

# Planning Committee (Major Applications) A

Tuesday 29 April 2025

6.30 pm

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

## Supplemental Agenda No. 2

### List of Contents

Item No.	Title	Page No.
7.	<b>Development Management</b> Tabled items: addendum report, members' pack	1 - 52

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Webpage: [www.southwark.gov.uk](http://www.southwark.gov.uk)

Date: 29 April 2025

<b>Meeting Name:</b>	Planning Committee (Major Applications) A
<b>Date:</b>	29 April 2025
<b>Report title:</b>	Addendum report
<b>Ward(s) or groups affected:</b>	Rotherhithe and Surrey Docks, Borough and Bankside
<b>Classification:</b>	OPEN
<b>Reason for lateness (if applicable):</b>	Report Corrections and Additional Information Submitted
<b>From:</b>	Director of Planning and Growth

## PURPOSE

1. To advise members of additional information submitted in respect of the following item on the main agenda. The information was received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.
2. To advise members of minor corrections to the main report and conditions.

## RECOMMENDATION

3. That members note and consider the additional information and corrections in respect of the item in reaching their decision.

## FACTORS FOR CONSIDERATION

### ITEM 6: 24/AP/1958, Borough Triangle Land And Site At 18-54 Newington Causeway

#### Late representations

4. Since the preparation of the committee report, further comments have been received from the Southwark Law Centre and Latin Elephant. These are summarised below.

<b>Comments received</b>	<b>Is this agreed?</b>	<b>Officer Response and/or changes proposed</b>
The definition "Market Tenants" (and "Wider Site Tenants") does not currently include Peckham ABC.	Yes	The definition "Wider Site Tenants" can include all tenants and businesses within the red line boundary and this will be amended.
Para 1.1 – suggest a shorter timeframe to submit the Final Business Relocation Strategy, as 12 months seems particularly long.	No	The current draft states that the Final Business Relocation Strategy (BRS) is to be submitted to the Council for approval no later than the date which is 12 months following the date that the Planning Permission is Free of Challenge. The S106 would however still ensure that no tenants are removed from the site or the closure of the existing market by the applicant until the Final BRS is submitted. The applicant would also not be able to progress the demolition of the site until the temporary food market is operational. The incentive is there to submit and have the Final BRS approved sooner.
Para 1.2 "Temporary Food Market Management Plan" – Can the rents be set lower than existing? It is understood that the applicant has committed to (1) no mandatory minimum payment, and (2) commission being based on net (not gross) profit. This should be secured in the drafting. The Castle Square rents	No	Rents would be set by the operator of the temporary market (who has yet to be selected) and these are capped to be no more than rents that traders currently pay which is reasonable.

began at a reduced rent which rose incrementally		
Seek a change to para 1.2 to include the right to for traders to make reasonable changes (reasonable determined by the Council) to their stall, including signage, advertising, layout etc.		This is noted and an amendment shall be made to Para 1.2 in the s106 obligation.
There also needs to be greater detail on the minimum spec for the wider temporary market – including seating, bars, outdoor space etc.	No	Details of the fit out and seating will need to be provided in the Temporary Food Market Planning application and Management Plan respectively.
Para 1.2.2 (“proposed assistance”) – this should ensure the Final BRS meets all requirements under local policy P33 and then listed a number of details to be submitted.	No	Officers would consider the Final BRS against Policy P33 when it is submitted and therefore it is not considered that the s106 obligation would need to list all those details.
Para 1.2.3 / 4 – requires the BRS to set out <i>“details of how other available premises for potential relocation will be communicated to Market Tenants”</i> – Southwark Law Centre suggest more detail here to ensure the system is robust, particularly given the issues with the approach with the Elephant and Castle Shopping Centre.	No	These will form part of the Final BRS
Para 1.2.5 (EqIA) – considers that the ongoing requirement to submit EqIAs is a good idea, but currently it’s unclear what this	Yes	The obligation will be amended to state that the EqIA shall include mitigation measures if evidence of any change

process amounts to. Does the Council consider that the public sector equality duty continues to apply throughout the process? Will the EqlA need to set out any further mitigation resulting from the new review?		demonstrates this is necessary.
Para 1.4 (and 4.5) - compliance with Final BRS until Sui Generis Unit is available – but compliance needs to continue until after the Sui Generis Unit is available in terms of the Relocation Fund. Suggest that the obligation is for ongoing compliance until the Fund (including any top up) runs out, with a potential longer dead-stop date.	Yes	This is noted. The Relocation Fund will remain in perpetuity until it runs out and this can be amended in the relevant paragraphs of the s106.
Para 2.3 - submit Temporary Food Market Planning Application within 12 months - as above – surely this should be sooner, and what happens if they don't submit in time.	No	As with the response to Para 1.1 above, the applicant would also not be able to progress the demolition of the site until the temporary food market is operational.
Para 2.5.3 – allocating temporary stalls up to 4 months before closure of Mercato – this leaves businesses who will not be allocated a temporary market space with a tight timeframe to find a new place and suggests a longer period is applied here (6 months as a minimum).	Yes	This is noted and the obligation be amended to state 6 months.

Para 2.6 – need to avoid a situation where the Temporary Food Market Application is refused because it is below standard, and that then lets the developer get out of providing the temporary space (instead just paying the top-up). Suggests adding a clarificatory line to the definition of Temporary Food Market Application that it must comply with the requirements of the BRS and any Final BRS approved by the Council.	No	Paragraph 2.4 of the obligation states that the Owner (the applicant) covenants to the Council to use all reasonable endeavours to secure the grant of the Temporary Food Market Permission. There are other details required in the submission of that planning application. This would be sufficient to ensure the applicant would secure planning permission for the Temporary Food Market.
<p>Para 4.1 – payment of Business Relocation Fund Contribution - 12 months prior to intended closure is impossible to define. In any event this is too late in the process.</p> <p>Para 4.3.4 - more clarity as to what “nature and scale” of each traders means, and how this will relate to the likelihood of grant.</p>	No	12 months before the current market closes is good time for traders to start accessing he fund.
Para 4.4.3 –suggest the word “directly” is removed – surely things that are indirectly attributable to relocation that the Council deems appropriate should also be in scope for the fund.	No	The Business Relocation Fund should only be allocated for costs directly attributable to relocation and this is reasonable.
Para 5.1 – there is still no guarantee that applications for permanent space will be accepted. There must be a requirement to	No	By including such an obligation this may lead to difficulties in securing a future operator taking up the new food hall. It is important that a food hall is

grant a tenancy to Market Tenants unless the applicant/the operator provides a reasonable reason to the Council.		provided on the site given its many other economic and social benefits. Officers consider that the current drafting (the future leaseholder review applications for tenancies of the Sui Generis Unit from Market Tenants for a period of three months before any tenancies are reviewed from other prospective tenants) is considered sufficient and reasonable.
Para 6.1 - Trader Steering Group only includes the applicant and the Council – it should include some sort of trader representation. Suggests opportunity for traders to attend the quarterly meetings and make representations.	Yes	The obligation can be amended to require that the quarterly meeting is by the Individual Business Advisor on behalf of the traders for the period of their appointment (which is 12 months after the closure of the existing market). This would ensure that certain traders are not given a role/privileges that other traders don't have.
Para 6.2.2 –Trader Steering Group "consults with the Council" - this effectively just becomes the applicant having control over decisions, since they are only other member of the steering group.	No	The Council is the other member of the Trader Steering Group and would ultimately make the decision.
Para 7.1.1 - give more clarity as to what this database looks like / must include as a minimum, when it should be updated etc. 7.1.2 - needs corresponding obligation on the Council to provide the details.	No	The draft obligation is considered sufficient and allows the database to be developed following further discussions with the council and traders.

<p>Drafting comment - inconsistent definitions:</p> <ul style="list-style-type: none"> <li>○ <i>Food Market Tenants</i></li> <li>○ <i>Temporary Food Market Planning Application</i></li> <li>○ <i>Temporary Food Market Planning Permission</i></li> <li>○ <i>Business Relocation Fund</i></li> </ul>	Yes	The above will be corrected.
<p>The fund is still too small. The £10k per trader previously suggested was an average based on 40 traders of different sizes, with the intention that larger businesses would draw less, and smaller businesses could draw more. The reduction in trader numbers / eligibility creates a different situation. As previously stated, the fund should be larger to ensure all businesses are accommodated, with the potential to return any unused funds.</p>	No	<p>The relocation fund was increased twice from £120,000 initially to £137,000 and then to £200,000. This along with the other measures, including the temporary market provide a good relocation package for traders.</p>
<p>The s106 should ensure landlord / operator is responsible for maintenance and repairs.</p>	Yes	<p>The s106 obligation currently drafted requires full details of the proposed hours of operation, maintenance, cleaning and security provisions for the Temporary Food Market. The s106 can be amended to ensure that the operator will be responsible for the maintenance and repairs.</p>



In terms of the relocation database, the s106 should expressly require a number of details to be included.	No	This can be included and assessed in the BRS, but it is not required to be detailed in the s106 itself.
There should also be a clear review / complaints process. Emphasis on the need for representation at the steering group.	No	Traders can make representations to the Individual Business Advisor, who will then share with the Trader Steering Group, including the Council.
The concept of costs having to be "reasonable" should be removed, or at the very least more clearly defined.	No	Relocation costs should be reasonable and it is not for the s106 to define this.

5. A late representation has also been received from Mercato Metropolitano. They emphasised the point that despite their popularity, operating a food market are difficult to sustain financially and many markets fail because of the financial model and this is not resilient enough to absorb inflexibility or additional risk. They note that by allowing all selected traders to re-enter undermines long-term planning and financial stability. It prevents effective forecasting and weakens the operator's ability to guarantee quality and consistency. There needs to be a balance between small and larger artisanal businesses, whereby the larger anchor traders can drive footfall and increase awareness of the space. Caps on rental income may seem to support affordability, but they severely restrict an operator's ability to respond to economic pressures. As such, there should be some flexibility and as an operator they would be hesitant in signing a lease encumbered by such provisions.

