation responses and additional information, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

REASON FOR URGENCY

9. 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 this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting.

REASON FOR LATENESS

10. The additional responses have been received since the original report was published. They all relate to items on the agenda and members should be aware of the comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

CANADA WATER DOCK – REF: 21/AP/3794

This document has been prepared in response to recent comments on the CWM Dock application by local environmental groups including Friends of Russia Dock Woodland; Green Connections; Surrey Docks Angling Club; and Andy Miller.

For ease of reference, the comment/query is included in black ink with British Land's response in blue italics.

Local Environmental Groups

Canada Water Dock Basin has been undermanaged for a number of years, and habitat improvements to this SINC would benefit not only the site itself, but the surrounding Rotherhithe landscape. We recognise that improvements to the Canada Water Dock Basin will be a very visual legacy from British Land to Rotherhithe, and a key statement regarding green infrastructure.

As local green stakeholders, we want these habitat improvement works to be a success, and for the Canada Water Dock Basin to realise its full potential as a wildlife site, creating a gateway to nature for the local community.

For that reason, we are now raising a number of concerns regarding the proposed restoration works.

1. The timeframe of the proposed restoration works. The current proposal is that works will take place over 12-15 months, and that work activity will be constant and will affect the two sides of the dock which offer all of the existing dry land. We are concerned that this activity will impact on both resident and visiting nesting birds for two breeding seasons, as there will be little or no available habitat for nesting and foraging.

Given the nature of the works, there will inevitably be short-term impacts on biodiversity and wildlife until the proposed landscaping has become established. This is regrettable but unavoidable and, as noted within the LBS Committee Report, the long-term ecological enhancements outweigh the short-term impacts.

Following the completion of works we expect those species of bird that currently breed at the Dock to rapidly re-colonise the area, as they colonised the existing habitat when it was created in the 1990's.

Appropriate measures to minimise impacts as far as possible have been detailed within a site-specific Demolition Environmental Management Plan (DEMP) and in due course within a Construction Environmental Management Plan (CEMP).

The harvesting and storage of areas of reedbed and marginal vegetation and provision of a fixed or floating platform specifically to provide a nest site for swans would provide retained foraging and nesting opportunities.

The short timeframe of the proposed works also means that the vegetated areas will be cleared very quickly, and in some areas cleared down to subsoil. We are concerned that the speed of the works will not allow refuge areas for invertebrates. These invertebrates, including dragonflies, moths and bumblebees will be resident on site for all stages of their development. Invertebrates will be present in all habitats of the site, from the soil layer to reed stems, in rotting logs and shallow water.

Although we understand that some of the dug out vegetation is to be stored on site, we are questioning whether this will be adequate to support the repopulation of the site. Will this storage provide sufficient refuge for the array of both aquatic and terrestrial fauna that are an important part of a wetland ecosystem?

Whilst there is the potential for Canada Water Dock Basin to be repopulated from other local wetlands, we feel that relying on this to happen quickly or effectively would be a mistake. We can hope repopulation occurs, we cannot ensure it.

To mitigate the temporary impacts, some of the existing reeds and marginal vegetation would be harvested and relocated to other parts of the Dock. This will ensure that some aquatic marginal vegetation will be maintained in the interim, along with those aquatic invertebrates which will be present as eggs, pupae or overwintering adults within the harvested vegetation.

Aquatic invertebrates will remain within the open areas of water whilst works are undertaken. Appropriate measures to maintain the water quality and minimise the potential for pollution events will be detailed within an agreed CEMP submitted under Condition 10 of the masterplan plan permission. Vegetated habitats in the adjacent Albion channel will also support invertebrates which will provide an adjacent source for invertebrate re-colonisation.

The value of the Dock for terrestrial invertebrates is assessed to be limited to common species associated with urban environments only and no comments stating otherwise, or requests for further investigation of the terrestrial invertebrate assemblages present, have been received from LBS or its independent ecological advisors to date. Consequently, no specific mitigation with regards to the temporary loss of terrestrial invertebrate habitat is considered to be required in this instance – although the retention of existing areas of reeds and marginal vegetation will retain habitat for species such as dragon and damselflies.

Given the highly mobile nature of the majority of terrestrial and aquatic invertebrate species it is likely that by invertebrates, including species not currently present and of greater conservation value will rapidly re-colonise the Site, as they colonised the existing habitat when it was created in the 1990's.

It should be noted that following discussions with the Council's Ecology Officer, the clear view was to undertake the works as quickly as possible so as to minimise the number of breeding seasons that would be affected.

The phased delivery of the Dock Works, with the phased retention of existing vegetation in situ, is also complicated by the proposed increase in water levels. This would result in existing, retained vegetation being flooded.

