

Welcome to Southwark Planning Committee 21 March 2022

MAIN ITEMS OF BUSINESS

Item 6.1

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).

Item 6.2

Planning Application 21/AP/2655 & 21/AP/2610 for:
Canada Water Dockside Masterplan
Units 1 and 4 Canada Water Retail Park



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

Item 6

Canada Water Sites C and E, Surrey Quays Road, SE16 2XU

Deed of Variation to the s106 legal agreement signed as part of application 12/AP/4126 (as amended under applications 17/AP/3694, 1616AP/0200 and 15AP/2821) granted consent on 5 November 2013.

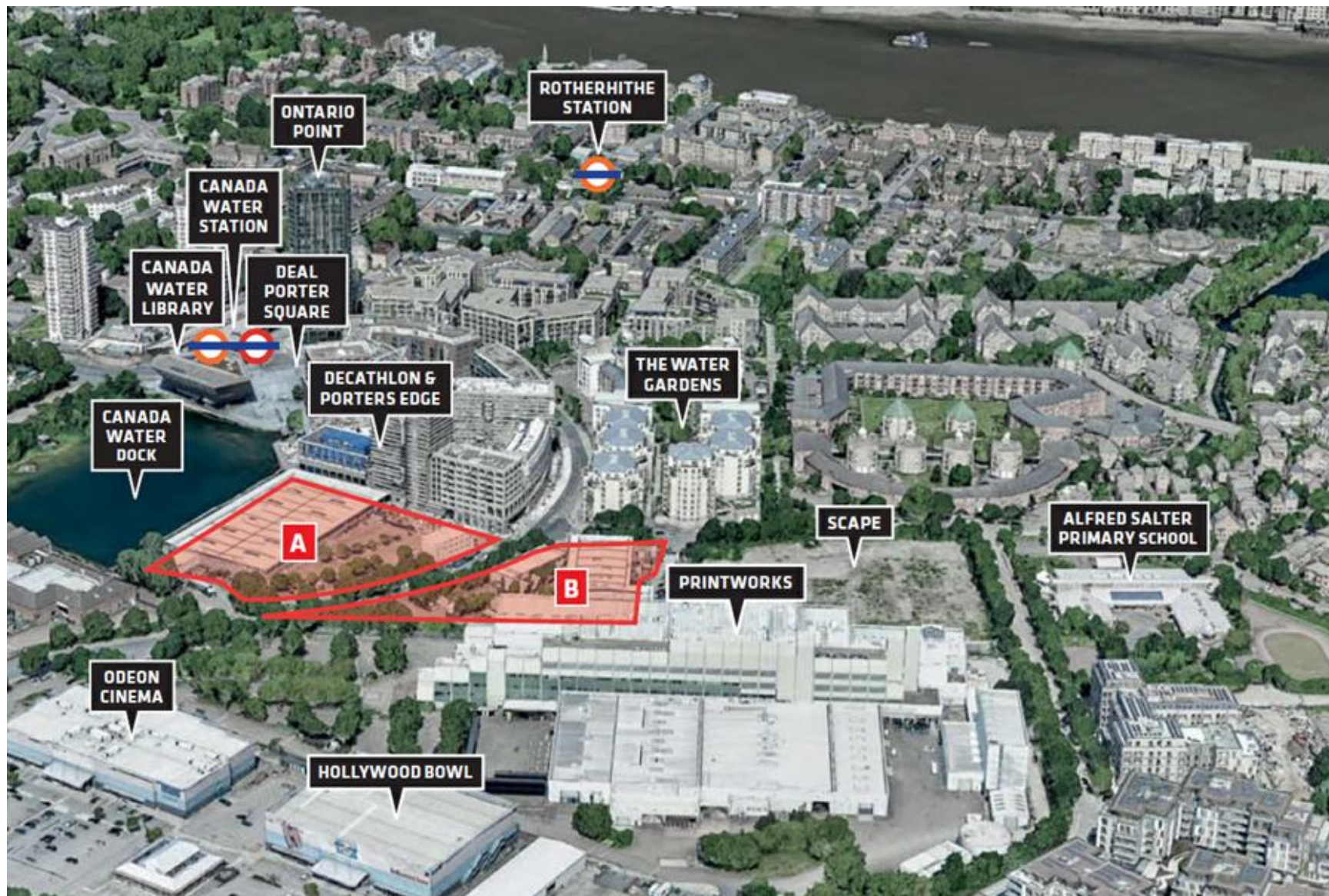
Phase 1 - Building C1 was approved in detail and provided 235 new homes in addition to a new Decathlon store and underground town centre car parking. Buildings range in height from seven to 14 storeys. Phase 1/building C1 has been completed and is now fully occupied.