Officer response: This is noted and the s106 obligation as currently drafted is considered reasonable and balanced to ensure any future food operator could sustainably run a food hall on the site, whilst accommodating the existing Market traders.

## **Item 7.1 - 24/AP/3718: Full Planning Permission – Unit 1 and 4 Canada Water Retail Park**

### **Additional Information**

6. Since the preparation of the committee report, additional analysis has been undertaken to calculate the levels of daylight reaching the facades of the revised S73 British Land Canada Water Masterplan Zone F maximum parameters massing with the Proposed Development in place on Plots A & B.

7. Analysis was also undertaken with the previously consented scheme in place on Plots A & B at Canada Water Dockside to allow a comparison between the two positions.
8. The results show that the impact of the Proposed Development on Zone F of the BL Canada Water Masterplan is similar to that of the previously consented scheme. The tower portions of Zone F are effectively unchanged in daylight terms and continue to receive high levels of VSC.
9. Opposite Plot B, there is a slightly increased impact to daylight at Zone F with the Proposed Development in place when compared to the previously consented scheme. The results show a reduction from 20% VSC to 18% VSC at the notional first floor of Zone.
10. Facades directly facing Plot B experience a 1-2% reduction in VSC between the consented and proposed positions which is a small and likely unnoticeable change. All other facades experience no material changes in VSC.
11. In summary, the Proposed Development is not considered to have a material effect on the availability of daylight to Zone F of the BL Canada Water Masterplan. The impact would be comparable to the previously consented OPP on this site.
12. The additional information has been made available on the Planning Register.

## **Report Amendments**

13. The following corrections are required to the main report
  - Paragraph 24 – for clarification the lift bridge is locally listed not statutorily listed
  - Paragraph 68 – delete reference to refurbishment (as all buildings are to be demolished)
  - Paragraph 73 - Wind mitigation measures for Plot A. This list is missing the following measure 'Porous element at the south-east corner of Building A1 (1.2m tall, 50% open, "L" shaped').
  - Paragraph 98 – for clarification purposes it is not intended that Plot A is delivered under 21/AP/2655, rather Plot A in the new application is as previously consented.

- Paragraph 121 – updated table required (amendments shown in bold text)

Building	Total NIA	Affordable Workspace (NIA)	Alternative Affordable Workspace (NIA)
A1 and A2	6,984	6,275	<b>1,222</b>
A1	6,025	5,539	486
A2	959	223	736

- Paragraph 123 and 127 should refer to a 50% cap on Alternative Affordable Workspace not 5%
- Paragraph 140 at bullet point 4 should refer to 2b3p and 2b4p units
- Paragraph 159 – confirmed wheelchair unit mix is 5 x 2b4p units and 6 x 3b4p units to be controlled by condition (see below).
- Paragraph 176 – for clarity VITA a student operator reviewed the design of the PBSA block with the architects team but have not yet been selected as the chosen operator.
- Paragraph 221 – The PBSA tower would be 91.2m high not the stated 87m (note the correct height is referred to many times in the report)
- Paragraph 295 – This should read Arboricultural Impact Assessment not an Arboricultural Method Statement.

## Amended and Additional Conditions

14. The following amendments are necessary to sufficiently control the proposed development.

- Condition 1 – this will be reviewed to ensure that all relevant plans (with up to date revision numbers) and documents are correctly listed.
- A final check of various conditions to ensure that they correctly refer to the relevant Plot or Building.
- Condition 72 currently reads as a repeat of Condition 71. It should be replaced with the following condition which is required to ensure that

future occupiers of the Plot B development will be safeguarded against unacceptable levels of noise and disturbance from the approved cultural venue on Zone H of the BL Masterplan site.

- i) *The development must be designed to ensure that habitable rooms are not exposed to entertainment noise in excess of 27dB LAeq (5 minute) and that where meeting this standard relies on closed windows, suitable alternative means of ventilation are provided.*
- (ii) *Prior to the commencement of above ground works, a written report shall be submitted to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met. The results shall be submitted to the LPA for approval in writing and the approved mitigations shall be implemented and permanently maintained thereafter.*

*Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.*

## **Item 7.2 – 25/AP/0738: Deed of Variation to a s106 Agreement – Unit 1 and 4 Canada water Retail park (formerly known as Canada water Sites C and E), SE16 2XU**

### **Report Clarifications**

15. The following corrections are required to the main report

- It should be clarified that Plot B may be sold but may also be developed by AIRE.
- Paragraph 13 – first bullet should confirm that the original Deed secured
  - £27,125,000 (index linked from 1<sup>st</sup> May 2022) as the total payment
  - £2,712,500 to be paid on Implementation of the Alternative Development
  - Followed by three additional payments linked to 25% disposal or occupation of each phase of alternative development
- Paragraph 27 - Scenario 1 should refer to £27,125,000 as the total payment and £2,712,500 as the payment due on Implementation, and

Scenario 2 should also refer to £27,125,000.

The trigger referenced in the second bullet under Scenario 2 should state: prior to the earlier of either disposal of 25% or more of the floorspace or occupation of 25% or more of the floorspace.

### **Conclusion of the Director of Planning and Growth**

16. Having taken into account the additional information submitted for 24/AP/3718 and the report corrections set out above the recommendation remains as set out in the report, that planning permission should be granted, subject to the recommended conditions.
17. Having taken into account report corrections set out above for 25/AP/0738 the recommendation remains as set out in the report, that officers be granted delegated authority to complete a Deed of Variation.

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Corporate Services, Finance and Governance 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

# Welcome to Southwark Planning Committee A Majors

29 April 2025

## MAIN ITEMS OF BUSINESS:

Item 6 24/AP/1958, Borough Triangle Land And Site At  
18-54 Newington Causeway

**Item 7.1** 24/AP/3718  
Canada Water Dockside  
Units 1 and 4 Canada Water Retail Park

**Item 7.2** 25/AP/0738  
Canada Water Dockside  
Units 1 and 4 Canada Water Retail Park (formerly known  
as Canada water Sites C & E



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Gavin Edwards



Councillor Reginald Popoola



Councillor Nick Johnson



Councillor Darren Merrill



Councillor Esme Hicks



## Item 6 24/AP/1958

### Borough Triangle Business relocation strategy-s106 wording



# Draft s106 Business relocation

## Seven headings

- Final Business Relocation Strategy
- Temporary Food Market
- Independent Business Advisor
- Business Relocation Fund
- Sui Generis unit (new market
- Trader Steering Group
- Relocation information



# Final Business Relocation Strategy

- Confirmation that the Temporary Food Market planning application has been submitted
- Details of assistance for traders in business planning
- Details of how potential premises for relocation will be communicated to traders and other site tenants
- An updated Equalities Impact Assessment

# Temporary food market

- A minimum of 12 stalls
- Space for shared seating and dining
- Details of fit out of the temporary market, including toilets, heating, lighting, cooling, venting, kitchen and storage facilities including cold storage
- Details of rent, which shall be no more than rents currently being paid 17
- Marketing strategy to raise awareness and to facilitate high footfall
- Details of hours of operation, maintenance, cleaning and security

## Independent Business Advisor

- Provide practical support and business planning to traders through confidential one to one sessions,
- Provide enterprise support and organise workshops,
- Give guidance for traders on applying for the Temporary Food Market and Business Relocation Fund
- Provide assistance for traders for whom English is not their first language
- Assist with locating and assessing alternative business premises

18

# Business Relocation Fund

- £200,000 managed by the council
- Only for traders at Mercarto at the date of PP
- Not available for traders with 10 or more locations
- Can be used for:
  - Relocation
  - Legal
  - Surveyor
  - Removal
  - Fit out

# Sui Generis Unit (new permanent food market)

- Existing traders have exclusive right of application for 3 months
- Temporary food market will not close until this is ready for occupation

## Trader Steering Group

- Council and Berkeley
- Meet quarterly until new food market ready
- Will assess and award stalls for Temporary Food Market

## Relocation information

- Berkeley will share data base of vacant premises
  - In Elephant and Castle
  - Southwark
  - Lambeth
  - In Council's portfolio

