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Item No. 8.1	Classification: Open	Date: 26 July 2022	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 21/AP/3775 for: Approval of Reserved Matters		
	<p>Address: Zone L, Canada Water Masterplan, Surrey Quays Road. London, SE16 7LL</p> <p>Proposal: Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.</p> <p>This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604).</p>		
Ward(s) or groups affected:	Rotherhithe Surrey Docks		
From:	Director of Planning and Growth		
Application Start Date	01.11.2021	Application Expiry Date	31.01.2022
Earliest Decision Date	17.12.2021	Extension of Time End Date	N/A

RECOMMENDATION

1. That:

- all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of hybrid planning permission 18/AP/1604 be approved, subject to conditions; and

- it should be noted this Reserved Matters Application is bound by the Section 106 legal agreement and conditions attached to the Outline Planning Permission 18/AP/1604; and
- environmental information must be taken into account as required by Regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).

EXECUTIVE SUMMARY

2. This is a Reserved Matters Application (RMA) for works within Canada Water Development Zone L following the grant of outline planning permission for the Canada Water Masterplan (CWM). The development will accommodate 237 residential units, 414 square metres GIA of flexible commercial/community floorspace (Classes A1-A4, B1 and D1) and facilities associated with a previously-consented substation supplying power across the Masterplan area.
3. Zone L is an area of land covering the northeastern portion of the former Printworks site. The parts of the Printworks building within the red line boundary of Zone L have already been demolished to make way for the substation, and enabling works are currently underway. The main Printworks building is located within Zone H for which a separate RMA (ref: 21/AP/3338) has been submitted.
4. The proposal is for three buildings known as Blocks L1, L2 and L3. Rising to nine storeys at its maximum point, Block L1 would take a C-shaped planform and wrap around a central courtyard. Also rising to nine storeys at its maximum point, L2 would have an L-shaped footprint and frame a public square. A new landscaped public route, Reel Walk, would separate these two blocks. Block L3 would complete the trio of buildings; an island block of eight storeys, it would benefit from frontages onto Reel Street (and the L2 public square immediately beyond), a small piazza, the northern section of Park Walk, and a stretch of Quebec Way. An above-ground substation compound is also proposed within the zone, to be located at the southern corner of the L2 public square.
5. All three blocks would be residential-led, providing a mix of townhouses, maisonettes and apartments in a range of sizes from one-beds to five-beds. A mix of social rent, intermediate and open market homes are proposed, with the affordable tenures constituting the majority share (77% on a habitable room basis). The weighting in favour of affordable tenures will help ensure the CWM development as a whole remains on course to provide a compliant tenure mix.
6. The finalised proposal follows a series of pre-application and post-submission discussions, as a result of which improvements were secured in respect of the detailed design.



Figure 01 (above): Visualisation looking east along Quebec Way showing the three Zone L buildings – Block L1 is in the foreground, Block L2 is in the centre and Block L3 is in the background.

7. Nine public representations were received as part of the consultation process, eight in objection and one neutral. The material planning considerations raised most commonly by the objections were:
 - buildings would be of an excessive height/scale;
 - buildings would be harmful to or not in-keeping with local character;
 - proposal would result in loss of light for neighbours;
 - neighbours would suffer privacy impacts;
 - proposal would increase pressure on public services (transport, healthcare, education etc.);
 - proposal would cause an unacceptable population increase;
 - proposal is an overdevelopment and/or too dense; and
 - the proposed loss of mature trees is unacceptable and/or sapling replacement is insufficient.
8. All material planning considerations raised by the public consultation process are addressed in detail in the main body of this report.

9. While the main public concerns regarding the height, scale and design of the buildings are noted, all three blocks would be within the height limitations established by the Parameter Plans approved as part of the OPP. As expanded on in the main body of this report, the three blocks would achieve an appropriate urban scale without appearing overly dominant in the streetscene or at odds with the scale or character of the existing built context. This has been achieved by using architectural devices such as set-back upper storeys to modulate the massing. The detailed design would bring further refinements to the massing: robust and high quality finishes would imbue the buildings with solidity and permanence, while the carefully detailed facades would embed rhythm, depth and richness.
10. The development would deliver a significant number of new residential units, including a number of larger family homes in affordable tenures, which is strongly supported by both development plan policies and the requirements of the OPP. These homes would benefit from a good quality of outlook, with a majority enjoying corner, dual or multiple aspect. Overall, the quality of accommodation is very good.
11. The proposed flexible commercial/community floorspace would bring positive economic and social benefits to the borough in accordance with the OPP and development plan policies. These units would all be located at ground floor, which is welcomed in the interests of activating the buildings' frontages.
12. A series of new external landscaped spaces are proposed, the majority to be publicly accessible. Many of the spaces would be framed by active frontages and/or accommodate incidental play facilities, making for an attractive and vibrant outdoor environment. The buildings will respond positively to the future planned public realm within the vicinity of the site (the Central Park and Park Walk) and will also help waymark important northeast-to-southwest and northwest-to-southeast pedestrian routes.

13. The proposal responds positively to transport and sustainability policies and there would be no significant harm to neighbour amenity. The land use quanta, heights, design and general arrangement conform to the documents approved under the OPP (as amended by a recent non-material application). Subject to the appropriate mitigation secured by the conditions and s106 obligations attached to the OPP —together with the additional recommended conditions to control servicing and operational impacts as well as compliance with detailed sustainability strategies— the proposal is considered to be in line with the objectives of the Masterplan and compliant with development plan policies.

PLANNING SUMMARY TABLES

14. Housing

	Homes	Private Homes	Private HR	Aff.SR Homes	Aff.SR HR	Aff.Int Homes	Aff.Int HR	Homes Total (% of total)	HR Total
Studio	19	30	0	0	0	0	0	19	30
1 bed	13	26	33	66	21	42	67	134	
2 bed	25	98	60	211	16	57	101	366	
3 bed	6	30	40	201	0	0	46	231	
4 bed +	0	0	4	26	0	0	4	26	
Total (as %)	63	184 (23%)	137	504 (64%)	37	99 (13%)	237	787 (100%)	

15. Commercial

Use class and description	Existing GIA*	Proposed GIA	Change +/-
E (a) to (f) [Retail/financial]	0		
E (g) i) [Office]		414 sq.m**	+414 sq.m
E (g) ii) and iii) [Light industrial]			
B2 [Industrial]	Circa 2945 sq.m	N/A	N/A
B8 [Storage/Distribution]		N/A	N/A
E [Affordable workspace]	N/A	N/A	N/A
C1 [Hotel]	N/A	N/A	N/A
Sui Generis	N/A	92.2 sq.m	+92.2 sq.m

Employment	Existing no.	Proposed no.	Change +/-
Operational jobs	N/A	Up to 29***	+ Up to 29

* “Existing GIA” refers to lawful existing land uses, and does not take into account any meanwhile uses (such as the temporary D2 use of Printworks).

** These three sub-divisions of Class E have been grouped together because 21/AP/3775 seeks 414 sq.m of flexible use across the three sub-classes.

*** This is based on all six proposed flexible units being used for office purposes (which, of all the potential uses, has the highest job yield)

Parks and child play space			
	Existing area	Proposed area	Change +/-
Public Open Space	0	725 sq.m	+ 725 sq.m
Additional Amenity Space*	0	1,016 sq.m	+1,016 sq.m
Play Space	0	755 sq.m	+755 sq.m

* Additional Amenity Space is a sub-set of Public Open Space; it describes areas of soft landscaping within publicly accessible parts of the site that have a visual function but not a useable one.

Carbon Savings and Trees	
Criterion	Details
CO2 savings	63% improvement on Part L of Building Regs
Trees lost	4 x Category B 8 x Category C 2 x Category U
Trees gained*	27 x Permanent specimens 5 x Temporary specimens

* The s106 Agreement includes an obligation to retain 49 trees or groups of trees across the Masterplan as well as a tree planting strategy to ensure that 658 new trees (canopy cover of 39,433 sq.m) are planted across the Masterplan.