Phase 2 - Building E1 was approved in outline with Class D1 floorspace, which was intended to form a new health centre, as well as office (Class B1), retail (Class A1-A4), and residential accommodation (Class C3) with capacity for up to 231 new affordable homes in buildings up to 37m in height.

Phase 3 - Buildings C2 and C3 approved part in detail for design and siting including height with internal layouts reserved and had capacity for 292 new market homes in buildings of eight and 20 storeys respectively, including retail and a cinema.

Phase 4 - Building C4 had full details submitted for the design and siting, including scale. Landscaping, and the internal layout of the building was reserved. Building C4 would have capacity for up to 273 new homes and some retail floorspace and health centre in a tower of up to 40 storeys in height

Existing Site Context



Site Boundary Planning Permission of December 2013



Planning History

The original 2013 consent comprised the development of the Decathlon Store, with a re-provided and enlarged store and 253 homes which are purpose built private rented homes. This part of the scheme has been implemented and is fully occupied.

No affordable housing was required to be delivered in this first phase by the s106 agreement.

The second phases would have delivered 231 affordable homes on site E, with phases 3 and 4 delivering private tenure homes with a total of 1030 homes over the entire site. This equates to 22.5% affordable accommodation by habitable room.

Phasing agreed in the s106

The lack of affordable housing in phase 1 was justified on the basis of the cost of delivering a considerably enlarged Decathlon store (12,300sqm, as opposed to the original 6,190sqm store) and basement car parking for 152 cars below the first phase housing, (which would be used both for the store and wider town centre function) combined with the need to maintain the stores trading through an on site decant strategy.

The viability assessment was independently reviewed by the DVS and as a consequence the affordable offer increased during the course of the application but the DVS accepted the case of the initial high costs of the phase 1 development, and recommended accepting a final offer of 22.5%.

The Decathlon store was considered to be a major town centre, flagship retail anchor and local employer. (194 jobs were expected to be created over the entire scheme post construction).

Delivery of Affordable Housing

As a result of the way in which the schemes viability was assessed and the S106 was structured the affordable housing can only be required to be delivered if the later phases of the consent are implemented.

At present the owners of the site do not intend to deliver the latter phases of the approved scheme.

Deed of Variation

To provide a £27.125 million financial contribution towards affordable housing in the event that an alternative development, other than a residential development comes forward on those parts of the site that have yet to be developed. These are identified as sites C and E in the original consents.

This figure is calculated by assuming 35% of the 775 habitable rooms in the completed C1 building are affordable, $271.25 \text{ rooms} \times £100\text{k} = £27.125\text{m}$.

The proposed payment would be index linked from the date the variation is signed, or 1st May 2022 whichever is earlier.

The payment schedule would include a £2.5m payment on implementation of the alternative scheme followed by three additional payments linked to 25% disposal or occupation of each phase of the alternative development.

Recommendation

To agree the delegated authority to negotiate and complete a Deed of Variation to the legal agreement signed as part of consent 12/AP/4126 (as amended).