## Comments on draft wording- Southwark Law Centre and Latin Elephant

### Changes agreed

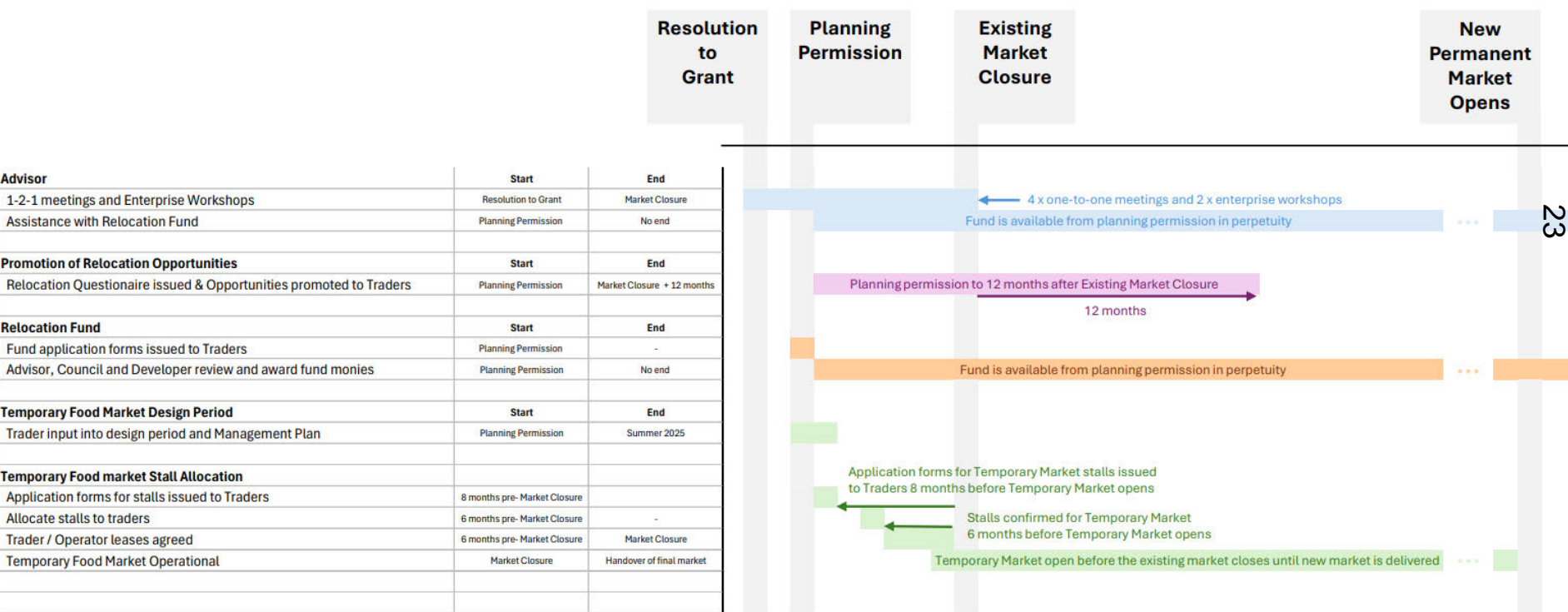
- All tenants and businesses within the red line boundary will be included
- EqIA to include mitigation measures
- Relocation fund to remain available after the new permanent market is occupied.
- Temporary market stalls allocated 6 months before it is closure of existing market
- Meet quarterly until new food market ready
- Will award stalls for Temporary Food Market 6 months before Mercarto closes
- Independent business advisory can attend steering group meetings on behalf of traders.

### Changes not agreed

- Shorter timeframe for BRS submission
- Rents lower than in existing Mercarto
- Payment of relocation fund earlier than 12 months before Mercarto closing
- Indirect relocation costs being covered
- Guarantee that tenants can take a space in the new permanent market

2

# Business Relocation Strategy Timings



23



## Item 7.1

24/AP/3718

Canada Water Dockside

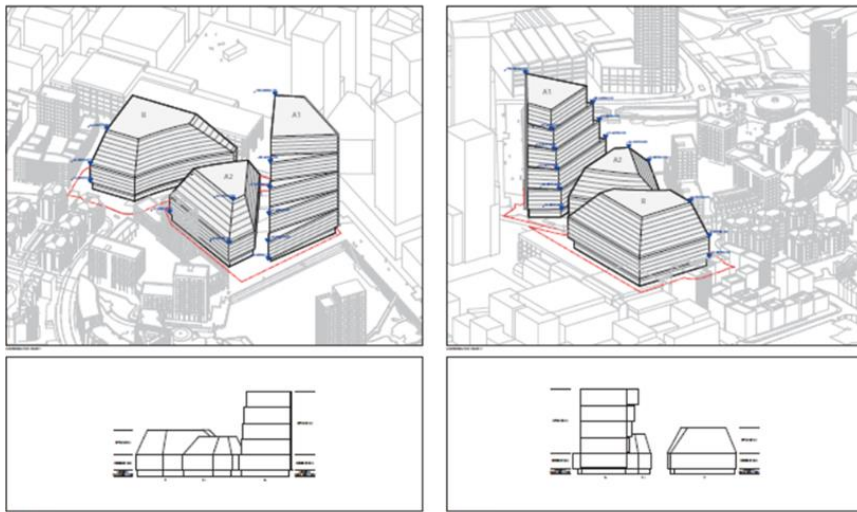
Units 1 and 4 Canada Water Retail Park

Demolition of all buildings and structures and the comprehensive redevelopment of the site to provide the following new development:

- Plot A, erection of two new commercial buildings (A1 and A2) to provide offices (Class E(g)) with retail/food and drink/professional services (E(a/b/c)) with a shared basement, servicing, parking and other ancillary accommodation.
- Plot B, erection of two new buildings to provide in Building B1, purpose-built student accommodation (sui generis) with community use (F2), in Building B2, residential (C3) with retail/food and drink (E(a/b)); with basements, servicing, parking and other ancillary accommodation
- Together with provision of cycle parking, Blue Badge Parking, works of hard and soft landscaping, replacement of trees and planting of new trees; new vehicular access points from Surrey Quays Road and Canada Street, along with other incidental works.