Clearance of wetlands, to maintain or restore a habitat, is a recognised conservation practice. However, it is not a usual practice to clear the whole site at once – it is more usual to work on one third of the site, allow that third to repopulate from adjacent space, then move on to the next third. Canada Water Dock Basin has no adjacent sites to provide refuges for displaced or disturbed birds, invertebrates or fish. It has been suggested that if fish had to be moved due to a pollution incident, Russia Dock Woodland would be a suitable site. We have some reservations regarding this, mainly due to the legal requirement for a quarantine period before relocating fish.

Whilst phased clearance of a wetland site is a recognised practice, this is where natural recolonisation is the objective and the existing area of habitat in Canada Water Dock is not extensive enough to allow for the gradual recreation of reeds and marginal vegetation. At Canada Water Dock the proposal is to recreate and replant to establish habitats of better quality than now present.

Although seemingly drastic, the wholesale removal of most of the existing vegetation during the winter months, followed by reprofiling and replanting, would minimise the amount of disturbance and disruption, including to breeding birds, and allow new habitats to become established as quickly as possible. Whilst there are no habitats immediately adjacent to the Dock to provide refuges for displaced or disturbed birds and invertebrates, suitable habitats are present within the wider local area. The fish population would look to be retained in situ with appropriate protection measures implemented within a DEMP and CEMP as appropriate.

It has been suggested that species such as amphibians or large aquatic invertebrates discovered during the above works would be attempted to be captured and re-located to suitable habitat within an appropriate receptor area, such as Russia Dock Woodland or Stave Hill Ecological Park. This receptor area would be agreed with the LPA ecologist and The Conservation Volunteers (TCV) who manage the site.

Monitoring of the fish population would be undertaken during the construction period. If problems occur and fish appear to be in distress then the first action would be to stop work and aerate the water at the surface (aerating deeper water should be avoided as this is likely to disturb the sediment leading to a bigger reduction in dissolved oxygen), rather than moving the fish populations.

If a fish rescue operation is required then fish would be removed and relocated to an agreed receptor site in the local area following consultation with the LPA ecologist and Surrey Docks Angling Club, and other stakeholders as required (such as the Environmental Agency). It is unlikely that Russia Dock Woodlands would be a suitable receptor site however a suitable receptor site, if required, could be the connected Surrey Waters Dock.

Legal requirements and any associated quarantine periods would be discussed and agreed with the Environment Agency and dependent on the agreed receptor site.

A further point of great concern is that the environmental impact study does not appear to have considered the impact of the construction of the steps leading down into the water on the south side of the dock. While we support the proposal in principle, it will reduce the surface area of the dock, and the space available for cygnets to take off. At present the cygnets have just about enough space to take flight, but a reduction in the surface area in combination with the development around the dock it has the potential to make it much more difficult for cygnets to leave the dock unaided. The impact assessment also does not appear to have considered the issue of managing potential risks to swans and other water birds coming on land on the waterside steps.

The resident swans, and their cygnets, are of significant value to the local community, and we would strongly advise that expert consultation is sought regarding this area of concern.

The Council employed an independent Ecologist to assist with the Reserved Matters Application to ensure that the full ecological impact has been robustly considered. The proposals to the southern edge are contained within an area extending 12m from the existing edge, leaving a length of some 130m to take flight.

No concerns with regard to the current design of the Development and flight space for cygnets to leave the dock unaided have been received from LBS and its independent ecological advisors.

The Swan Sanctuary advises that Swans need around 50-60m to become airborne and gain height to clear obstructions; consequently, there should still be adequate space for swans to take flight. In addition, the enhanced dock will be an integral part of public realm that will be managed to a higher standard than is currently the case. The care and management of the wildlife of the dock will be part of the management programme and measures will be in place to ensure the welfare of the swans should problems occur.

The steps themselves will be of benefit to breeding swans and cygnets who currently struggle to get out of the Dock, having to navigate to Albion Channel. The steps, at the lower height will allow them to exit the water in breeding season.

2. We are concerned that the fauna surveys undertaken do not adequately reflect a true picture of the species present on site.

The updated Preliminary Ecological Assessment states that an updated data search was carried out, with records requested from Greenspace Information for Greater London (GiGL). Whilst GiGL data is an excellent starting point, it cannot be too strongly stated that not all species recording is entered into GiGL. GiGL data should be supplemented by local records and by physical surveys carried out in an approved manner. This is clearly stated in Natural England's recommendations for those carrying out PEAs. As an example, consultation with local record holders would have shown that stag beetles *Lucanus cervus* have been recorded in 2020 both as larvae and adults, on a site within 1km of the Canada Water Dock Basin.