Item 6.1

21/AP/2655 & 21/AP/2610

Canada Water Dockside Masterplan

Units 1 and 4 Canada Water Retail Park

- **21/AP/2655:** Outline planning permission (all matters reserved) for a commercial masterplan containing offices and other complementary town centre uses with no housing. The proposals involve the demolition of all buildings and structures and the comprehensive redevelopment of the site to provide three Development Plots (A1, A2 and B) which will contain three Buildings (A1, A2 and B) reaching maximum heights of 110m, 55.4m and 63.2m AOD respectively. The proposed maximum floorspace is 145,780sq m GEA above ground, with basements extending to a maximum of 13,006sq m GEA (Total 158,786 sq.m)
- **21/AP/2610:** Outline planning permission (all matters reserved) for works of hard and soft landscaping to create a shared public realm space for use by pedestrians and vehicles. The proposals will retain and re-provide access for servicing vehicles to Porters Edge, and will improve the street through the provision of new trees and other planting, alongside new street furniture and surface finishes to enable the use of the space for play and recreation.

Site Boundary



Extant Scheme Site Boundary

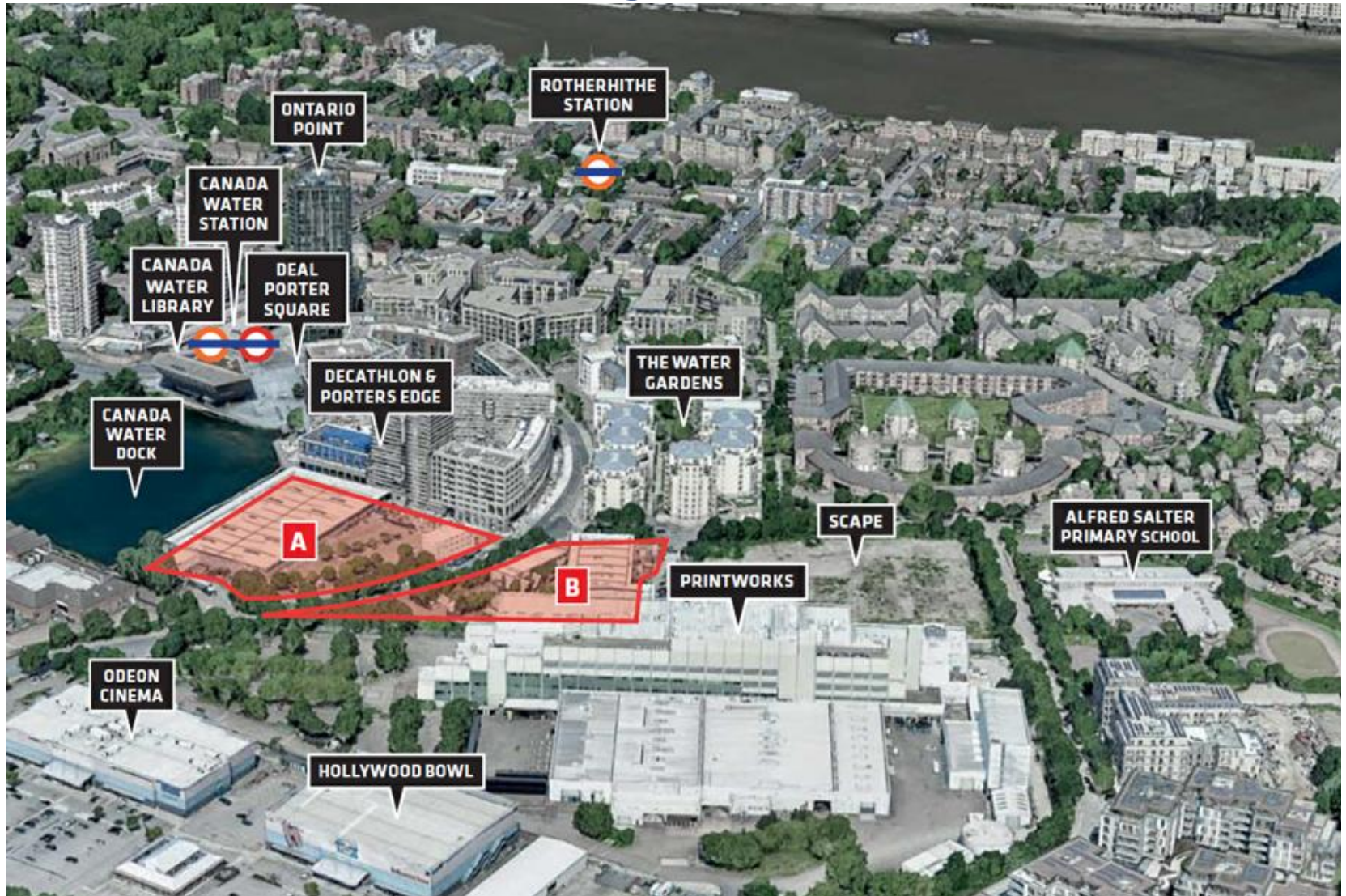
Proposed site boundary 21/AP/2655
- 3 new blocks (A1, A2, B)