24

# Site Boundary and Historic Context

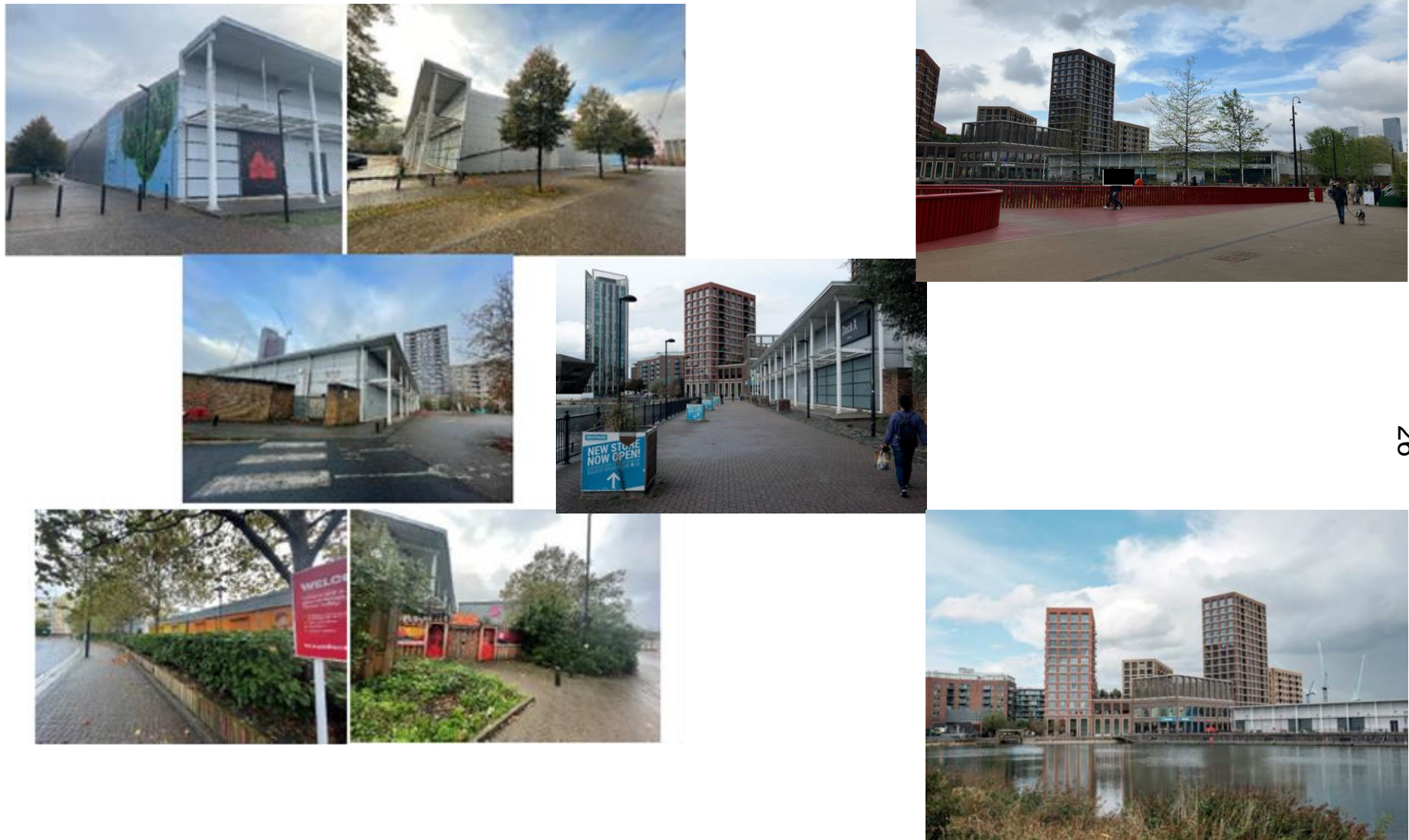


**Top Left: Image identifying each development plot as well as Maritime Street and Dock Edge Public Realm**

**Bottom Left: Approved Outline scheme**

**Right: Proposed red line site boundary**

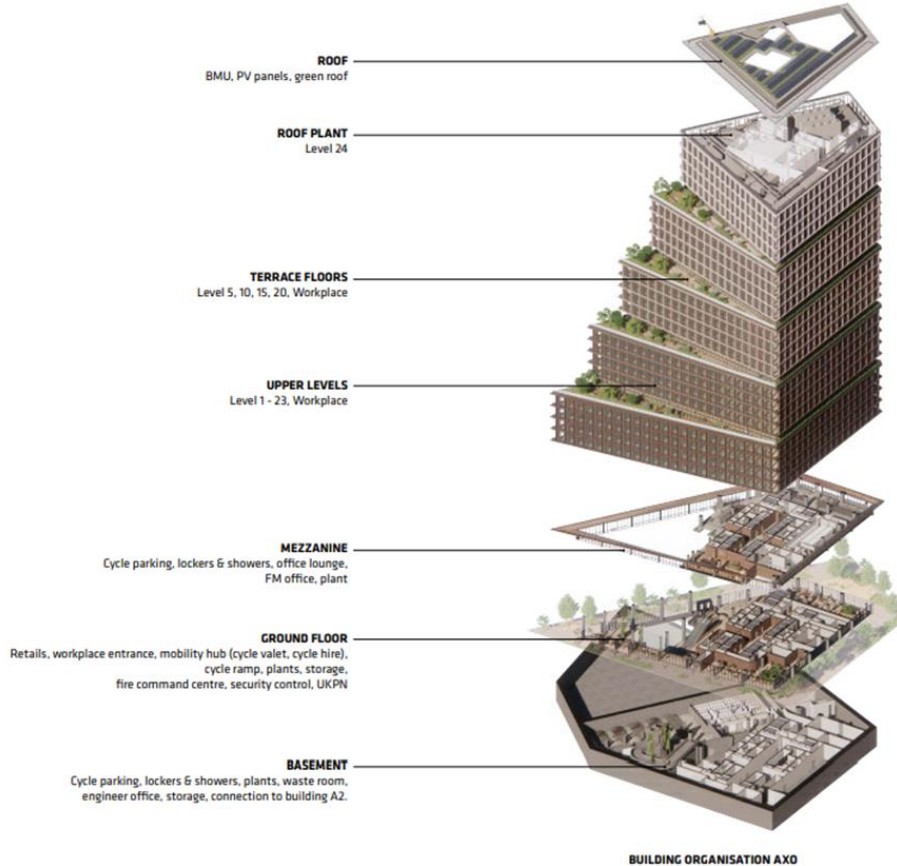
# Existing Site Context



26



# Plot A - Building A1

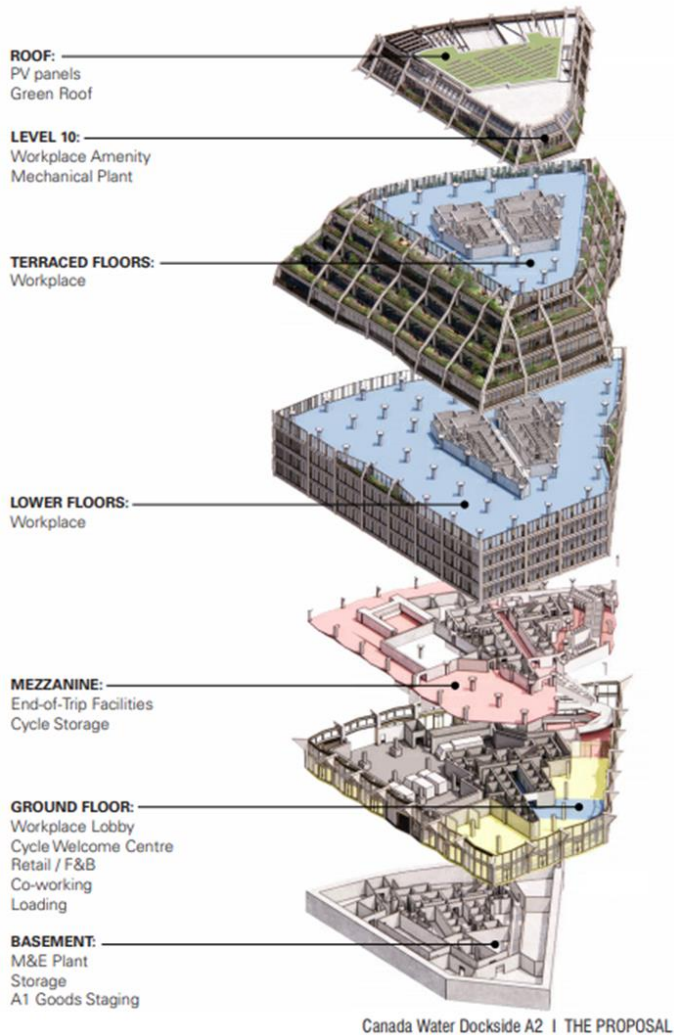


- 3,450 – 4,485 FTEs
- 59,273 sqm workspace
- 777 sqm retail/food & beverage on the ground floor
- 6,025 sqm affordable workspace (of which 486 sqm would be alternative affordable space)

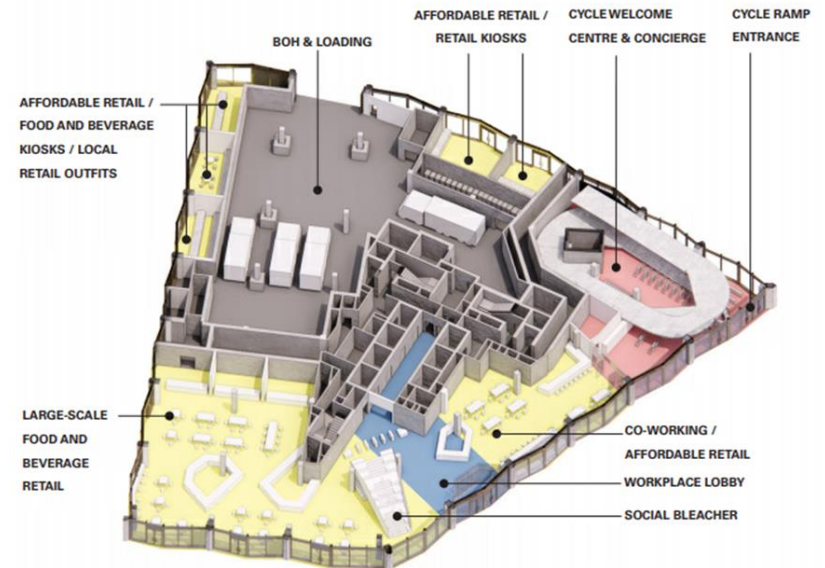


27

# Building A2

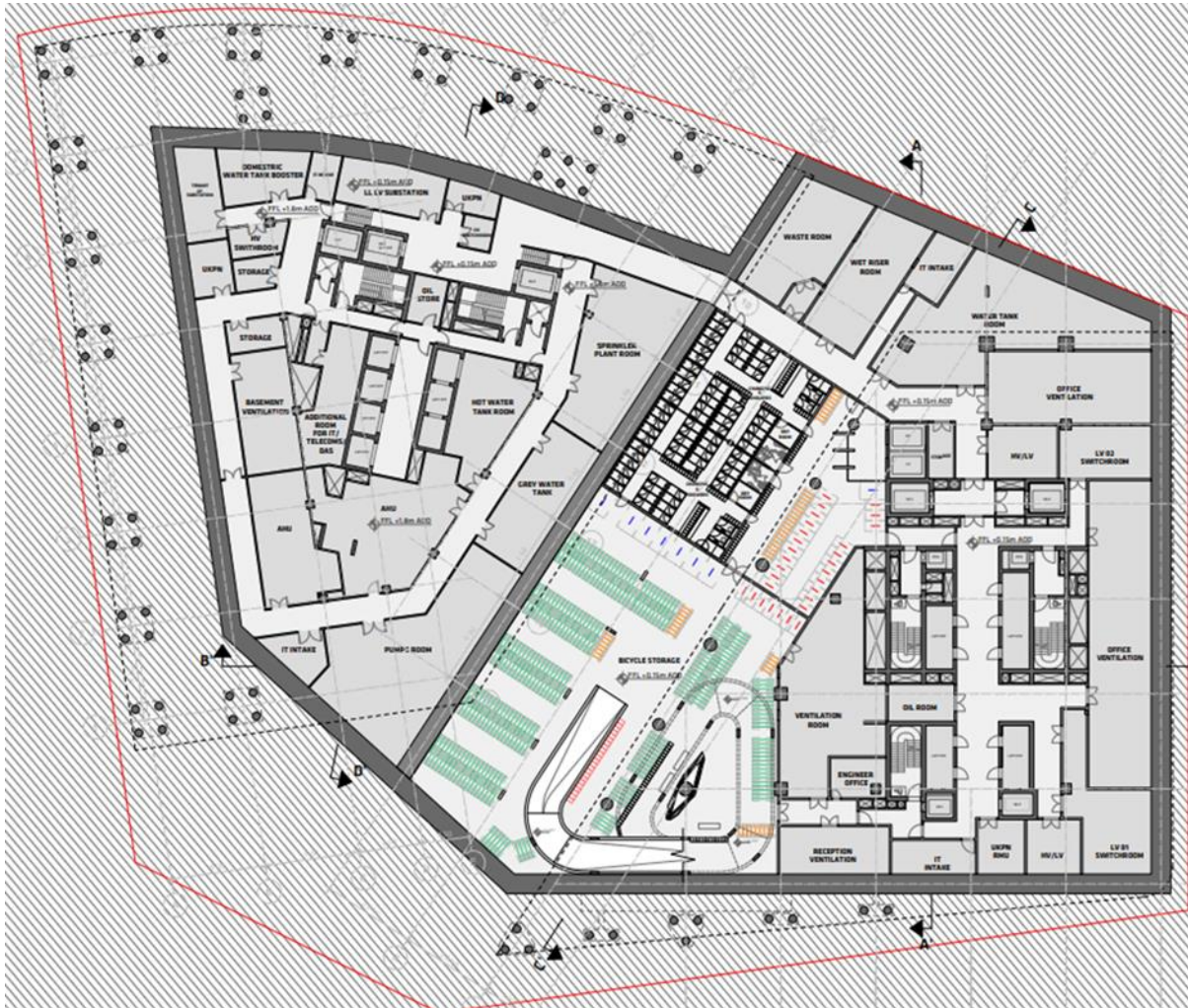


- 1,985 – 2,580 FTEs
- 33,853 sqm of workspace
- 808 sqm retail/food and beverage on the ground floor
- 223 sqm of affordable workspace and 736 sqm alternative affordable workspace
- Public toilets