Our concerns regarding surveys arise in part from the paragraphs quoted below, and taken from Canada Dock Reserved Matters Application Environmental Statement (ES) Statement of Conformity (SoC) incorporating Further Environmental Information October 2021:

Appendix D, para 3.12, states that '*Macrobiodiversity surveys undertaken at Canada Water Dock in 2017 by APEM did not record any species of aquatic invertebrate on conservation value*'.

This would seem to indicate that no rare or important species were found. It does not mean that there are no aquatic invertebrates. Those aquatic invertebrates, which will be present, make up an essential part of the wetland ecosystem. Major disturbance to their habitat will have an impact on population numbers, and thus on other species such as fish, as food webs will be damaged. We were unfortunately unable to find the APEM 2017 Macrobiodiversity survey within Watermans Environmental Statement.

Appendix D, para 3.11, states that '*APEM's 2017 fish survey of Canada Water Dock found the Dock to comprise a low fish species assemblage, likely as a result of reduced vegetation and increased siltation, with three-spined stickleback *Gasterosteus aculeatus*, perch *Perca* sp, and carp species *Cyprinus* spp. recorded.*'

Early consultation with the Surrey Docks Angling Club would have given records of species present and an indication of population sizes. The SDAC has recorded 12 species at Canada Water Dock Basin, including pike, roach and chub. Surrey Docks Angling Club, following on from a request made in December 2021, have now sent information on fish species and numbers to British Land consultants.

In addition, there do not seem to be records within the Preliminary Ecological Appraisal of physical surveys of terrestrial (land) invertebrates, which would have entailed three or four visits between April and September. We are concerned that species such as bees, bumblebees, dragon and damselflies and beetles may be under or un-recorded. Without a complete picture of species present, it will be difficult to make an informed evaluation of the success of this wetland restoration. Furthermore, with incomplete data on species present, there will be no plans for mitigation of temporary or permanent habitat loss. It would be reassuring to know if such surveys took place, by whom, and over what time period.

The Council employed an independent Ecologist to assist with the Reserved Matters Application to ensure that the full ecological impact has been robustly considered.

Species specific surveys showed that the site supports low numbers of foraging common and soprano pipistrelle and noctule bats; a number of breeding bird species including waterfowl such as mute swan, tufted duck and great crested grebe; a limited assemblage of fish species and no aquatic invertebrate species of conservation value. This largely aligns with the reasons for designation of the SIN.

The Committee Report considers that the survey effort for bats and breeding birds and the assessment of the value of the site in its current condition for these species groups is

correct. The Committee Report also considers the fish and aquatic invertebrate surveys are correct.

Whilst it is noted that stag beetle was recorded in 2020, the updated Preliminary Ecological Appraisal noted the presence of a 2019 record for this species 2km north-west of the Site. The habitats present on Site are considered to lack suitable habitat in the form of veteran trees and significant amounts of dead wood suitable for supporting this species. Whilst those habitats to be created would also largely be unsuitably or supporting stag beetle, as part of the proposals and ongoing management, deadwood/ log piles will be included in the wet woodland for a range of other invertebrate species that require this habitat.

Although the 2017 Macrobiota survey undertaken by APEM did not record any rare or important species it is acknowledged and agreed that aquatic invertebrates will be present. Those aquatic invertebrates recorded as part of the 2017 APEM Macrobiota survey are presented within the 2017 APEM Canada Water Dock Environmental Surveys Report, which was presented as Appendix 13.5 of the 2018 Environmental Statement.

To inform the 2018 Environmental Statement, in addition to the fish surveys undertaken by APEM in 2017 - presented as Appendix 13.5 of the 2018 Environmental Statement, early consultation was also undertaken with the Rotherhithe Angling Club (now Surrey Docks Angling Club). Anecdotal information on the species of fish found within the Dock provided by the Club comprised various carp species; rudd; roach; bream; tench; pike; perch; hybrid roach / rudd; trout; mullet; flounder; bass; European eel; and zander. This information was set out within the 2018 Preliminary Ecological Appraisal, presented as Appendix 13.1 of the 2018 Environmental Statement. Whilst the fish assemblage is noted, it is not assessed to be of any significant ecological or conservation value and is likely to play a role in the limited aquatic invertebrate interest currently present.

Proposals for the Docks include for the provision of new habitats that would be of far greater value to terrestrial invertebrates than those currently present. Native species and species of benefit to biodiversity including pollen and nectar producing species are to be incorporated as part of the planting scheme.

In review of the above, the October 2021 Canada Dock Reserved Matters Application Environmental Statement (ES) Statement of Conformity (SoC) is therefore considered to remain valid.