Proposed Site Boundary 21/AP/2610 – Maritime Street



Existing Site Context



Current Site and Surroundings

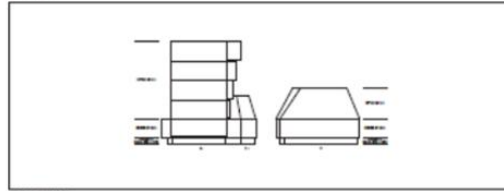
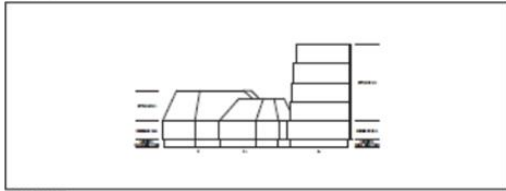
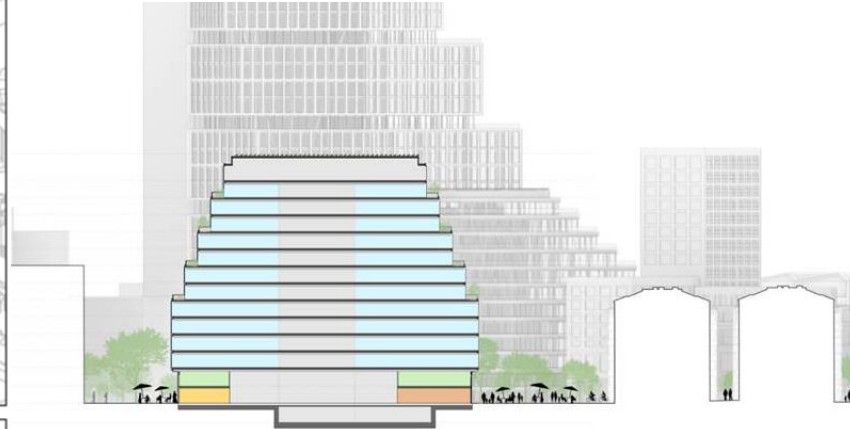
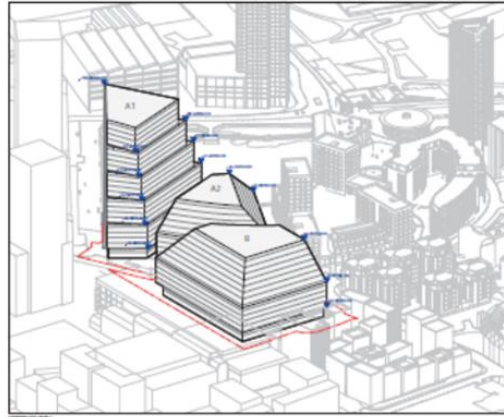
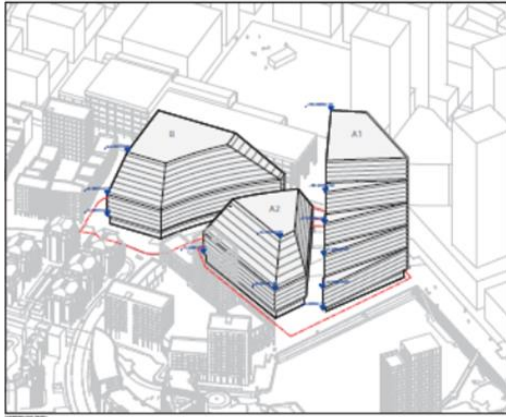