Greening, Drainage and Sustainable Transport Infrastructure			
Criterion	Existing	Proposed	Change +/-
Urban Greening Factor	N/A	0.37	+0.37
Greenfield Run Off Rate	Unknown	Unknown	Unknown
Green/Brown Roof Coverage	0	1,546 sq.m	+1,546 sq.m
Electric Vehicle Charging Points	0	2	+2
Cycle parking spaces	-	496	+496

19. **CIL and Section 106 (or Unilateral Undertaking)**

Criterion	Total Contribution
CIL (estimated)	N/A (CWM-wide sum secured within OPP)
MCIL (estimated)	N/A (CWM-wide sum secured within OPP)
Section 106 Contribution	N/A (CWM-wide sum secured within OPP)

BACKGROUND INFORMATION

Site description and its role within the Canada Water Masterplan

- 20. The Canada Water Masterplan (CWM) covers a site area of 21.27 hectares and includes Surrey Quays Shopping Centre, Surrey Quays Leisure Park and the Harmsworth Quays Printworks, as well as the former Rotherhithe Police Station, Dock Office Courtyard and a parcel of land on Roberts Close.
- 21. The shopping centre is still in operation and there are a range of interim uses taking place across the Masterplan site including a music and entertainment use in the former Printworks building, TEDI University and Global Generation Paper Garden Charity.
- 22. Permission was granted to British Land in May 2020 for the Masterplan scheme, which envisages the complete transformation of the Canada Water core area, creating a major new town centre with a diverse mix of jobs, shops, homes, leisure activities and cultural facilities. The Masterplan scheme is subdivided into a series of zones, A to M, each containing one or more buildings and open spaces. Construction is underway on Zones A1, A2 and K1 —which were approved in detail as part of the Outline Permission— and a range of enabling works are being undertaken on Zone H (the former Printworks building). A Reserved Matters Application has been approved for Canada Dock, a Reserved Matters Application for Zone H has (as of the date of this report) received a resolution to grant, and a Reserved Matters Applications for Zone F is pending consideration.
- 23. The outline permission was granted subject to various parameter plans which establish the maximum parameters within which future buildings and spaces can come forward, such as the maximum building height, minimum and maximum building lines, basement extents and permitted uses for each Masterplan Zone. These parameters are contained in the Development Specification and Parameter Plans which were approved as part of the overall permission. In addition, the Design Code documents set out the detailed design principles against which any subsequent Reserved Matters application should be assessed.

24. Zone L is located in the northeast of the masterplan area on a portion of the existing Printworks site (known formerly as Harmsworth Quays Printworks). It covers an area of approximately 0.75 hectares. Within its boundary falls part of the Printworks building, some smaller ancillary buildings and part of the Printworks loading yard.



Figure 02 (above): Plan of the CWM and its fourteen component development zones.

25. In terms of its role within the CWM, the Development Specification requires Zone L to provide principally residential (Class C3) and/or assisted living (Class C2) and/or workspace uses along with retail (Classes A1, A2, A3, A4, A5). The Development Specification acknowledges potential for community facilities (Class D1) and a primary sub-station (Sui Generis), alongside parking and plant. The Parameter Plans identify Zone L as a medium-rise 'edge' site that must mediate between the existing residential uses to the northeast and the proposed denser town centre Zones towards the heart of the CWM area.

Site surroundings and relevant designations

26. Zone L is bounded to the northeast by the public highway of Quebec Way, beyond which are the residential developments of Claremont House (24 Quebec Way) and Hornbeam House (22 Quebec Way) at Quebec Quarter; these developments stand to seven and six storeys respectively. The wider surrounding area to the north, which is of a predominantly residential character, includes the single-storey Alfred Salter Primary School, with low rise (two- to four-storey) LDDC housing beyond. Public open spaces can be found at Russia Dock Woodland and Stave Hill, both a few minutes' walk to the northeast of Zone L.
27. Directly to the northwest, Zone L is bounded by the private northern vehicular entrance to Printworks, on the opposite side of which is the former Mulberry Business Park. The latter now comprises the partly constructed student housing scheme (Scape). The wider area further beyond to the west and northwest comprises a mix of vacant land, medium rise (mainly six- and seven-storeyed) LDDC housing developments and the more modern medium-rise residential-led developments from the earlier phase of the Canada Water regeneration.
28. Enclosing Zone L around its southern perimeter are the commercial buildings at Printworks and Surrey Quays Leisure Park, which stand to the equivalent of 2/3 residential storeys in height. As mentioned above, outline permission has been granted as part of the CWM to redevelop these sites to provide a range of medium-rise mixed-use developments some of which will include tall building elements.



Figure 03 (above): Aerial image of the northeastern corner of the CWM, with Development Zone L edged in red and the nearby buildings and routes annotated.

29. The following policy, socioeconomic and environmental designations apply to the application site:

- Urban Density Zone;
- Canada Water Opportunity Area;
- Canada Water Action Area;
- Canada Water Major Town Centre;
- Strategic Cultural Area;
- The Rotherhithe Area Vision;
- Southwark Plan Site Allocation 78 (Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close);
- Canada Water Strategic Heating Area;
- Rotherhithe, Surrey Docks, South Bermondsey and North Bermondsey Multi-Ward Forum Area;
- Article 4 Direction restricting changes of use from Class E to residential;
- Bankside, Borough and Walworth Community Council;
- Flood Zone 2;
- Air Quality Management Area;
- Community Infrastructure Levy Charging Zone 2; and
- Hot Food Takeaway Primary School Exclusion Zone.

30. In respect of heritage designations, the application site contains no listed structures and is not within a Conservation Area. The nearest Conservation Area, 'St Marys Rotherhithe', is some distance from the application site being 750 metres away at its closest point.
31. Within 750 metres of the site are the following listed buildings:
 - The turntable and machinery of the former swing road bridge [Grade II], located approximately 450 metres to the southwest;
 - Former Dock Manager's Office and 1-14 Dock Offices [Grade II], located approximately 600 metres to the west;
 - Swedish Seamen's Mission [Grade II] at 120 Lower Road, located approximately 675 metres to the southwest; and
 - London Hydraulic Power Company Former Pumping Station [Grade II], located approximately 600 metres to the northwest.
32. 675 metres to the west is Southwark Park, a registered Park and Garden. The designated Open Water Spaces of Canada Water Basin and Greenland Dock are both nearby.
33. The site is not within any of the London Strategic Viewing Corridors or the Borough Views defined by the New Southwark Plan. The site is outside an Archaeological Priority Zone (APZ).
34. Zone L contains a total of 22 trees, 19 of which line the site's northern (Quebec Way) boundary. The other 3 are located south of the boundary line, further into the site. Of these 22 trees, 12 of these are moderate quality (Category B), 8 are low quality (Category C) and 2 are dead (Category U).
35. The site lies within PTAL 4, where 6b represents the best transport connectivity and 0 represents the worst. The nearest tube station is Canada Water, approximately 500 metres to the west. The nearest bus stops are approximately 250 metres away, on Surrey Quays Road and Redriff Road.
36. The site is within the Rotherhithe and Surrey Docks CPZ, but Quebec Way is within the Rotherhithe CPZ. Quebec Way, which is adopted highway, has a mix of double yellow lines and on-street bays both sides of the highway along the entirety of its length.

Details of proposal

Overview

37. This application seeks approval of all five reserved matters in respect of Zone L pursuant to the Outline Planning Permission (OPP).

38. For clarity, these reserved matters are:

- ‘Access’ – the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network;
- ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
- ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated;
- ‘Layout’ – the way in which buildings, routes and open spaces within the Development are provided, situated and orientated in relation to each other and to buildings and spaces outside the Development; and
- ‘Scale’ – the height, width and length of each building proposed within the Development in relation to its surroundings.

39. The proposal is for three predominantly residential blocks – named L1, L2 and L3. Together, these would provide 237 dwellings and six flexible commercial/community units. The blocks would be arranged around a series of hard-and-soft landscaped squares and pedestrian-centric routes. A detailed floorspace schedule can be found at Appendix 7.