# Plot A Combined Basement

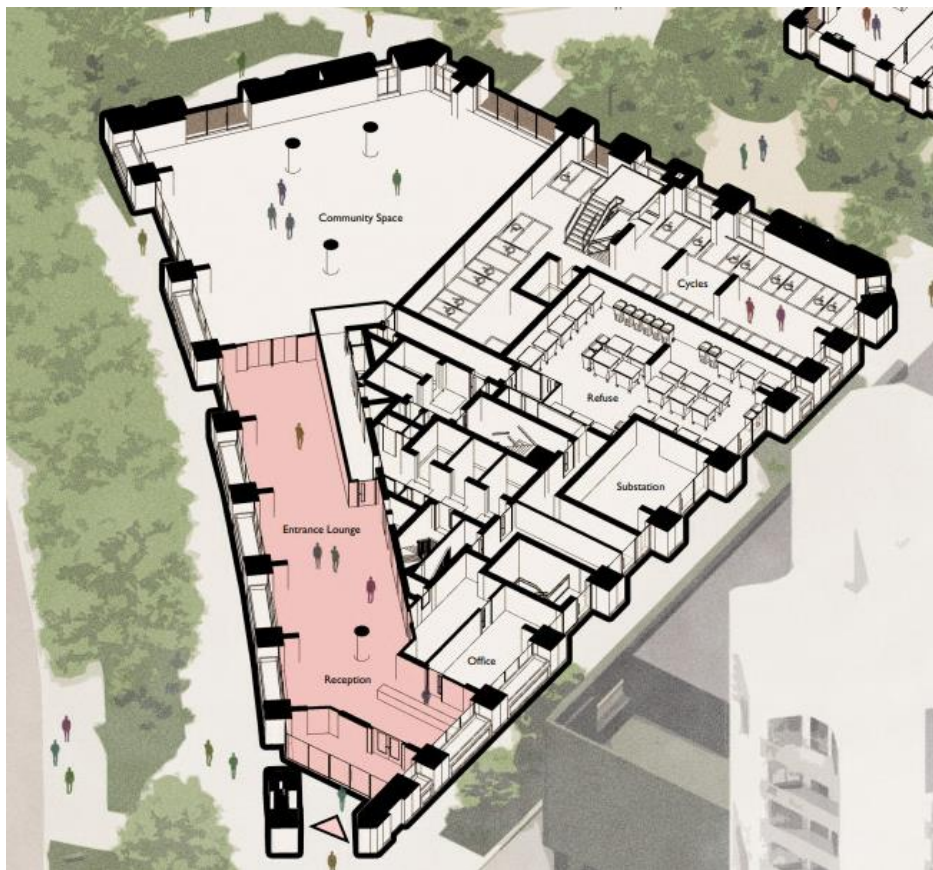


- Combined basement for A1 and A2
- Basement will be accessed via a single point of access/egress from Surrey Quays Road adjacent to Maritime Street
- Will accommodate uses that are ancillary to the above ground uses, including plant, parking, servicing and storage.

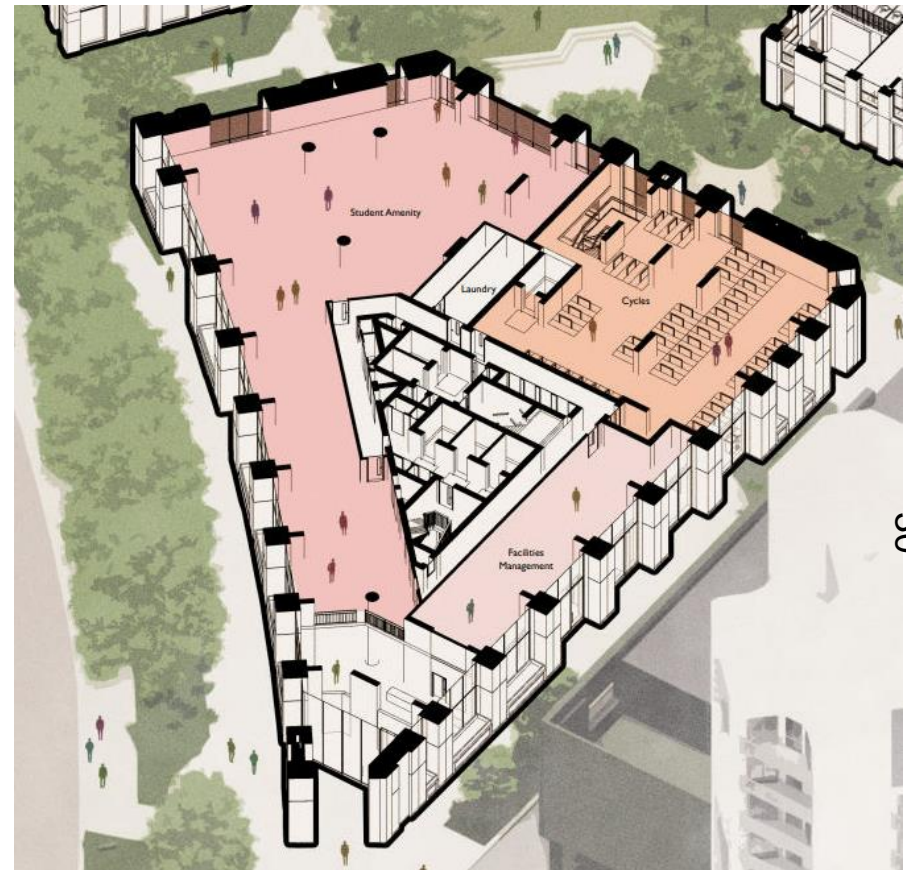
29



## Plot B – Building B1 Purpose Built Student Accommodation and Community Facility

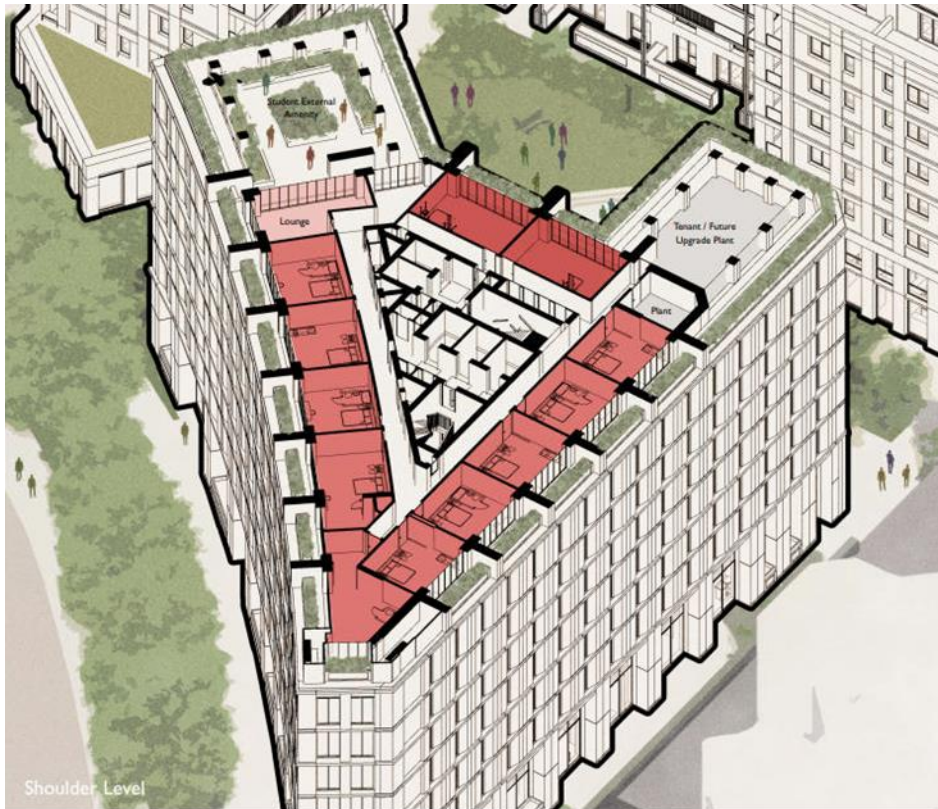


Ground floor layout (PBSA lounge, refuse, cycle stores and community facility)

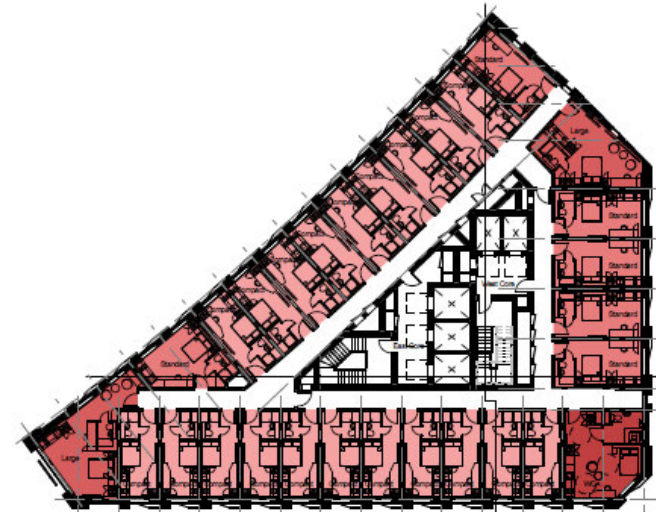


First floor layout (student shared amenity space)

# Plot B – Building B1 Purpose Built Student Accommodation and Community Facility



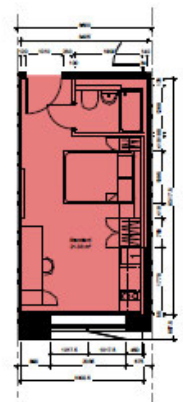
6<sup>th</sup> floor layout (studios and shared lounge and external terrace)



Typical upper accommodation level.