Proposal

Land use	Minimum floorspace (sqm GEA)	Maximum floorspace (sqm GEA)*
Retail/professional services/food and drink (E(a/b/c))		5,000
Learning and non-residential institutions/local community (F1/F2)	300	750
Medical or health (E(e))		3,000
Indoor sport, recreation or fitness (E(d))		1,500
NON-WORKPLACE SUB-TOTAL	2,000	7,000
Workplace (E(g)(i))		143,780
ABOVE GROUND SUB-TOTAL		145,780
Basements		13,006
TOTAL		158,786

Proposed land uses and quantum's of development

Proposed Scale and Massing



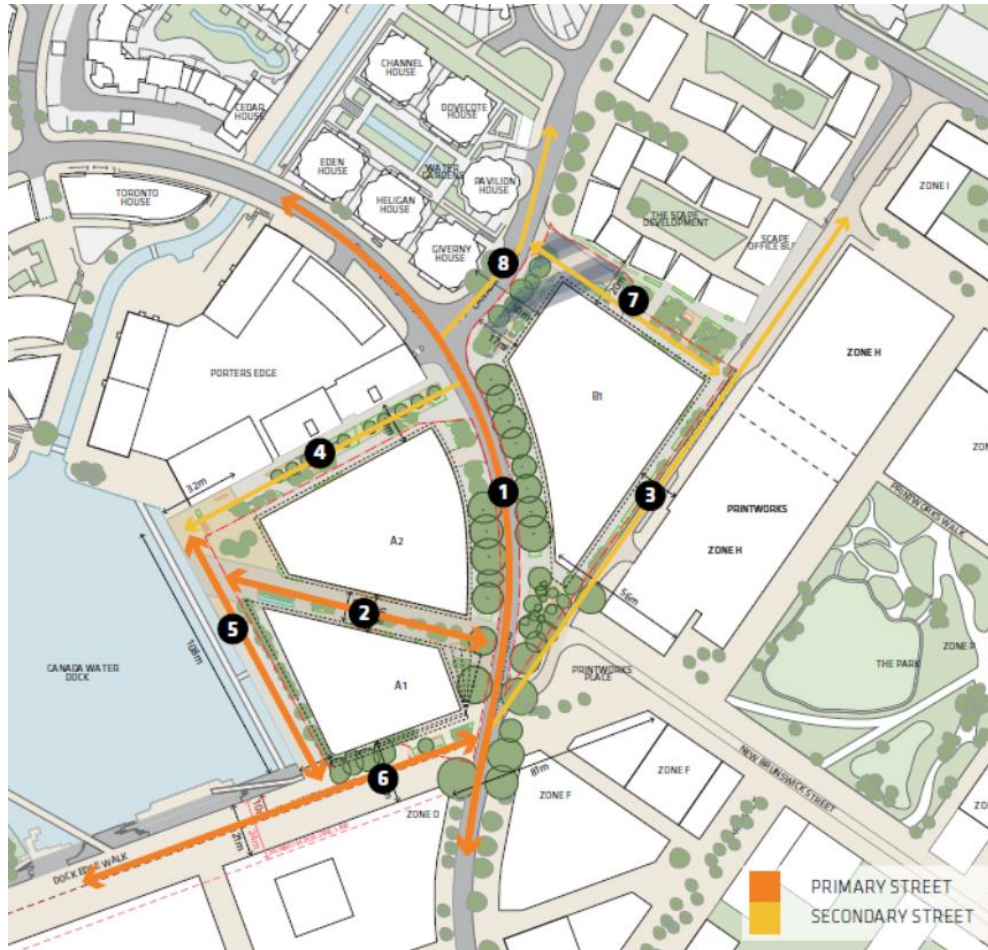
Potential Floor Plan – Upper Levels



Potential
internal lobbies
and generous
terraces



Public Realm



1. Surrey Quays Road - a key existing route. It is envisaged as a place for incidental seating and play
2. 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.
3. Printworks Street . The application has been developed on the basis of this street being a one way street, primarily on land owned by British Land, but with the objective of it being developed as a two-way street utilising land within this site boundary.
4. Maritime Street will be transformed into a pedestrian priority linear space.
5. The Waterfront is envisaged as a promenade space that provides spill-out space for cafes and restaurants and planting.
6. Dock Edge Walk forms a continuation of a key route leading from Southwark Park to the new park within the proposed BL masterplan
7. Green Street is envisaged as a softer and more heavily planted environment, providing street furniture for dining and activities play features.
8. Canada Street would be landscaped as a continuation of Maritime Street and would provide a community pocket park