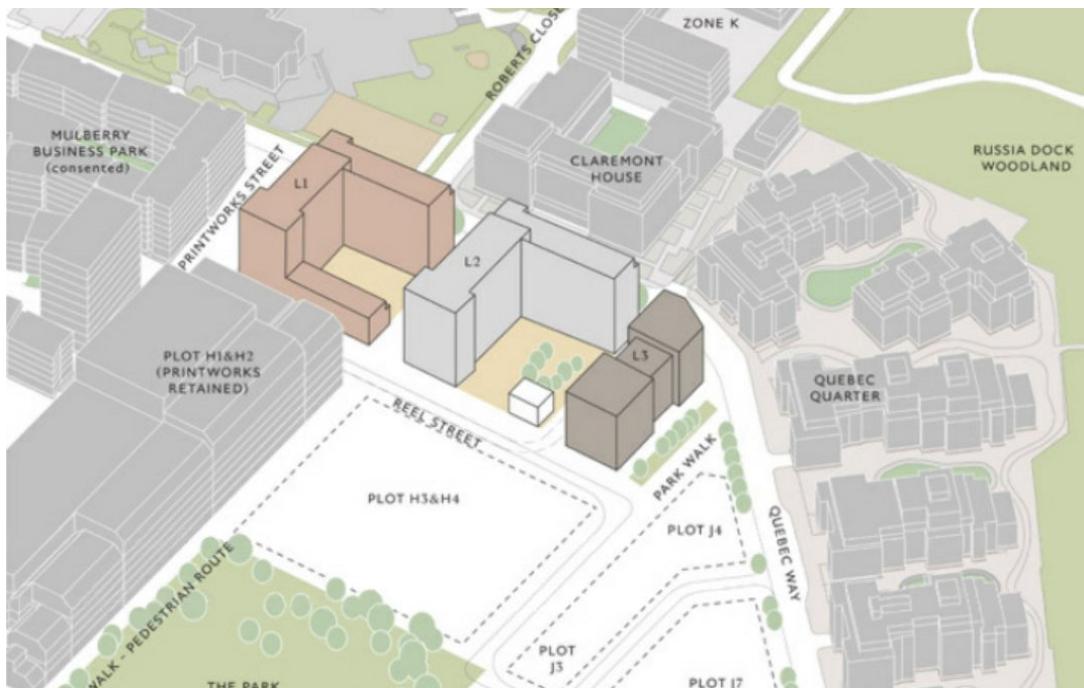


Figure 04 (above): Site diagram showing the arrangement of the three blocks that make up Zone L. The small white block between L2 and L3 is the substation.

40. Set out below is an overview of each block and the proposed landscaping.

Block L1

41. L1 would occupy the northwestern third of the site, bounded by Quebec Way to the northeast, Printworks Street to the northwest and Reel Street to the southwest. Along its southeastern edge it would be bounded by a proposed pedestrian linear route, to be known as Reel Walk, which would connect Quebec Way to Reel Street.
42. The block would comprise three wings arranged in a C shape around a central landscaped courtyard. The block would stand three storeys high on Reel Street, nine storeys high on Printworks Street and eight storeys high on Quebec Way. The building would be finished in terracotta-coloured brick. A mixture of inset, gallery-style and individual projecting balconies are proposed on the outward-facing elevations, some to have chamfered corners, with a deck-access arrangement proposed on the courtyard-facing elevation of the Quebec Way wing. The balconies and decks would be enclosed in vertical spindle metal railings, finished in a dusty red.

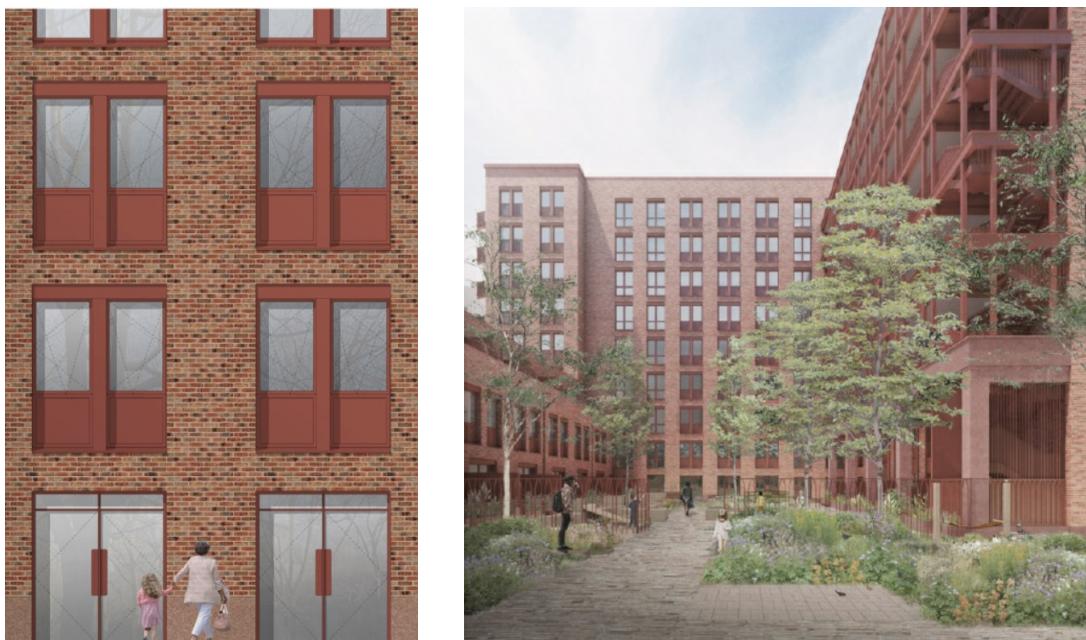


Figure 05 (above left): Rendered elevation of the lower floors of Block L1's courtyard façade. Figure 06 (above right): Visualisation of Block L1, as seen looking westward from Reel Walk into the L1 courtyard.

43. L1 would provide 84 homes all in social rent tenure. A range of 1-, 2-, 3- and 4-bedroom units are proposed, including a row of six three-storey townhouses. 16 'wheelchair user dwellings' are proposed across various floors of the block.

A commercial/community unit is proposed at ground floor level with a principal frontage onto Reel Street and a direct means of access into the L1 courtyard.

44. Two cores are proposed, each served by an external double-height lobby – one at the junction of Quebec Way and Printworks Street, and the other at the junction of Reel Street and Printworks Street. Bicycle and refuse stores would be positioned to either side of the cores and would be accessed by residents via the lobby. The lobby and bicycle stores would be enclosed by metal grilles and gates, finished in a dusty red.

Block L2

45. L2 would occupy the central third of Zone L, bounded by Quebec Way to the northeast and a new vehicular route, Reel Street, to the southwest and southeast. Along its northwest edge it would be bounded by the proposed Reel Walk.
46. The block would be formed of two wings arranged in an L shape around a landscaped public square open to Reel Street along its southeast and southwest edges. The wing fronting Quebec Way would be eight storeys in height, while the wing fronting Reel Walk would step up to nine. Its architectural language would replicate that of L1, with an accentuated parapet, paired slimline window and door openings set within a T-shape transom-and-column frame, chamfered balconies, and oversailing decks on the south façade of the Quebec Way wing. However, L2 would be treated differently to L1, with a mix of sandy yellow and brown stock brick proposed to the facades, and a creamy white stone-effect material to the parapets, door/windows frames and balcony fascias. Enclosure to the balconies and decks would be provided by silver/cream metal spindle railings.



Figure 07 (above left): Rendered elevation of the lower floors of Block L2's south façade. Figure 08 (above right): Visualisation of Block L2, as seen looking eastward along Quebec Way.

- 47. The block would be residential-led, with some of the ground floor and all storeys above providing a total of 90 homes in a mix of social rent and intermediate tenures. A range of 1-, 2-, 3- and 4-bedroom dwellings are proposed, including three two-storey townhouses and seven 'wheelchair user dwellings'.
- 48. L2 would also contain two flexible commercial/community units on the ground floor, both of which would front onto the landscaped public square. As with L1, two cores are proposed, each served by an external double-height lobby – one at the junction of Quebec Way and Reel Walk, and the other at the junction of Reel Street and Reel Walk. Bicycle and refuse stores as well as an integral loading bay for UKPN vehicles would be provided at ground floor level. The lobby and bicycle stores would be enclosed by grilles and gates, formed of silver/cream metal.

Block L3

- 49. Occupying the southeastern third of Zone L, L3 would be an island block of eight storeys with a broadly rectangular footprint chamfered at its northeast corner. It would be bounded by Quebec Way to the northeast, a proposed linear pedestrian route named Park Walk to the southeast, a small proposed public piazza to the southwest, and the proposed Reel Street to the northwest.



Figure 09 (above left): Rendered elevation of the lower floors of Block L3's south façade. Figure 10 (above right): Visualisation of Block L3, as seen looking eastward across the L2 square.