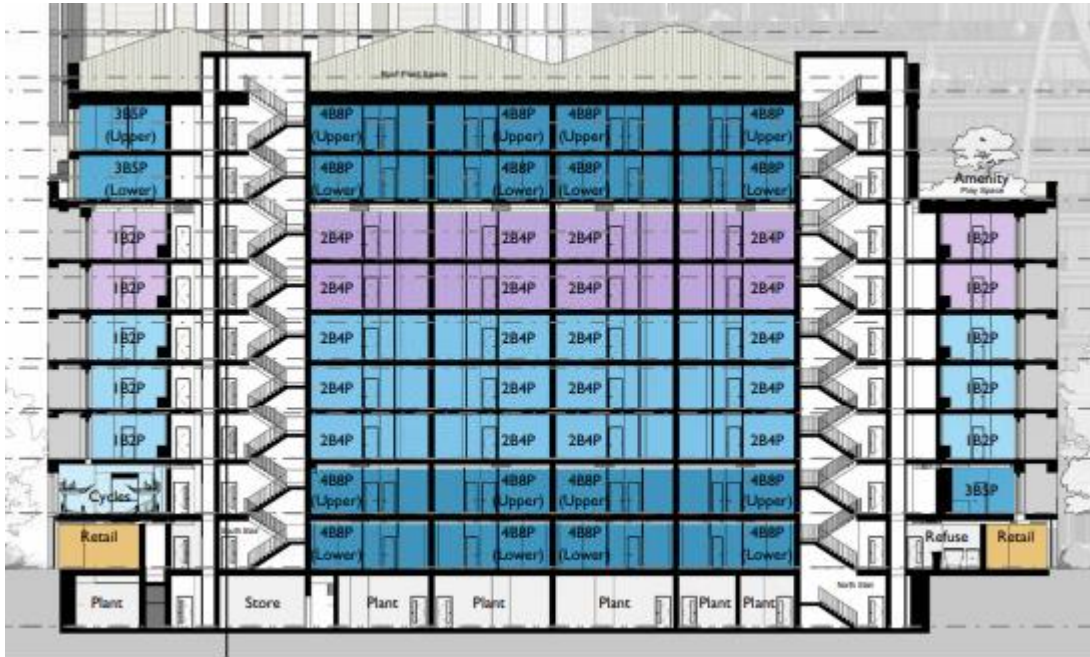
## Typical Studio, Standard

- Area: 20m<sup>2</sup>
- Kitchenette: 1.8m
- Desk: 1.8m
- Under-bed and full-height storage
- En-suite WC and shower room





# Plot B – Building B2 Residential Block (75 dwellings)



- Blue social rented units and purple shared ownership
- 51 social rented dwellings (20 x 3+ bed including 8 x 4 bed)
- 24 shared ownership dwellings (4 x 3+ bed)
- 3+ bed dwellings (32% policy requirement is 20%)
- 86% dual aspect
- 10sqm private amenity for all units

32



**Ground and first floor layouts for duplex 4 bed social rent units**

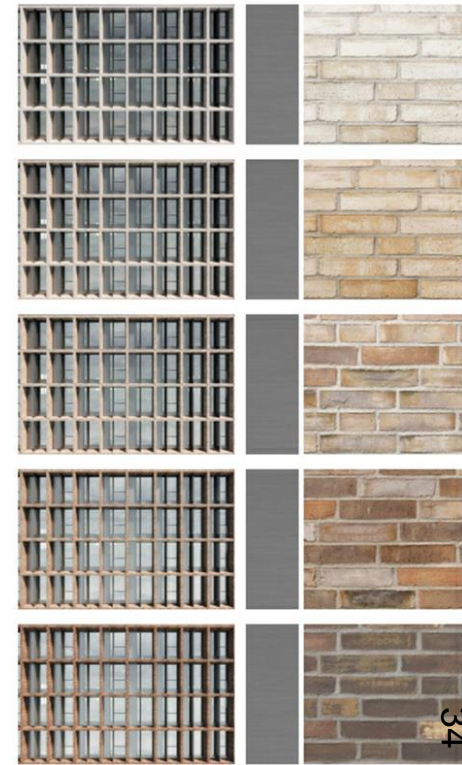
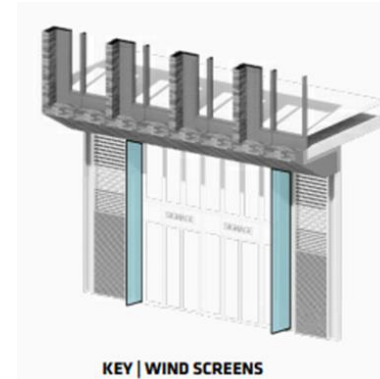
## Plot B – Building B2 Residential Block (75 dwellings)



33



# Building A1 Design



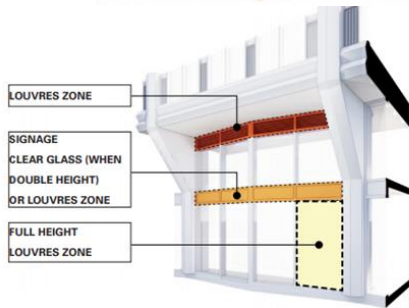
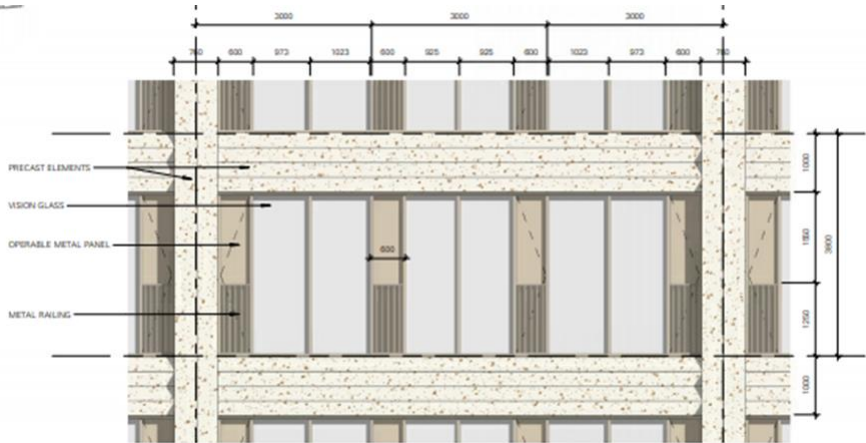
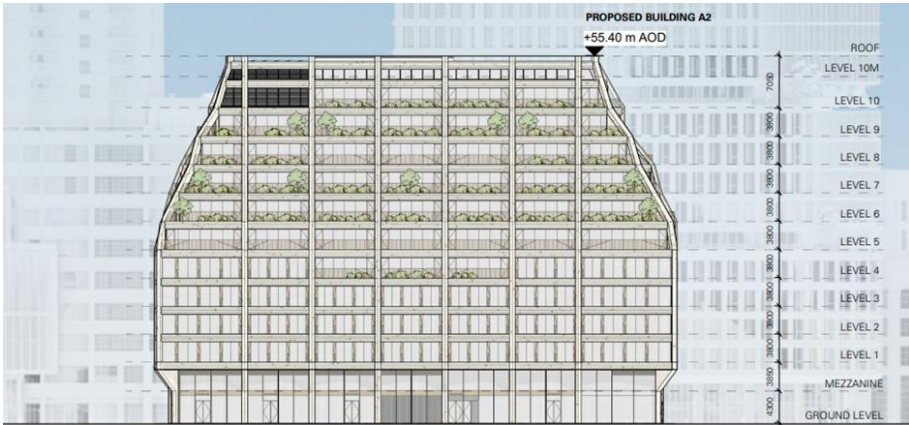
Approach to materiality