3. As key stakeholders in the local green landscape, we have a keen interest in the long-term development and management of Canada Water Dock Basin. We see this site as having the potential to make a major contribution to local biodiversity, actively supporting the green corridor from the Thames into Southwark and the green connections within this Core Habitat Area. In view of this, we would like to have some reassurance regarding the long-term management plan for the site. A site that is effectively being remodelled should have at least a 10-year plan, with stated targets, a framework of actions, monitoring systems and a set of key performance indicators to measure success. It will take at least five years for the new landscape to establish and for successful repopulation to take place – a single five-year plan will not be sufficient.

We wholeheartedly agree.

In accordance with the original conditions and s106 obligations for the Outline Permission an Ecological Management Plan (EMP) has been produced to secure the management of the Site and maintenance of its ecological value in the long-term. The EMP will be agreed with LBS and controlled under Schedule 3 of the s106 agreement.

The EMP has been written in line with BS 42020: Biodiversity. Code of practice for planning and development and covers the ongoing management and monitoring requirements for the Site for an initial 10-year period. Following this initial 10-year period the EMP would be fully reviewed and updated as necessary to cover the management of the Site for the following 10-year period.

4. As part of the long-term management plan, we would also like to be assured that there is longer term planning in place to support resident species both during and after the proposed works. A firm commitment to effective mitigation is essential, and would demonstrate a commitment to the success of Canada Water Dock Basin as a thriving, biodiverse site.

For example, the breeding pair of swans on the dock, which have been there for several years, will stand to be severely affected if the work goes ahead as proposed without any phasing. It will be essential to ensure not only that they have somewhere to nest, but also that there is adequate space for them, and the cygnets/juvenile swans, to rest, preen, and sleep. They will also require suitable arrangements for supplementary feeding.

The harvesting and storage of areas of reedbed and marginal vegetation and provision of a fixed or floating platform specifically to provide a nest site for swans would provide retained foraging and potential nesting opportunities whilst works are undertaken.

Notwithstanding the provision of this alternative nest site, an arrangement will also be put in place with a suitable wildlife rescue organisation, such as the Swan Sanctuary, to respond to any problems or issues that might arise.

We would welcome an assurance that not only has thought been given to mitigation, but there are also effective action plans ready to be put in place to support key resident species throughout and beyond the proposed restoration works. An assurance that organisations such as the Swan Sanctuary had been consulted in the drawing up of any action plans would be helpful.

The DEMP and CEMP would incorporate any action plans considered necessary by LBS to support key resident species during the construction period. The action plans would be agreed by LBS and other stakeholders as necessary (such as the Swan Sanctuary).

Any specific action plans to support key resident species beyond the proposed restoration works would be determined based on the findings of the monitoring requirements set out

within the Ecology Management Plan. The action plans would be agreed with LBS and the London Wildlife Trust and other stakeholders as necessary.

In conclusion, whilst we are broadly supportive of the proposed works to enhance Canada Water Dock Basin, we have serious concerns regarding the short timeframe for the proposed works. We recognise the need to create a 'statement piece', a visual demonstration of what is to come, but feel it is more important that Canada Water has a nature conservation site that is sustainable, biodiverse and an effective part of the Rotherhithe/London green landscape. We believe that a longer time frame for restoration works would be advisable, with a phased programme of clearance and re-landscaping. A phased programme would be more in keeping with accepted conservation techniques, would minimise disturbance to resident and visiting species, and would speed repopulation of re-created habitats.

In addition, we believe that long-term planning is essential. Management consistency over the next ten to fifteen years will be crucial to the success of the site and both five and ten-year management plans should be created, along with a vision statement giving the long term (10-15 years) objectives. Sites of Importance to Nature Conservation must be given every opportunity to grow and increase their contribution to London's biodiversity, and this can only happen with the support of long term management strategies.

As stakeholders in the Rotherhithe green landscape, we have a vested interest in supporting the success of all of that landscape, and we would urge British Land to take a longer view, to expand their time frame, and ultimately produce a site that is worthy of Local Nature Reserve status.

Welcome to Southwark Planning Committee 18 January 2022

MAIN ITEMS OF BUSINESS

**6.0 – NOTE OF AWARDS FROM THE ELEPHANT & CASTLE
RELOCATION FUND – COUNCILLOR SEATON TO DEFER
WHICH MEMBERS WILL AGREE**

**6.1 –
ARTICLE 4 DIRECTIONS RELATING TO DEMOLITION AND
CHANGE OF USE COMMERCIAL BUILDINGS TO
RESIDENTIAL (VERBAL)**

**8.1 – 21/AP/3784
41-55 ROTHERHITHE OLD ROAD , SE16 – VARIATION OF
SECTION 106 AGREEMENT, 11TH AUGUST 2011 RELATING TO
11/AP/0963 AND 11/AP/3147 – PAYMENT OF LIEU OF SIX
SHARED OWNERSHIP DWELLINGS**

**8.2 – 21/AP/3794
THE DOCK AND LAND ADJACENT TO ZONE D, CANADA
WATER MASTERPLAN SITE, LONDON, SE16 7LL**



Southwark Free Wi-Fi
Password
Fr33Wifi!