50. All 63 proposed dwellings would be market tenure, in a mix of studio, 1-, 2- and 3-beds. These would all be at first floor upwards. The block would contain a large lobby and three commercial units at ground floor level – two on the block's short return elevation fronting Quebec Way and one at the opposite end of the building fronting onto the small proposed piazza. Also at ground level would be bicycle storage, bin storage and sprinkler tanks.
51. L3 would have a mixture of paired and tripartite openings on all upper floors, along with chamfered balconies and a lipped stone-effect parapet. To distinguish it from the two neighbouring blocks, L3 would be faced in a mixture of dark and dusty brown bricks, creating a brindle effect in longer range views. Another feature that would differentiate L3 from L1 and L2 are the ground floor openings to the commercial units and lobby, which would have chamfered tops. Dark grey metal spindle railings would provide enclosure to the balconies, bicycle stores and refuse stores.

Landscaping, public space and greening

Trees

52. Eight of the 22 existing trees on the site are to be retained. Five would be to the front of L1 and three would be to the front of L2. 32 new trees are proposed, comprising:

- 13 trees planted along Reel Walk and the L1 courtyard;
 - six trees planted within the L2 square;
 - three trees planted within the square to the southwest of L3;
 - five trees planted on Quebec Way (three to the north of L2, two to the north of L3); and
 - five trees planted as part of the temporary public landscaped space on Park Walk.
53. A further six street trees are proposed immediately to the front of L1 on Printworks Street, and four are proposed along Reel Street to the front of L1 and L2 – however, these form part of the Printworks Street RMA and Reel Street RMA respectively, rather than forming part of the Zone L RMA.

Communal amenity, play and public space

54. With respect to communal amenity space, L1 would be served by a ground level courtyard, enclosed on three sides by the wings of the building and open on one side to Reel Walk. This would contain social seating areas and a communal dining table arranged around a central hard-surfaced route. The courtyard would also contain a play trail along which ‘doorstep’ play elements such as raised bridges and slides would be distributed, set within dense planting. Fencing and a gate would separate the L1 courtyard from Reel Walk.



Figure 11 (above left): Aerial image of the L2 public square, showing the differently programmed areas. Figure 12 (above right) Visualisation of the Reel Walk play trail.

55. Within Reel Walk, the concept of the play trail would continue, where low-level bridges and other playful elements aimed at under-5s and 5-11 year olds would be set within a densely-planted linear area of landscaping. This would run alongside a hard-surfaced pedestrian route connecting Quebec Way to Reel Street.
56. The proposed public square at L2 would provide a range of different spaces as follows:
- flexible lawn space;
 - areas of wildflower planting with mown trails;
 - social seating pockets;
 - informal nature play elements; and
 - temporary surfacing in the form of resin-bounded gravel.
57. The applicant proposes that all the facilities and landscaped areas within the public square would be for the shared used of the general public and the residents of the development. The two proposed commercial units within L2 would open onto the public square, with a small external area dedicated to spill-out dining furniture.



Figure 13 (above left): Aerial image of the L2 public square, showing the differently programmed areas. Figure 14 (above right): Visualisation of the L2 public courtyard, taken from the southwest corner looking to the northeast.

58. L3 would not have any adjacent communal outdoor space. However, residents would be able to make use of the L2 public square, located approximately 10 metres from the L3 lobby, across Reel Street. A small public piazza is proposed to the southwest of L3, the northern edge of which would be occupied during daytime hours by spill-out dining furniture associated with the ground floor commercial unit. Although predominantly hard-surfaced, the piazza would feature some soft landscaping in the form of a series of small planting beds.
59. Proposed as part of this RMA are temporary landscaping works to the northernmost section of Park Walk, onto which Block L3 will front. The final and permanent design of the Park Walk landscape will come forward under a separate RMA. The proposals associated with this application are to provide an interim condition that will enhance and provide a green frontage to the L3 residential building.
60. A wildflower meadow and an area of open lawn are proposed, and trees are to be planted in pots so that they can be transferred/repositioned when Park Walk is delivered in its final/permanent configuration. Hard surfaced areas within this interim public space are to be finished in clay pavers.



Figure 15 (above): Aerial image of the southern corner of Block L3 – visible on the left hand side is the piazza, while to the right hand side is the indicative temporary landscaping for Park Walk

Green roofs

61. Brown/biodiverse roofs are proposed to all three buildings. In total, 1,301 square metres would be provided. There would also be 245 square metres of intensive green roof on the roof of the townhouses proposed within L1.

Substation ventilation compound

62. A ventilation compound is proposed on part of the L2 public space, adjacent to the bend of Reel Street. The detailed design and layout of the substation has been approved under a separate planning permission (ref: 20/AP/2495), with further non material amendments consented (ref: 21/AP/3841). It was necessary to implement the substation in advance of the submission of the residential development RMA to ensure that power supply can be secured across the Canada Water Masterplan and to meet demand in Old Kent Road.
63. The proposed compound would provide a structure through which to draw in cooler external air and vent-out excess heat from the fully submerged substation. The inlet for the sub-station needs to be at least 54 square metres in surface area and the separate outlet needs to be at least 68 square metres.
64. The compound would be hexagonal in plan, occupying an area of approximately 72 square metres. In terms of its massing, it would comprise a base flat-roofed structure standing approximately 5 metres tall, extruded into two chimney features on the southwest and northeast corners, each standing 9.25 metres to their maximum point. The compound would be faced in perforated metal.



Figure 16 (above): Visualisation, looking west from the piazza, showing the substation compound in the context of the proposed Zone L buildings.

Planning history of the application site and nearby sites

65. Appendix 4 sets out in detail the full planning history for the site as well as details of relevant applications on adjoining or nearby sites.

Pre-application engagement and mid-application amendments

66. Reserved matters application 21/AP/3775 was submitted following a detailed pre-application enquiry, the reference number for which is 21/EQ/0229. During the course of the pre-application enquiry, the applicant made various amendments to the scheme design. The proposal also evolved in response to feedback from the Design Review Panel, more details of which are provided in a later part of this report. At the end of this iterative process, the Council issued a formal response letter. Although the letter was confidential at the time of issue, in accordance with the Council's commitment to ensuring all information relevant in the determination of a planning application is made publicly available, the response letter has been published on the Public Access for Planning Register alongside the 21/AP/3775 application documents. The letter should be referred to if any further information is required about the pre-application process.
67. The images below give a sense of the evolution of the design over the course of the pre-application process:



Figure 17 (above): Early iteration of the scheme proposing no set backs on Quebec Way, and which featured a gridded frame on most facades and deck access to upper floor flats.



Figure 18 (above): Final iteration of the scheme, where the omission of the gridded frame and the use of set-backs have made for a more legible form and less intense relationship to the street.



Figure 19 (above): Early iteration of the scheme, which proposed single-storey flats above duplex maisonettes.

Figure 20 (above): Later iteration of the scheme, which proposed three-storey houses with a rear roof terrace.

68. Over the course of the planning application process, the applicant has made further refinements to the proposal in response to concerns raised through the consultation process and/or issues highlighted by officers. These changes include:

- internal changes including the re-positioning of the commercial/community space within Block L1 from the courtyard to Reel Street (resulting in a small increase of floorspace in lieu of plant area);
- re-designed entrance to L3;
- rationalisation of plant;
- elevation changes, including:
 - a more strongly expressed parapet to L3;
 - overall minor height increase to L3 (new height still within Parameter Plan limitations);
 - introduction of solid aluminium panels to the upper part of some of the double-height ground floor bays in L2 to obscure plant behind;
 - the enlargement of the garage door serving the UKPN loading yard; and
 - refinements to the design and materiality of the front elevations of the L1 and L2 maisonettes.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

69. The main issues to be considered in respect of this application are:

- Consultation responses from members of the public and local groups
- Principle of the proposed development in terms of land use;
- Conformity with Outline Planning Permission;
- Environmental impact assessment;

- Density;
- Housing;
- Quality of residential accommodation;
- External amenity space and young people's play space;
- Amenity impacts on nearby residential occupiers and surrounding area;
- Design;
- Public realm, landscaping and trees;
- Green infrastructure, ecology and biodiversity;
- Transport and highways
- Environmental matters;
- Energy and sustainability;
- Digital connectivity infrastructure;
- Planning obligations and Community Infrastructure Levies;
- Community engagement and consultation responses and
- Community impacts, equalities and human rights.

70. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

71. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021, the Southwark Plan 2022 and the Canada Water Area Action Plan 2015. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
72. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Adopted planning policy

73. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2021 is a material consideration but not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 2. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Consultation responses from members of the public and local groups

74. Consultation with members of the public was conducted in December 2021. Letters were sent to local residents when the application was received, the application was advertised in the local press and site notices were displayed. The table below summarises the number of representations received:

<u>Consultation responses: Summary table</u>		
No. of representations: 9		
Of which:		
In objection: 8	Neutral: 1	In support: 0

75. The table below summarises the material planning considerations raised in objection by the consultation along with the total number of times each reason was raised.