Approach to ground floor facade & elevation

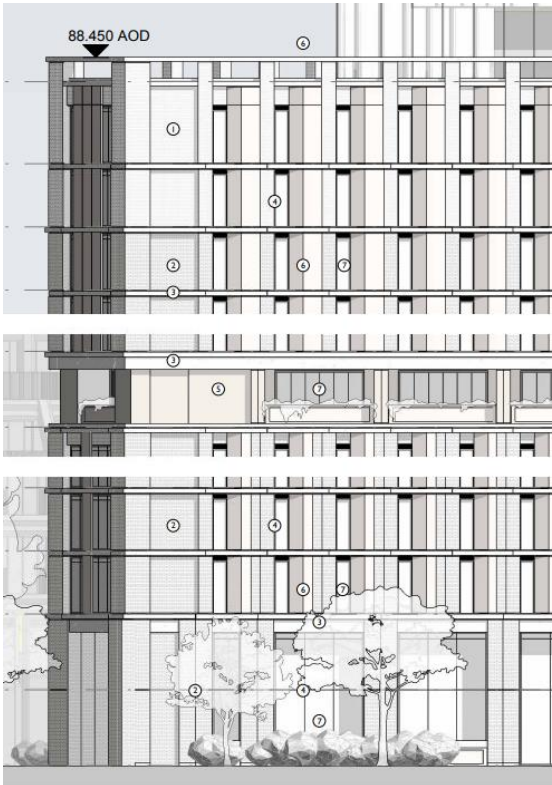


# Building A2 Design





# Building B1 Design



Facing Brick  
White



Facing Brick  
Pale White-Buff



Precast  
Portland / Light stone-effect



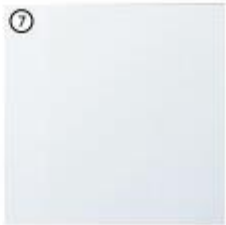
Coated Aluminium  
Light Metallic



Coated Aluminium  
Medium Metallic

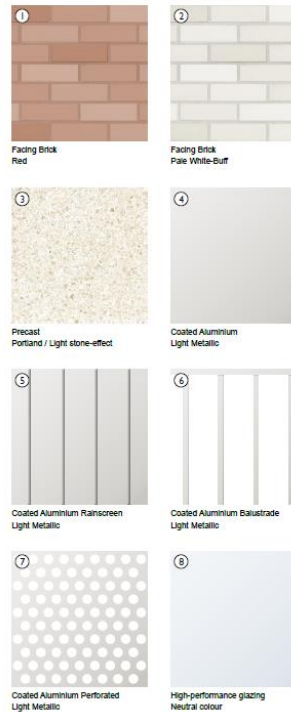


Coated Aluminium Perforated  
Light Metallic



High-performance glazing  
Neutral colour

# Building B2 Design



37



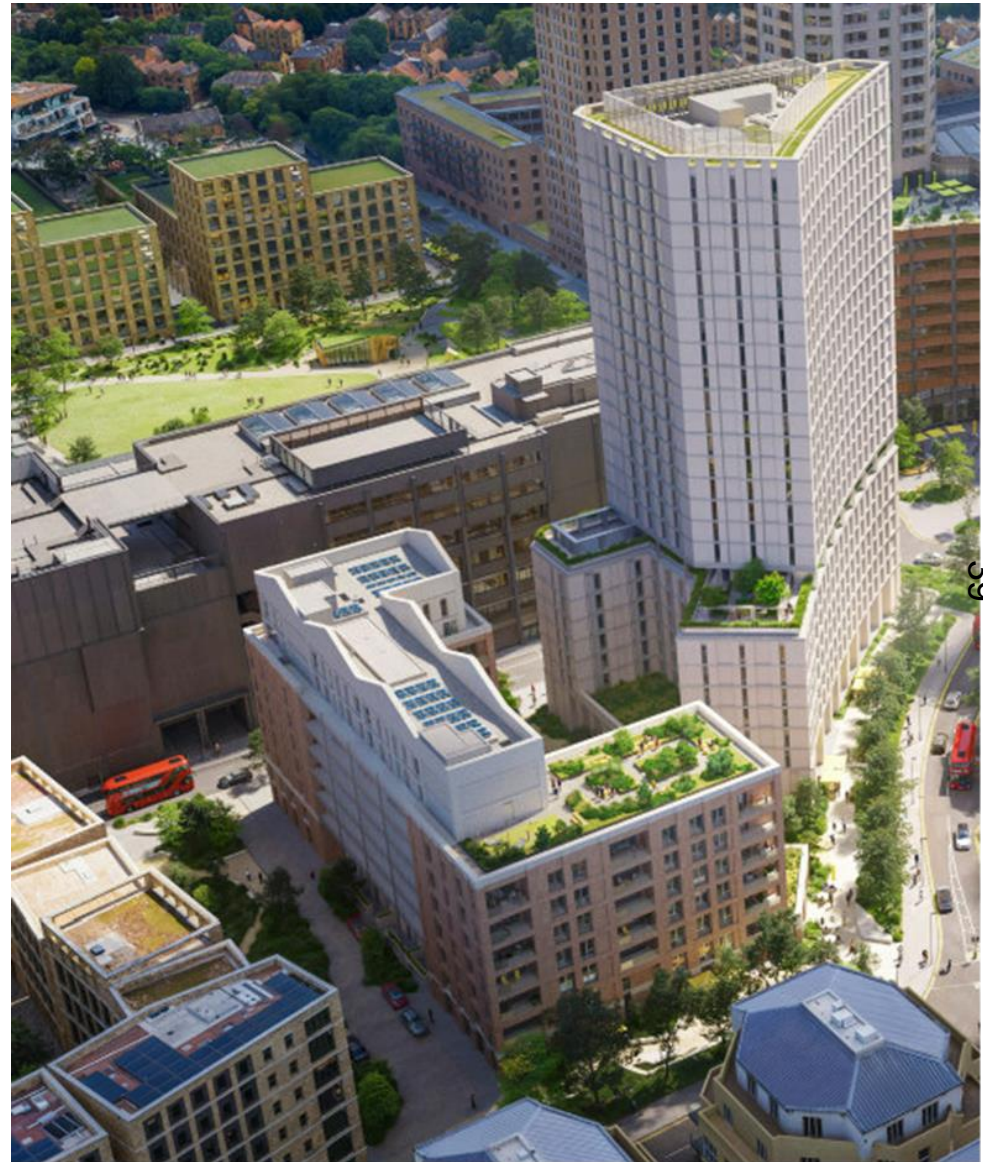


## Plot A - CGIs





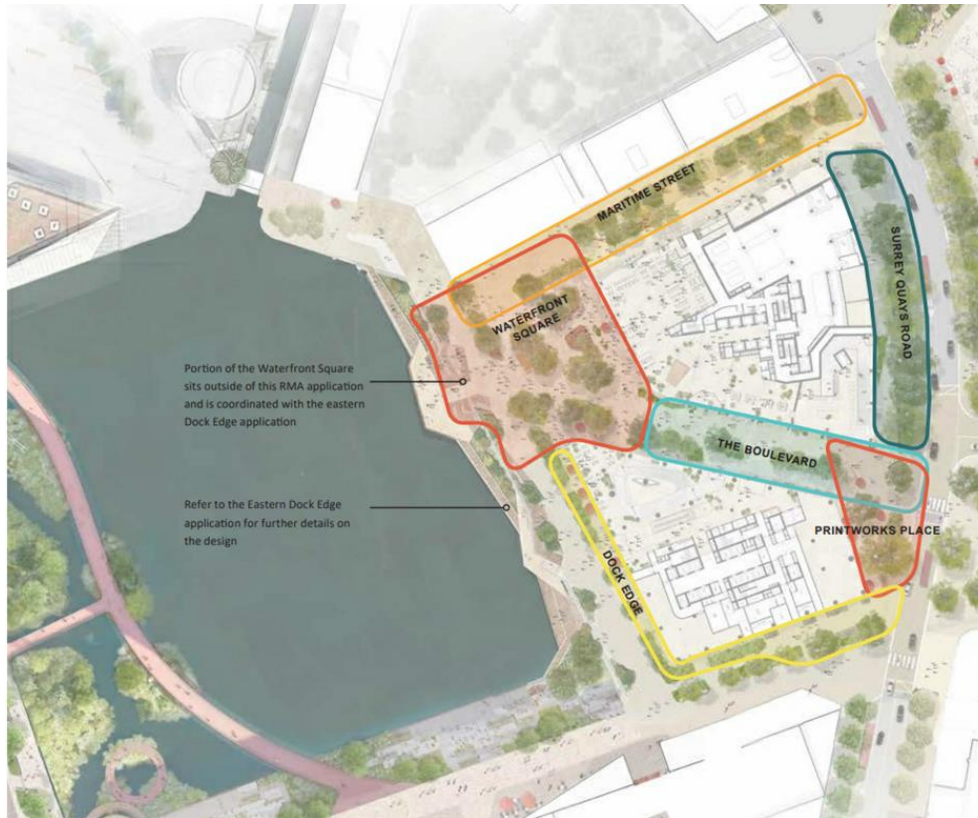
## Plot B - CGIs



39



# Public Realm



The development will meet UGF targets and will comply with BNG through the provision of onsite significant BNG and offsite credits

**Maritime Street** will be transformed into a pedestrian priority linear space.

**Waterfront Square** intended to create areas of soft and hard landscape as a gathering space, together with spill out space for the commercial units and accommodating key connections from Deal Porters Square to Printworks Place. The Waterfront Square proposals are designed to coordinate with the Dock Edge proposals

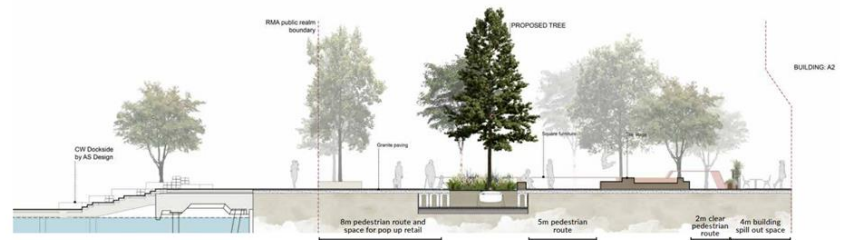
**Surrey Quays Road** - a key existing route. It is envisaged as a place for incidental seating and play

**The Boulevard** acts as a primary desire line from Canada Water station and Deal Porter Square to Printworks Place. Activated by retail uses and lobby entrances to the commercial buildings.