Waterfront Square Public Realm

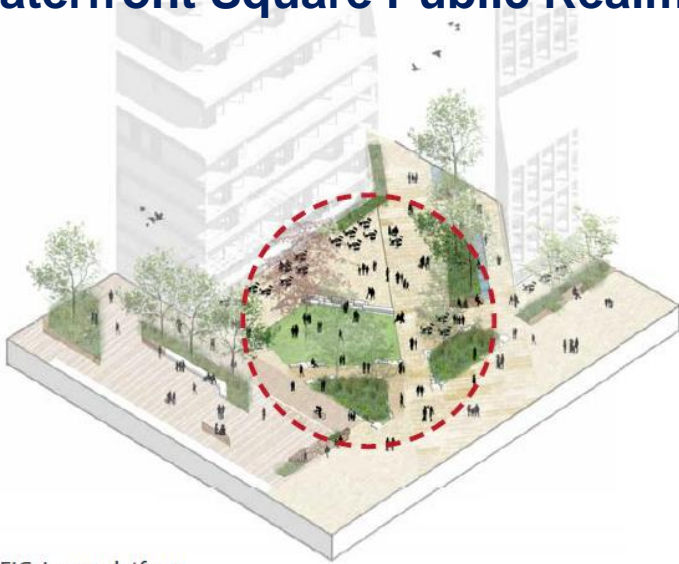


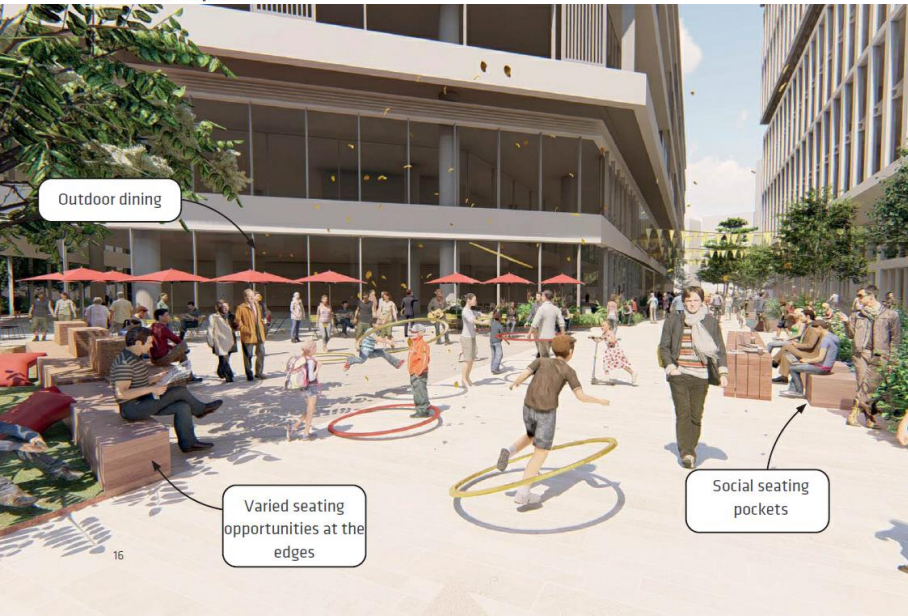
FIG. Lawn platform



Social seating pockets



Informal and playful edges to accommodate



Illustrative Scheme Image | Maritime Street | Plot A2



CGIs – Potential Public Realm - The Boulevard and Maritime Street

Illustrative Scheme Image |



Illustrative Scheme Image | Public Realm | The Boulevard from Printworks Place



Wireline Views including emerging context (Blue wireline for proposal, BL buildings shown in yellow wireline)

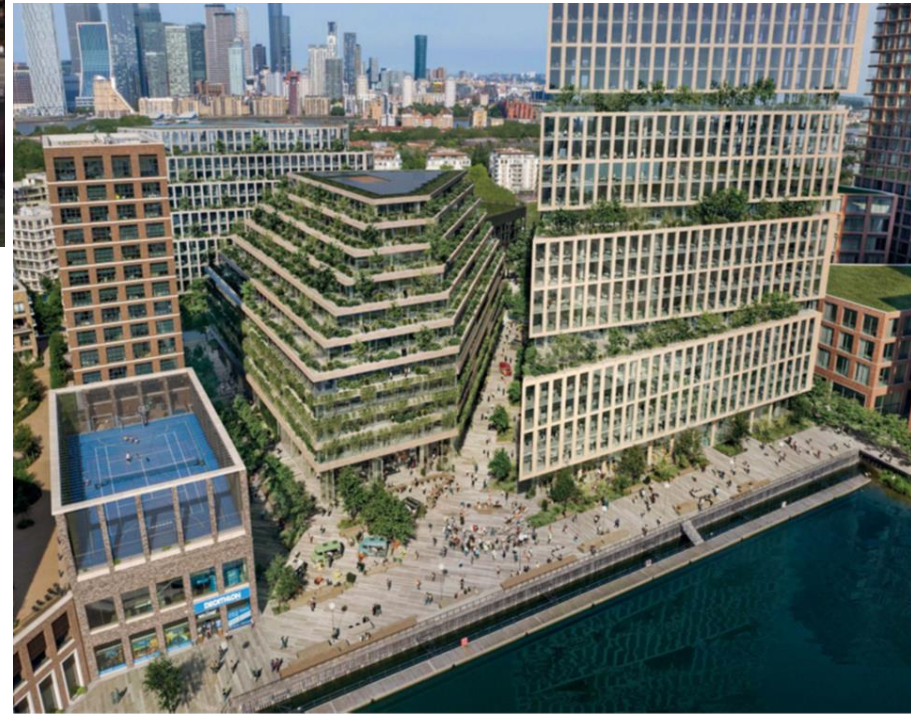


CGIs – illustrative scheme



← View of Blocks A1 and A2 from Canada Water Dock

View of Waterfront Square →



CGIs – illustrative scheme



Potential terrace on Block A1 looking onto Block A2

Block B on the left hand side of Surrey Quays Road, Block A2 with Block A1 behind on the right hand side

CGIs – illustrative scheme



← Block B looking south along Surrey Quays Road

Block A2 on the left hand side of Surrey Quays Road and Block B on the right hand side (looking north) →





- Policy compliant redevelopment of an allocated site which will complement the Canada Water Town Centre
- Will deliver a significant quantum of commercial floorspace (over 158,000 sqm)
- Will deliver a significant quantum of affordable workspace (over 14,500 sqm)
- Potential to create 8,000 - 10,900 full time jobs (depending on final uses)
- New public realm
- Positive and appropriate response to climate change policies - car free, over 3,000 cycle parking spaces, air quality neutral, 51% onsite carbon reductions, ASHP, 2,550 sqm of PVs, BREEAM 'Excellent'