Councillor Martin Seaton (Chair)



Councillor Kath Whittam (Vice Chair)



Councillor Cleo Soanes



Councillor Bill Williams



Councillor James Coldwell



Councillor Dan Whitehead



Councillor Richard Livingstone



Councillor Damian O'Brien

21/AP/3784 – 41-55 ROTHERHITHE OLD ROAD, LONDON

- Variation of Section 106 Agreement dated 11th August 2011 relating to 11/AP/0963 and 11/AP/3147- payment in lieu of six shared ownership dwellings revisions

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Building Entrance



Aerial View



21

Viability comparison

	Savills (for the developer)	Strettons (for the council)
Uplift looking only in value from changing 6 intermediate to market	£859,950	£1,060,000
Financial performance of the whole development changing 6 intermediate to market	£900,000	£1,200,000

22

21/AP/3794

THE DOCK AND LAND ADJACENT TO ZONE D, CANADA WATER MASTERPLAN SITE, LONDON, SE16 7LL

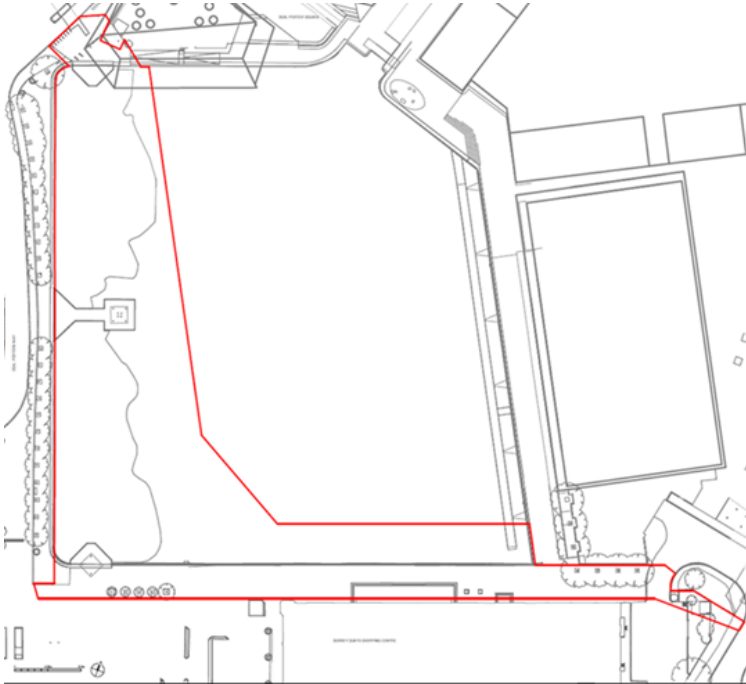
Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to Canada Dock and land adjacent to Zone D pursuant to outline planning permission ref. 18/AP/1604 dated 29th May 2020, relating to the re-development of Canada Dock, including the re-grading and re-planting of the SINC, construction of a new boardwalk, construction of steps and accessible slopes along the southern edge and associated public realm, play space and landscape improvements.

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MASTERPLAN ZONES



MASTERPLAN BOUNDARY & SITE BOUNDARY



25

CURRENT SITE



CURRENT SITE



Proposed Works

- Re-grading and re-planting of the SINC along the western edge and enhancement of the Dock habitats.
- Existing vegetation will be removed from the Dock and soils will be re-profiled to create three zones of wetland habitats characterised by reedbeds, wet woodland and wet meadow and pond.
- The water level of the Dock will be raised and a sustainable urban drainage system will be installed to improve water quality of the Dock.
- Construction of a new red timber boardwalk running north to south with an additional western access point.
- The boardwalk would provide pedestrian access from the southern edge of the Dock to Deal Porters Square or towards the new leisure centre, but would not permit cyclists.
- Creation of public realm on the southern Dock edge as part of the public realm design for Zone D, comprising the water's steps, wetland steps, dipping pond, pergola and Dock Edge Walk