<u>Planning Objections: Summary Table</u>	
Reason	No. times raised
<u>Design</u>	
Excessive height	7
Harmful to or not in-keeping with local character	6
<u>Social Infrastructure</u>	
Will increase pressure on public services (transport, healthcare, education etc.)	3
Unacceptable population increase	3
<u>Density</u>	
Proposal is an overdevelopment and/or too dense	3
<u>Conflict with hybrid planning permission</u>	
Block L2 exceeds height limit imposed under OPP and approved Parameter Plans	1

<u>Amenity Impacts</u>	
Will cause overshadowing (properties and/or the street)	2
Will create privacy impacts	3
Will result in loss of light	6
<u>Ecology</u>	
Loss of mature trees is unacceptable and/or sapling replacement is insufficient	3
References to biodiversity are hidden in application	1
Development should meet requirements of the Southwark Local Plan, London Plan and best practice guidance	1
Proposal needs more greenery	1
<u>Developer Approach and Community Engagement</u>	
Affordable housing/social housing provision should be spread equally across masterplan site	1
Developer has not amended application following concerns raised at previous consultations	1
Masterplan needs to be amended as a result of pandemic	1

76. The issues raised by these objections are dealt with in the subsequent parts of this report.
77. Some objections raised by the public consultation process do not constitute material planning considerations, such as loss of view. Therefore, these are not captured in the 'Planning Objections: Summary Table', nor are they discussed in later parts of this report.

Principle of the proposed development in terms of land use

Relevant policy designations

78. The site is within the Canada Water Opportunity Area, which the London Plan describes as aiming to deliver 20,000 jobs and the Canada Water Major Town Centre will provide at least 40,000sqm (net) new retail uses. Site allocations in Canada Water and Rotherhithe have enormous potential to provide new homes and commercial space, particularly in and around the Canada Water town centre.
79. The site is located within AV.15 Rotherhithe Area Vision of the Southwark Plan 2022. This states that development in Rotherhithe should:

- create a new destination around the Canada Water Dock that combines shopping, civic, education, and leisure, business and residential uses;
 - provide as many homes as possible of a range of tenures including social housing while respecting the local character (there will be opportunities for taller buildings on key development sites);
 - transform Canada Water into a new heart for Rotherhithe with a new leisure centre, shops and daytime and evening events and activities around the Dock and in the Harmsworth Quays Printworks;
 - provide retail space including a new department store and independent shops, offices and places to eat and drink;
 - provide new education opportunities and health services, which will include new school places and a health centre with GPs, and which could include colleges and universities;
 - complement and improve the historic character, including the docks, and the unique network of open spaces, water and riverside;
 - prioritise walking and cycling and improve public transport, including:
 - improved links to Southwark Park, the river, boat services and docks;
 - completion of the Thames Path;
 - a new river crossing to Canary Wharf;
 - better circulation of buses;
 - enhanced cycle routes to support expansion of cycle hire to the area; and
 - creating ‘healthy streets’;
 - improve traffic flow on the road network, particularly on Jamaica Road and Lower Road;
 - deliver a range of flexible employment spaces, including premises suitable for smaller businesses; and
 - improve roads, pavements and cycleways, particularly the local environment around Albion Street and Lower Road.
80. The site lies within a wider area covered by Southwark Plan Site Allocation 81. The allocation states that development of the site must provide:
- retail uses; and
 - a new health centre (Class E[e]) of approximately 2,000m²; and
 - new education places for 14-19 year olds (Class F.1[a]); and
 - new homes (Class C3); and
 - enhanced public realm and civic space; and
 - employment floorspace (Class E[g] and Class B); and
 - leisure uses.
81. It also states the development of the site may provide:
- student accommodation (Sui Generis);
 - new visitor accommodation (Class C1);

- extra care housing (Class C2); and
 - leisure, arts, culture or community uses.
82. In terms of design guidance the allocation states “The Canada Water vision is to transform Canada Water into a new major town centre destination which combines shopping, civic, education, leisure, business and residential uses. Much of the current environment is designed to accommodate trips made by cars. The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking”.
83. Harmsworth Quays provides an opportunity to expand the town centre eastwards to incorporate uses and activities that will reinforce the town centre, create jobs and boost the local economy. Development on these sites will be expected to maximise the amount of employment space and its contribution to the regeneration of the town centre.
84. Site Allocation 81 should accommodate improved walking routes to Canada Water Station and to public open spaces, with redevelopment enhancing Canada Water Basin for people and wildlife. Redevelopment should provide links to existing cycle routes and proposed Cycle Super Highway (if the scheme is ultimately delivered).

Current land uses and proposed losses

85. Zone L occupies a portion of the Printworks site, which in 2016 was granted temporary use as an entertainment venue for a period of five years. This was subsequently extended by another five years in 2021. The temporary permission will expire in May 2026. The parts of the Printworks site falling within the red line boundary of Zone L comprise ancillary and back-of-house facilities (totalling circa 2,945 square metres, which equates to approximately 7% of the total floor area of Printworks). The majority of the Printworks site falls within the red line boundary of Zone H, which is subject to a separate RMA process (ref: 21/AP/3338).
86. The OPP allows for the demolition or conversion of Printworks and for Zones L and H to be used for a variety of uses. Of these uses, only 1,500 square metres could be for a nightclub, and any such use would be permitted only in Zone D or Zone H, not Zone L. The OPP restricts land uses within Zone L to retail, workspace, assisted living, residential, community and/or parking and plant.
87. The OPP established the principle of development, including the loss of the existing Printworks floorspace. This RMA complies with the quantum and range of land uses allowed by the OPP, and thus the floorspace loss raises no land use issues.

Workspace, retail, community uses

88. London Plan and Southwark Plan policies support Zone L being developed for a mix of residential, commercial and community uses. This RMA proposes six small units in flexible commercial/community use (Classes A1-A4, B1 and D1 of the Use Classes Order as it existed when the OPP was granted permission). These would be distributed across the ground floor levels of Blocks L1, L2 and L3.
89. The principle of new Class B1 floorspace is established by the OPP, which applies a maximum cap of 1,500 square metres (excluding parking and plant) to Zone L. Even if all six proposed units were to be ultimately used for office purposes, this would still be consistent with the approved Development Specification for the OPP, and as such no land use concerns are raised by this potential use.
90. Given the town centre location of Zone L, it is entirely appropriate for the six proposed units to be used for retail/café uses. The OPP permits up to 3,000 square metres of this use. As such, even if all six premises were to be ultimately occupied by retail/café tenants, this would be acceptable. Positioned in prominent locations such as on the corner of the buildings, and in many cases adjacent to areas of public realm, the units would be particularly well lent to retail/café use.
91. In addition to workspace and retail/café uses, the OPP development specification permits community use on this site. Even if all units were to be used for community purposes, the 4,000 square metre cap imposed by the Development Specification would not be breached. As such, and similarly to the workspace and retail uses, the potential community uses would be consistent with the policy framework and the OPP.
92. Southwark Plan Policy P35 sets out the requirements for new retail development within town centres. For a development of this scale it is necessary for the proposal to include toilets, public drinking fountains and public seating. These features have already been secured within the s106 legal agreement attached to the OPP to which this RMA will be bound.
93. It should be noted the OPP for this site predates the formal adoption of the London Plan (2021) and the Southwark Plan (2022) and therefore formal adoption of any affordable workspace policies. Nevertheless, affordable workspace was secured as part of the OPP S106 obligations to which this RMA will be bound. It is not open to the Planning Authority to re-negotiate affordable workspace provision as part of a subsequent RMA as this has been established by the OPP. The obligation requires the affordable retail and workspace to be provided at phased trigger points linked to the phased delivery of commercial

floor space across the site but allows sufficient flexibility for it to come forward within any of the plots.

94. For the reasons set out above the proposed flexible commercial/community (Class A1-A4, B1 and D1) uses accord with the OPP and raise no new land use issues.