**Dock Edge Walk** forms a continuation of a key route leading from Southwark Park to the new park within the proposed BL masterplan

**Eastern Dock Enhancements** – public realm enhancements to be delivered alongside the development on Plot A

# Waterfront Square Public Realm



41



# Maritime Street Public Realm





# The Boulevard and Dock Edge Public Realm



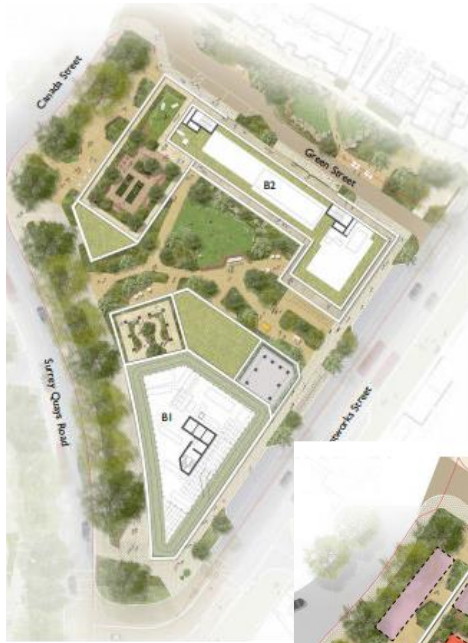






# Surrey Quays Road and Printworks Place Public Realm





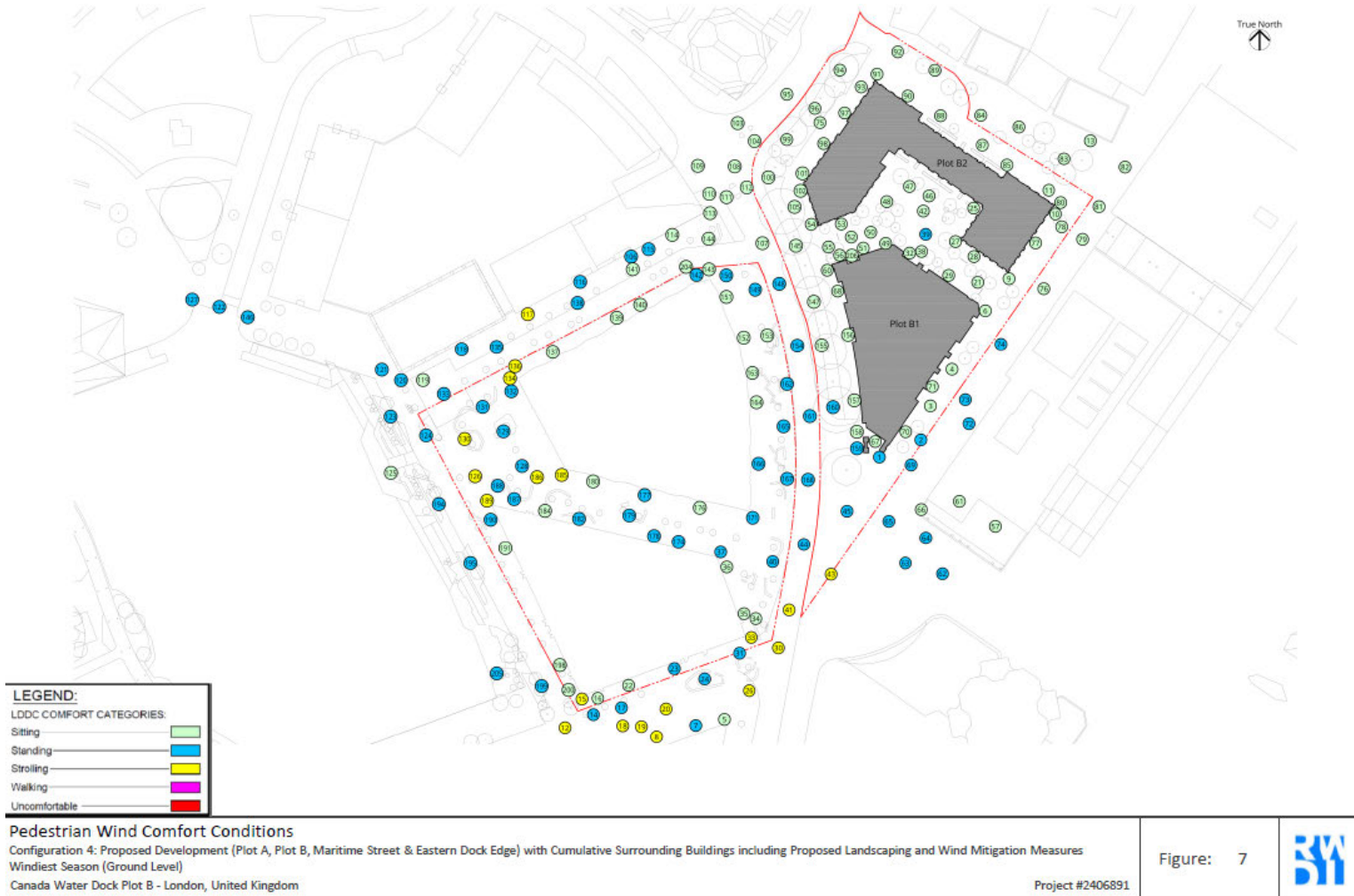
# Plot B - Public Realm, Communal Amenity & Playspace



	Shared Amenity: Required - 50 sqm Achieved - 50 sqm per each building
	0-04 years old: Required - 286 sqm Achieved - 303 sqm
	05-11 years old: Required - 246 sqm Achieved - 259 sqm
	12+ years old: Required - 229 sqm Achieved - 238 sqm
	Total play are: Required - 761.2 sqm Achieved - 800.7 sqm



# Wind





## Cumulative view from London Bridge (BL development shown in wire line)



47

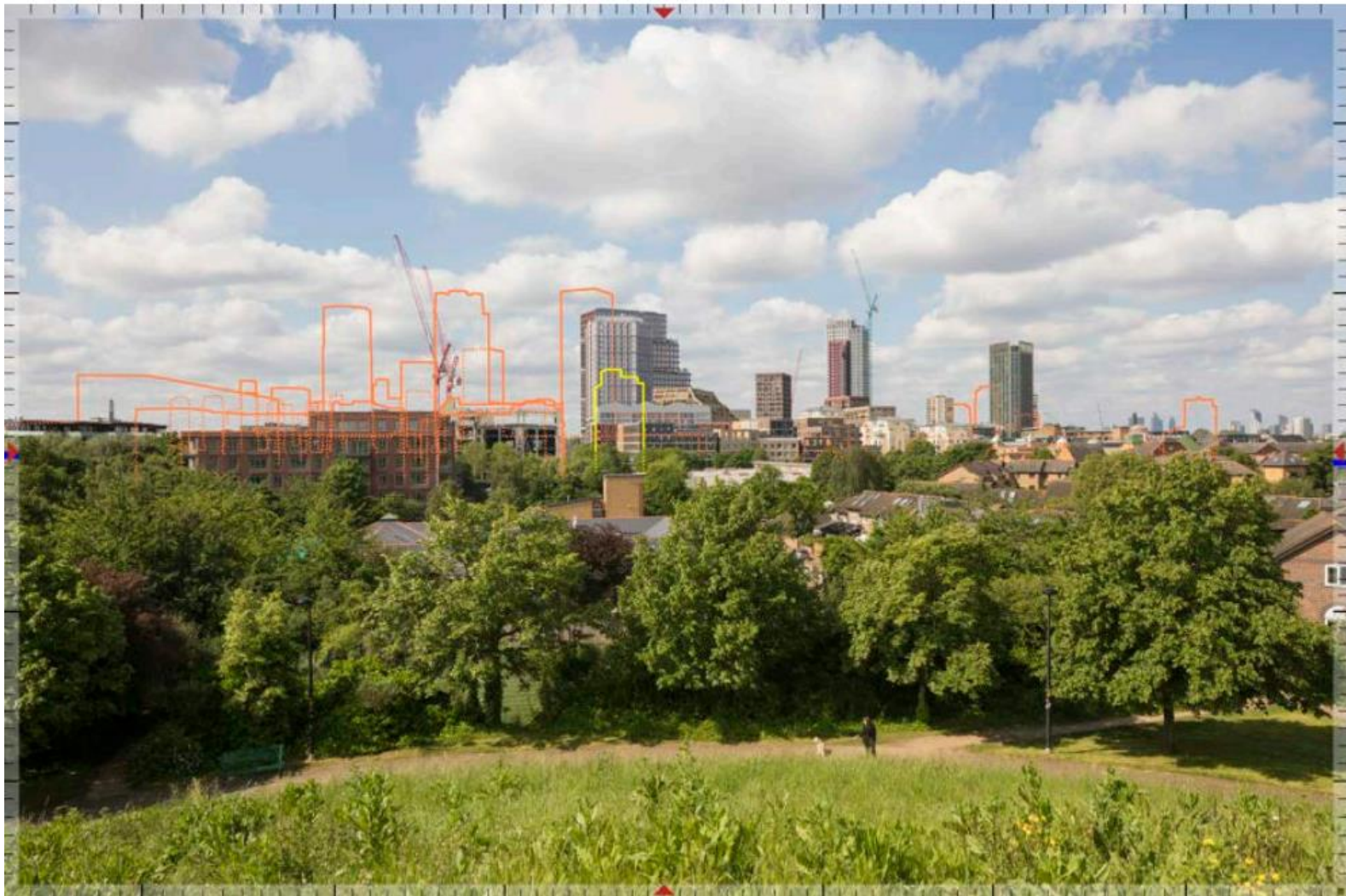


## Cumulative view from Waterside Gardens (BL development shown in wire line)



48

## Cumulative view from Stave Hill (BL development shown in wire line orange and Scape in yellow)







- Land use fully compliant with Site Allocation and Development Plan Policies
- Provision of 75 affordable dwellings is a significant public benefit .
- 742 student beds would help to meet a growing demand for PBSA and is equivalent to 297 conventional dwellings
- The proposed development would deliver a significant amount of commercial floorspace, affordable workspace and employment opportunities in the Borough.
- New buildings are high quality making a positive contribution to the townscape
- New high quality public realm
- Positive response to active travel and climate change policies

## Item 7.2

25/AP/0738

Canada Water Dockside

Units 1 and 4 Canada Water Retail Park (formerly known as  
Canada water Sites C & E

Proposal: Deed of Variation to the s106 legal agreement signed as part of application 12/AP/4126 (as amended under applications 17/AP/3694, 16/AP/0200,15/AP/2821) and a further Deed of Variation dated 18 January 2023 in relation to amending payment triggers for the Additional Affordable Housing Payment.

51

# Site Location



**Left: Historic site known as Sites C and E**



**Right: Current site known as CWD Unit 1 and 4  
Canada water Retail Park**