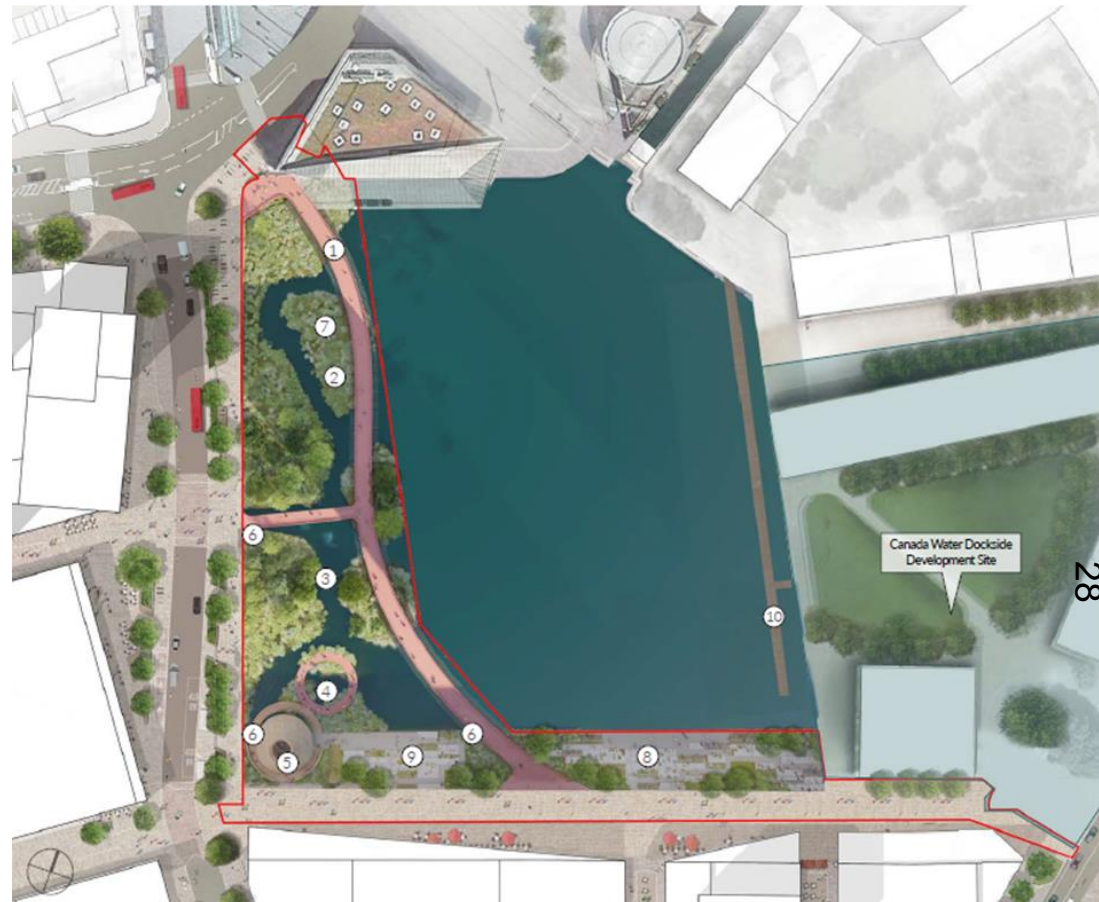


Figure 26: Illustrative public realm plan showing the scheme submitted as part of this RMA

- | | | | | | | |
|------------------|---------------------------|----------------------------|----------------|-----------|-----------------|----------------------------------|
| ① Boardwalk | ② Islands | ③ Internal channel | ④ Dipping pond | ⑤ Pergola | ⑥ Water outfall | ⑦ Deal Porters Statue (existing) |
| ⑧ Southern Steps | ⑨ Children's Amptitheatre | ⑩ Existing fishing pontoon | — RMA Boundary | | | |