Residential use

95. London Plan Policy H1 (Increasing Housing Supply) identifies that councils should optimise housing delivery on suitable brownfield sites, particularly within Opportunity Areas.
96. Southwark Plan Policy SP1 (Homes for All) sets out the council's intention to build more homes of every kind in Southwark and to use every tool at the council's disposal to increase the supply of all different kinds of homes.
97. The aforementioned London Plan and Southwark Plan policies support in principle the redevelopment of Zone L for a residential-led scheme. Furthermore, the proposed use and quantum of development is allowed for within the approved Development Specification of the OPP, which requires the applicant to deliver a minimum of 2,000 residential units across the CWM. The provision of 237 new residential units within Zone L, which will contribute to meeting this target, is strongly supported by both planning policy and the requirements of the OPP.
98. Subsequent parts of this report address in detail the matters of density, housing quantum, tenure mix, dwelling mix, wheelchair housing and quality of accommodation.

UKPN facilities

99. This RMA includes 92.2 square metres of UKPN facilities (Sui Generis Use Class) at ground floor level within the footprint of Block L2. These facilities would take the form of a garage and a small separate stairwell, and are necessary to serve the below-ground substation. This Sui Generis land use has already been granted approval as part of the substation RMA (ref: 20/AP/2495), and so 21/AP/3775 effectively re-applies for the same land use in the same quantum, the difference being that these facilities would now be housed within the detailed Block L2 proposal.
100. 20/AP/2495 also permitted the construction of an above-ground compound and three small extract vents within the part of the site where 21/AP/3775 proposes to locate the public square.

101. The aforementioned elements are the only parts of the substation that would be located above ground and not be concealed by Block L2. 20/AP/2495 approved an ‘interim’ architectural resolution for the above-ground elements, with the expectation that the future residential RMA application would bring forward a ‘final’ proposal for the appearance of these structures. The proposed ‘final’ cladding solution is discussed in further detail in the ‘Design’ and ‘Public Realm, Landscaping and Trees’ sections of this report.

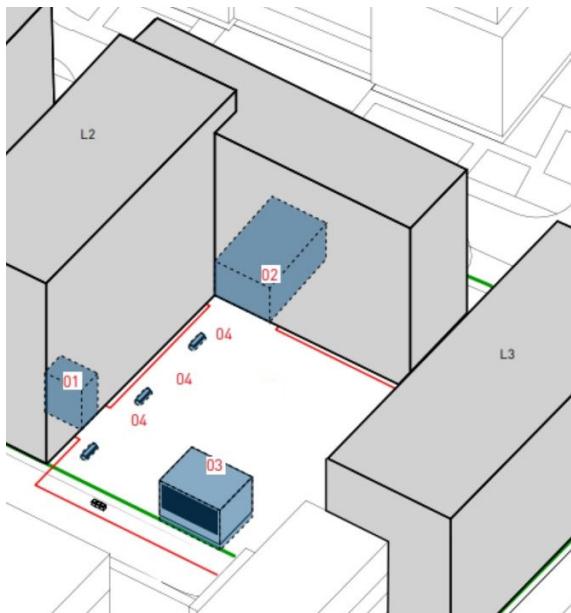


Figure 21 (above): Diagram of the substation elements approved as part of a previous NMA, 20/AP/2495. Elements labelled 01 and 02 are the stairwell and substation. Elements labelled 03 and 04 are the compound and extract vents.

102. The OPP recognised the need for primary substation facilities to be provided within the Masterplan, with the Development Specification permitting the delivery of up to 3,000 square metres for such a use. The Development Specification identifies Zone E and/or Zone L as being appropriate locations for this land use. Being in accordance with the OPP, the proposed ancillary-to-substation use raises no land use issues in principle.

Land use summary

103. As discussed above, the proposal to deliver a scheme comprising 237 residential uses together with flexible commercial/community uses and an above-ground substation compound is consistent with the approved OPP and would meet the requirements of the relevant policies.

Conformity with Outline Planning Permission

104. The proposed development is in compliance with the approved OPP and would accord with the development specification limitations in terms of quantum of development and land use. The proposed development would contain a high provision of affordable housing, deliver new retail/workspace/community facilities, and improve permeability and access to public space through the provision of new landscaped spaces and pedestrian routes.
105. There are, however, some minor respects in which the Zone L RMA would not comply with the approved Design Guidelines. These are:
 - MP3.15 ‘Balcony Minimum Heights’ – this guideline requires projecting balconies to be positioned at least 6 metres above ground level;
 - MP3.4 ‘Building Line Continuity’ – this guideline requires the L3 façade fronting onto Park Walk to stand on the boundary line for at least 75% of its length (i.e. no more than 25% should be recessed from the boundary line); and
 - MP7.9 ‘Design of ventilation grilles and louvres’ – this guideline states that “for facades visible from the public realm at street level, proprietary louvres of the type used around building service plants should not be used. Vent openings should be architecturally screened”. The guideline gives hit-and-miss brickwork as a precedent for achieving such screening.

Guideline MP3.15

106. Buildings L1 and L2 contain a number of projecting balconies approximately 4.5 metres above ground level. Despite breaching design guideline MP3.15, these balconies are an inevitable part of the buildings’ architectural elaboration and would bring private amenity space benefits to the future occupiers. Therefore, the balconies are considered acceptable.

Guideline MP3.4

107. Regarding the matter of building line continuity, approximately 71% of Block L3’s Park Walk frontage would stand on the boundary line, with the central 29% portion of the façade set-back. This is considered a minor deviation from MP3.4 and one which would not undermine the purpose of the guideline – which is to ensure that Block L3 provides streetwall continuity and suitable enclosure to the open space of Park Walk. The ‘street block’ scale of Block L3, together with its strongly expressed corners and parapets, would achieve the aims of the guidelines. As such, the deviation from the guideline is considered acceptable.

Guideline MP7.9

108. The drawings that support this RMA suggest there would be no ventilation grilles or louvre panelling within the frontages of any of the commercial/community units, which is welcomed. However, there are two elements of the application that would require a vented solution, as follows:
- the roller-shutter garage door to the UKPN loading bay; and
 - the UKPN substation compound enclosure.
109. The roller-shutter garage door would be of a partly-louvered design, which is essential to ventilate the interior space at the requisite rate. The applicant has not provided any detailed designs for the garage door, preferring to reserve these for the 'approval of details' stage. While this is acceptable, the applicant will be required to demonstrate when they come forward with their 'approval of details' application that the design of the door meets guideline MP7.9.
110. The substation compound enclosure would be formed of perforated weathered steel with finer punctuations around the lower half of the compound. The metalwork finish would be a blend of orange, brown and cream tones – directly referencing the colouration of Blocks L1, L2 and L3. The two tapered chimneys would add a playful twist to the structure. The substation would have a green roof providing visual amenity to the residents that overlook the L2 square. As stated in the masterplan guidelines, the purpose of MP7.9 is to refine the quality of the public realm; for the aforementioned reasons, it is considered that the compound enclosure would achieve this aim.

Environmental impact assessment

111. Environmental Impact Assessment is a process reserved for the types of development that by virtue of their scale or nature have the potential to generate significant environmental effects.
112. The OPP was considered to be EIA development. An assessment of the likely significant environmental effects of the Canada Water Masterplan was reported in an Environmental Statement (ES) co-ordinated by Waterman Infrastructure & Environment Ltd which accompanied the Outline planning application, submitted in May 2018. This original ES (May 2018) has subsequently been the subject of two ES Addenda (October 2018 and June 2019) and these three documents together comprise the Canada Water Masterplan ES. At the time of determination of the OPP the relevant regulations were the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the '2011 Regs').
113. Condition 7 of the OPP requires each application for reserved matters to contain the information set out in the Reserved Matters Compliance Statement

Checklist which includes the requirement for an Environmental Statement (ES) Statement of Conformity (SoC).

114. An ES SoC is a document that considers the details of the relevant RMA and explains the conformity of those details with the conclusions of the environmental impact assessments reported in the Canada Water Masterplan ES.
115. The works proposed by this RMA include the construction of three new residential-led buildings, the creation a new pedestrian route to be named Reel Walk, and the provision of new public and private landscaped spaces and courtyards. Other previously approved works within the site boundary include the construction of a largely subterranean UKPN primary substation with associated above-ground compound, enabling works for which are presently underway. The primary substation was subject to a separate RMA (ref: 20/AP/2495), approved in July 2021, which was accompanied by its own separate ES SoC.
116. The RMA details for Zone L have been reviewed against the Canada Water Masterplan ES by Waterman and technical specialists who contributed, who confirm that the details conform with the assessment of effects previously undertaken and the mitigation proposed remains proportionate and relevant. The review has identified that the RMA details would not alter the likely significant residual effects previously identified within the approved Canada Water Masterplan ES. However, since submission of the Canada Water Masterplan ES, additional assessments have been undertaken in relation to ground conditions and ecology in order to discharge planning conditions attached to the OPP. In addition, the ES SoC is informed by an up-to-date wind microclimate assessment that takes account of the RMA details. This additional assessment work is submitted as 'further environmental information' to supplement the existing Canada Water Masterplan ES.
117. For the above reasons, a further EIA is not required in respect of the Zone L RMA.
118. Set out below is a summary of the topics that were included in the Canada Water Masterplan ES and which the applicant has addressed in their ES SoC, including where applicable an overview of the additional environmental information and an assessment of their findings.

Socio-Economics, Transportation and Access, Noise and Vibration, Air Quality, Ground Conditions and Contamination, and Water Resources and Flood Risk

119. The effects of the Zone L RMA proposal on employment creation, housing, population, healthcare and education facilities and additional spending would

accord with the OPP ES, as the proposed development would not alter the scale or significance of the socio-economic effects as previously identified. Housing quality, including provision of outdoor and play space, is dealt with in detail in a later part of this report.

120. With regard to the topic of transportation and access, it is considered that there would be no significant or material change to the traffic data, road traffic-related noise and vibration effects. This is because:

- the total floorspace proposed by the Zone L RMA lies within the maximum floorspace parameters;
- the data used for the approved ES and Transport Assessment remains appropriate; and
- the RMA brings forward the transport related mitigation previously identified.

121. With respect to noise and vibration, the OPP ES identified that the emissions from traffic and heating plant for Zone L would be insignificant. The RMA proposal remains consistent with this, incorporating a number of air quality neutral design measures including air source heat pumps. Conditions 84, 96 and 97 of the OPP decision notice provide further neighbour amenity protection with regard to noise and vibration.

122. In terms of ground conditions, water resources and flood risk, the submitted SoC confirms that baseline data and technical reports remains unchanged since the approval of the OPP. With regard specifically to drainage, the detailed design submitted as part of the RMA shows that surface water runoff would be suitably restricted and attenuated. Therefore, it is considered that there would be no change to the water resources, flood risk effects, ground conditions and/or any mitigation previously identified within the OPP ES.

Ecology

123. Following the submission of the Preliminary Ecological Appraisal for the OPP, a Preliminary Roost Assessment (PRA) was undertaken in March 2020 and a walkover survey was undertaken in June 2021 for Zone L. The PRA assessed the main Printworks building, partly situated in Zone L, to be of “low” potential for roosting bats. This contrasted with the baseline conditions recorded as part of the 2017 ‘Extended’ Phase I Habitat Survey, which assessed all buildings (not just Printworks) and trees associated with Zone L to have “negligible” potential for supporting roosting bats. Further detail is contained within the submission planning application 21/AP/1068, which sought to discharge Condition 93 (Precautionary Bat Survey) of the OPP.

124. A single evening emergence survey was undertaken in August 2021. As no bats were recorded from the Printworks building, it was concluded that roosting bats

are absent and therefore not an important ecological feature. Further detail was provided in a Plot H1/H2 Bat Emergency Survey Briefing note submitted in August 2021.

125. The walkover survey in June 2021 confirmed no changes to the baseline conditions of the 'Extended' Phase I Habitat Survey of April 2017. The SoC confirms that the Printworks building retains its potential for nesting birds and nesting bird behaviour was identified during the PRA. Therefore, the recommendations previously detailed within the ES for pre-demolition/ pre-clearance nesting bird checks where works are undertaken during the breeding bird season (i.e. March to August) remain valid. Overall, it is considered that there are no changes to the likely significant ecology effects previously identified and the approved mitigation within OPP ES remains valid.

Wind microclimate

126. The proposed massing for Zone L remains within the maximum parameters as assessed by the Pedestrian Level Wind Microclimate Assessment reported in the OPP ES. However, this RMA includes pedestrian thoroughfares through the plot, entrance locations, amenity spaces at ground floor level and balconies on the majority of the elevations; as a result a Pedestrian Level Wind Microclimate Assessment Report for Development Zone L has been submitted to assess any changes. The report confirms that the wind flow patterns around the building would not substantially change from the wind microclimate assessment from the OPP ES. However, in the absence of landscaping or wind mitigation measures, minor adverse wind effects would occur in the context of existing surroundings and the surrounding approved Canada Water Masterplan. Wind conditions at Zone L have been categorised using the Lawson Comfort Criteria and the predicated wind conditions compared against the intended pedestrian uses.
127. In the context of existing surroundings, the SoC confirms that conditions would be windier than those identified within the OPP ES during the windiest season, due to the absence of buildings situated to the south and south-west to offer shelter. Entrances at the southern corners of Plot L1 and south-eastern corner of Plot L2 would be one category windier than suitable for the intended use and would require wind mitigation. During the summer season, the majority of wind conditions would likely be suitable for the intended use with the exception of designated seating areas at the south-eastern corner of Plot L2 and along the southern elevation of Plot L3. These areas would require wind mitigation measures to provide adequate localised shelter. All other locations would have appropriate wind conditions.



Figure 22 (above): Expected wind conditions at ground level in the windiest season pre-mitigation, modelled on a context comprising Zones A1, A2, K1 and the existing surrounding buildings. Post-mitigation, the residual effects would remain as reported within the approved OPP ES (i.e. insignificant).

128. The SoC states that as the OPP builds out, substantial shelter would be provided from the prevailing southwesterly winds. However, windier than suitable conditions would persist during the windiest season at entrances at the southern corners of Plot L1. During the summer season, it is considered that the majority of areas would be suitable for the intended use, with the exception of the designated seating area at the south-eastern corner of Plot L2 which would continue to require mitigation. The SoC states that as OPP proposed developments come forward to the west and south-west of Zone L, wind conditions during the windiest and summer seasons would be appropriate for the intended use at ground and balcony levels. No strong winds exceeding the threshold for potential safety concerns for cyclists and more vulnerable pedestrians would be expected.

129. The proposed wind mitigation measures would include:

- recessing the lobby and individual residential entrances from the façade line;
- utilising solid or perforated screens or dense planting of similar dimensions; and
- localising landscaping features in the designated seating areas and placing them perpendicular to the prevailing south-westerly wind directions.

130. Mitigation measures would be temporarily or permanently incorporated into the proposed landscaping scheme, depending on the status of the surrounding developments.
131. Overall, it is considered that the minor adverse effects at entrances of the southern corners of Plot L1, south-eastern corner of Plot L2, designated seating areas at the south-eastern corner of Plot L2 and along the southern elevation of Plot L3 would be mitigated by the implementation of the recommended wind mitigation measures. The SoC confirms that following the implementation of the wind mitigation measures, the residual effects would remain as reported within the approved OPP ES, namely insignificant. In addition, Condition 77 of the OPP requires full details of wind mitigation measures to be detailed prior to above grade works.



Figure 23 (above): Expected wind conditions at ground level in the windiest season pre-mitigation, modelled on a context comprising the proposed development plus the entire CWM and cumulative surrounding buildings.

Townscape, visual, built and buried heritage

132. The location, massing and scale of the proposed development for Zone L would accord with the approved Parameter Plans for the OPP (as amended by the NMA, ref no: 21/AP/4235). The UKPN substation and basement have been assessed under a separate RMA (ref no: 20/AP/2495), which was in accordance with the approved Parameter Plans. As agreed under the OPP ES, pre-determination archaeological investigation works were not deemed necessary. However a programme of archaeological mitigation works were recommended with a written scheme of investigation, would all of which will be managed by Condition 66 of the OPP.

133. Overall, it is considered that there would be no significant change to the townscape, visual, built and buried heritage effects previously identified within the approved ES for the Canada Water Masterplan.

Daylight, sunlight, overshadowing, light pollution and solar glare

134. While a number of balcony slabs would protrude slightly beyond the parameter envelope previously assessed, in light of the generous separation distances between the Zone L proposed and the existing nearby built context, the overall assessment of daylight, sunlight and overshadowing effects on neighbouring properties is considered to remain consistent with those set out in the OPP ES.
135. As the proposed development is largely for residential use, the potential for significant light pollution effects is not considered to be likely and therefore a technical assessment of Zone L is not deemed to be necessary.
136. In terms of solar glare, given the relatively limited height of the buildings within their proposed context, the proposed solid brickwork materiality, punched windows and some overhanging balconies, the presence of glazed areas with potential for solar reflections is considered to be limited.
137. In summary, it is considered that the residual adverse effects of daylight, sunlight, overshadowing, light pollution and solar glare would be consistent with those reported for the detailed proposals in chapter 16 of the OPP ES.