Boardwalk



29



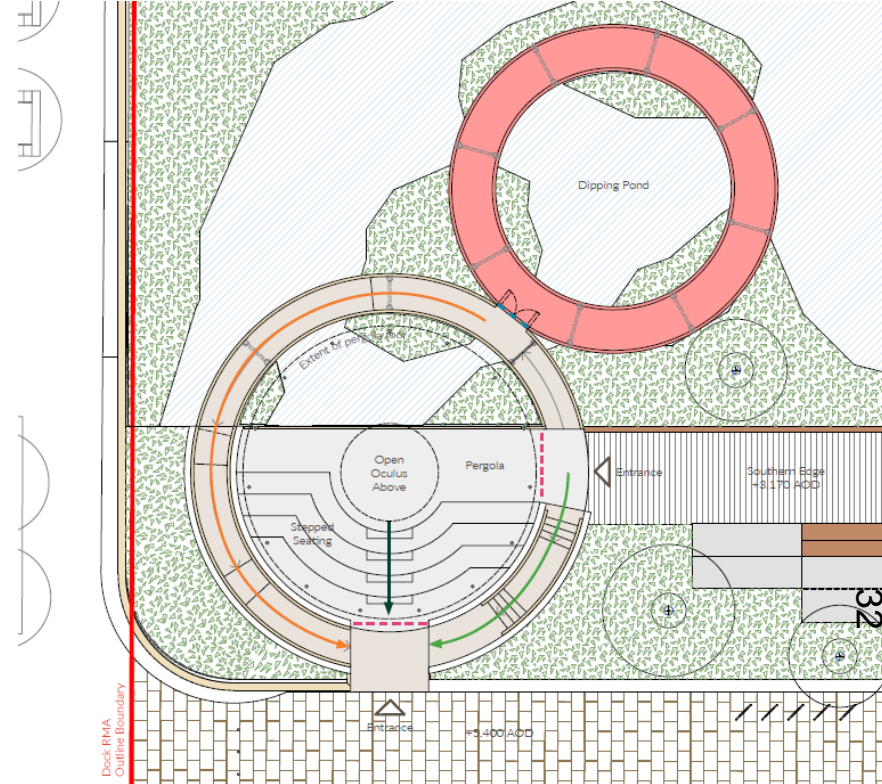
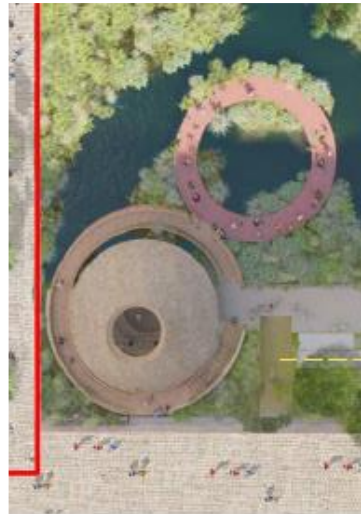
CGI: The Dock with Blocks A1, A2 and Zone D



PERGOLA



DIPPING POND



SOUTHERN DOCK EDGE

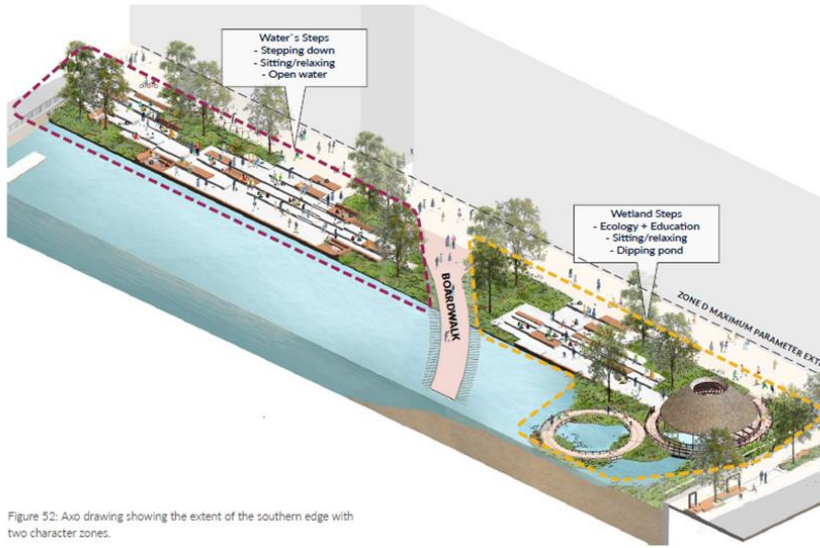


Figure 52: Axo drawing showing the extent of the southern edge with two character zones.



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An Estate Management Plan will include the detailed security strategy for the public realm setting out measures to manage pedestrian movement and control, wayfinding, crowded spaces, vehicle access, signage, lighting and safety and security.

PROPOSED HABITATS



Wetland Mix 1
90% *Phragmites australis*
10% Standard mix



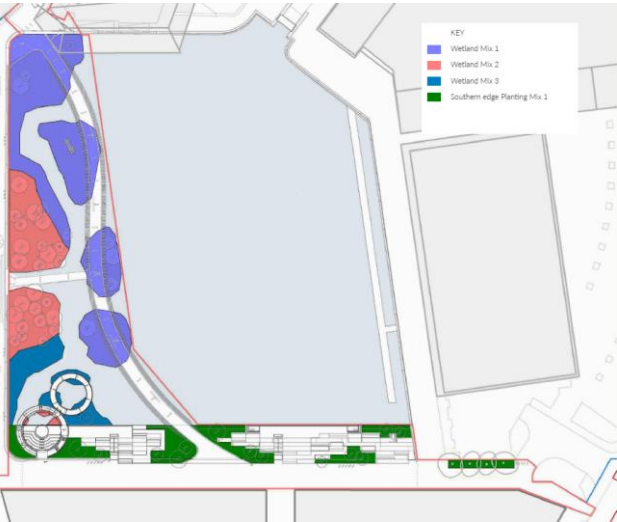
Wetland Mix 2
70% *Carex acutiformis*
20% *Schoenoplectus lacustris*
10% Standard mix



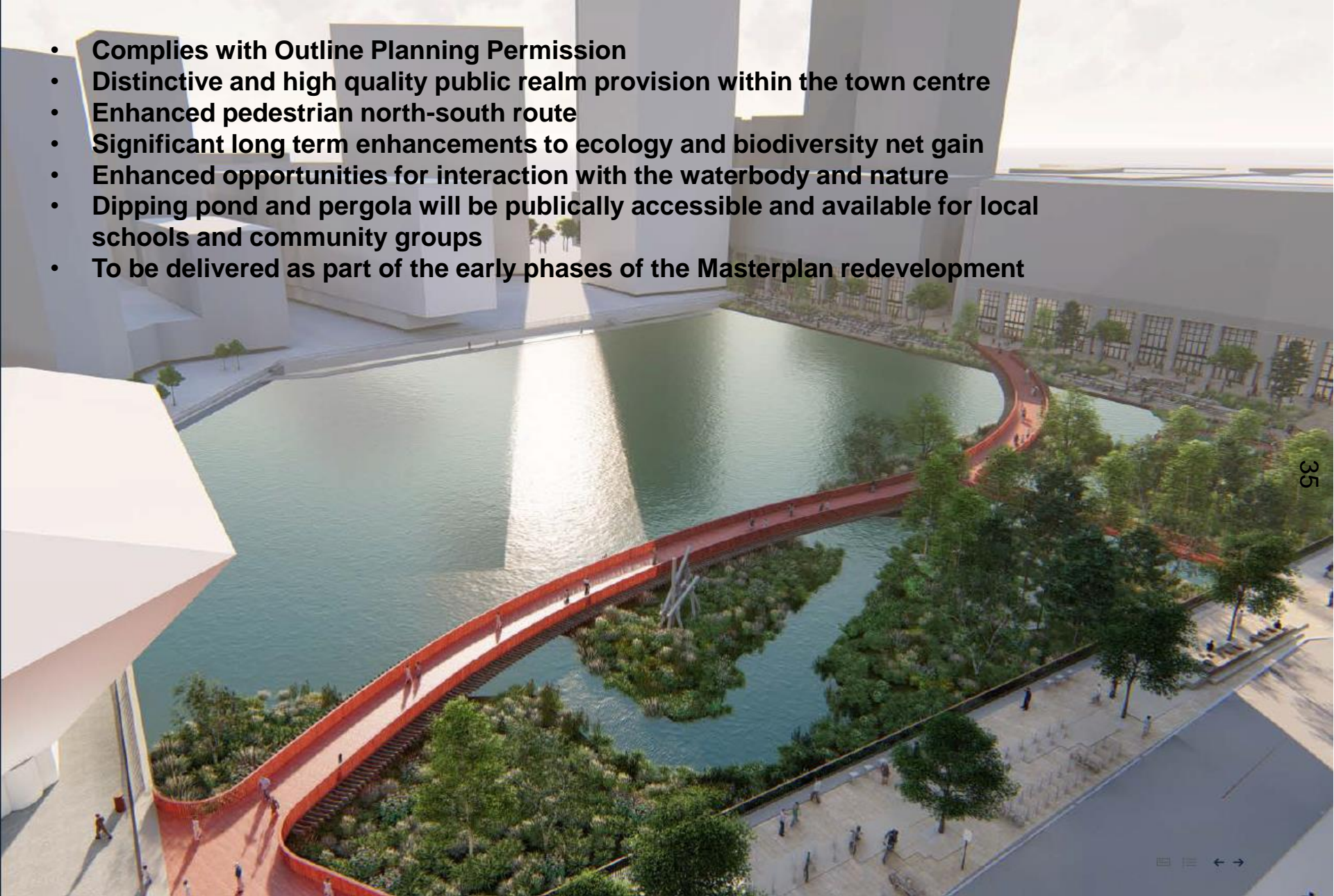
Wetland Mix 3
50% *Glyceria maxima*
50% Standard mix



Southern edge Planting Mix 1
70% Herbaceous plants
30% Shrubs



- **Complies with Outline Planning Permission**
- **Distinctive and high quality public realm provision within the town centre**
- **Enhanced pedestrian north-south route**
- **Significant long term enhancements to ecology and biodiversity net gain**
- **Enhanced opportunities for interaction with the waterbody and nature**
- **Dipping pond and pergola will be publically accessible and available for local schools and community groups**
- **To be delivered as part of the early phases of the Masterplan redevelopment**



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