Cumulative effects

138. Given that no change is anticipated to the significance of environmental effects reported in the technical chapters of the CWM ES, there would be no change to the cumulative effects previously assessed.

Density

139. Neither the London Plan nor the Southwark Plan set prescriptive density ranges within which schemes must fall; instead, both encourage optimisation site of capacity through a design-led approach, involving an evaluation of the site's attributes, its surrounding context and its capacity for growth. This process must have regard to the need to make efficient use of land while ensuring a high standard of architectural design and residential accommodation is achieved.
140. The Zone L site occupies an area of 0.75 hectares. The scheme would deliver a total non-residential floorspace of 344.3 square metres GIA, which is the equivalent of 12 habitable rooms. The proposed residential element would deliver 787 actual habitable rooms. Using the calculation method set out in the

Council's Residential Design Standards SPD, the development density would be 1073 habitable rooms per hectare.

141. The proposed massing sits within the heights and land use quanta established in the Parameter Plans. Furthermore, and as explained in the subsequent sections of this report, the scheme would:

- deliver a policy compliant mix of dwelling sizes and tenures;
- provide residential accommodation of a good standard;
- be of a high standard of architectural design; and
- cause no undue harm to the local environment or existing residents' amenity.

142. On account of the above, the scheme's density of 1073 habitable rooms per hectare is considered acceptable.

Housing

143. The development would provide 237 new homes in maisonette, apartment and townhouse formats. 174 of the homes would be affordable, equating to 76.6% of the total when measured in habitable rooms, in a tenure mix of 137 social rent units and 37 intermediate units.

Housing quantum

OPP context

144. Schedule 11 'Housing' of the OPP s106 requires a minimum of 2,000 residential units (Use Class C3) to be delivered across the CWM as a whole, but the Masterplan could deliver up to around 4,000 new homes based on the maximum GEA floorspace permitted. While the number of homes deliverable at Zone L is not capped by the OPP, Condition 5 of the decision notice limits the total residential floorspace to 27,600 square metres GEA.

145. Schedule 11 of the OPP s106 also obligates the developer to submit a Housing Delivery Plan with each RMA. With respect specifically to housing quantum matters, the Housing Delivery Plan is required to:

- confirm the number of residential units to be provided as part of the RMA; and
- outline how the number of homes proposed by the RMA will ensure the developer remains on course to ultimately provide at least 2,000 residential units across the CWM as a whole.

Assessment

146. The Housing Delivery Plan submitted by the applicant (ref: 22/AP/1055) sets out that Zone L would deliver 237 homes. This equates to 23,682 square metres GEA of Class C3 floorspace, thus not exceeding the upper limit set by the OPP. The Housing Delivery Plan also explains that, with 912 residential units committed for delivery as part of the Phase 1 Zones (Zones A1 and K1) and submitted RMAs (Zone L and Zone F), there are 1088 units still to be delivered to comply with the 2000 minimum number that ultimately needs to be delivered across CWM as a whole. At this point in time, the obligation remains achievable, noting nearly 50% of this amount will have been delivered by these earlier development zones.
147. For the reasons given above, the quantum of housing proposed at Zone L complies with the thresholds established by the OPP.

Tenure mix

OPP context

148. In terms of tenure mix, Schedule 11 of the OPP s106 requires a minimum of 35% of the total habitable rooms across the entire CWM area to be provided as affordable housing, with a minimum of 25% to be social rented and 10% to be intermediate housing. This means that individual development zones are permitted to deliver more or less than 35% of habitable rooms as affordable housing.
149. Notwithstanding the degree of flexibility individual development zones are afforded, the OPP s106 requires that with every tranche of 500 homes constructed, at least 35% of the habitable rooms must be affordable in the 25:10 ratio of social rent to intermediate. These 500-home milestones ensure that delivery of the affordable housing remains broadly on track with delivery of the CWM housing as a whole. To this end, the Housing Delivery Plan that must accompany each RMA is required to explain how the proposed tenure mix will play its part in maintaining the level of CWM-wide affordable housing at 35% or more when the next 500-home milestone is reached.
150. With respect to the matters of affordable housing and tenure, the Housing Delivery Plan for each RMA must include the following:
 - the number of affordable housing units proposed;
 - the dwelling mix of the proposed affordable housing units;
 - the tenure mix of the proposed affordable housing units;
 - the intermediate housing product(s) to be provided;
 - an indicative programme for the delivery of the proposed affordable housing;

- where known at the time of submission, details of the proposed Registered Provider;
- the percentage of the total affordable habitable rooms in those parts of the CWM for which reserved matters have been approved to date, as well as the total affordable habitable rooms within the subject RMA;
- outline how the number of affordable homes proposed by the RMA will ensure the developer remains on course to ultimately provide a compliant tenure mix at each of the 500-home milestones.

Assessment

151. The applicant's Housing Delivery Plan for the Zone L RMA confirms that a total of 237 homes would be delivered, of which 174 would be affordable, and that these would be spread across unit sizes ranging from 1-beds to 5-beds. The below table sets out the affordable housing offer relative to the open market provision, and how this would be split across the different unit sizes:

Dwelling distribution across all tenures				
<u>Unit size</u>	<u>Open market</u>	<u>Intermediate</u>	<u>Social rent</u>	<u>Total</u>
Studio	19 (30.2% of all OM)	0	0	19 (8.0%)
1-bed	13 (20.6% of all OM)	21 (56.8% of all SO)	33 (24.1% of all SR)	67 (28.3%)
2-bed	25 (39.7% of all OM)	16 (43.2% of all SO)	60 (43.8% of all SR)	101 (42.6%)
3-bed	6 (9.5% of all OM)	0	40 (29.2% of all SR)	46 (19.4%)
4-bed	0	0	3 (2.2% of all SR)	3 (1.3%)
5-bed	0	0	1 (0.7% of all SR)	1 (0.4%)
All units	<u>63</u>	<u>37</u>	<u>137</u>	<u>237</u>

152. With respect to the social rented housing, the Registered Provider for the scheme is yet to be confirmed. However, the applicant has held some informal discussions with Southwark Council, who has expressed an interest in becoming the landlord of these 137 units.

153. The housing proposed at Zone L would deliver 787 habitable rooms, comprising 504 social rented habitable rooms, 99 intermediate habitable rooms, and 184 open market habitable rooms. The applicant's Housing Delivery Plan proposes that Zone L will be the third zone in CWM to be delivered, following Zones A1 and K1. The affordable housing delivered by these two consented zones are:
- Zone A1 – 25 hab rooms, constituting 4% of the total hab rooms (605) in the zone; and
 - Zone K1 – 258 hab rooms, constituting 100% of the total hab rooms (258) in the zone.
154. Upon completion of Zone L, and in combination with the housing targeted to have already been delivered at Zones A1 and K1, 53.7% of all habitable rooms across the CWM area would be in affordable tenures (with the remaining 47.3% being market habitable rooms). By helping to sustain the level of affordable housing across the CWM area above the minimum threshold of 35%, the Zone L proposal meets the requirements of the OPP.
155. The below table sets out how Zone L fits into the wider anticipated sequencing of the CWM zones, and with them the attendant affordable housing.

Housing delivery based on anticipated sequencing of residential Zones					
	<u>No. of homes in Zone</u>	<u>No. of hab rooms In Zone</u>	<u>No. of affordable hab rooms in Zone</u>	<u>Affordable hab rooms as a % of total in Zone</u>	<u>Affordable hab rooms as a % of running Masterplan-wide total</u>
Zone A1	186	605	25	4.1%	4.1% (of 605)
Zone K	79	258	258	100%	32.8% (of 863)
Zone L	237	787	603	76.6%	53.7% (of 1650)
The delivery of Zone L would bring the running total of homes to over 500, meaning the first milestone would be reached. As shown above, the 35% minimum would be achieved at this milestone, with 53.7% of habitable rooms in affordable tenures .					
Zone F	410	1161	0	0	31.5% (of 2811)
Zone G	419	1,311	863	65.8%	42.4% (of 4122)
The delivery of Zone G would bring the running total of homes to over 1000, meaning the second milestone would be reached. As shown above, the 35% minimum would be achieved at this milestone, with 42.4% of habitable rooms in affordable tenures .					

Dwelling mix

OPP context

156. Annex 1 of the OPP decision notice requires the applicant to submit with each RMA details of the quantum, tenure mix, unit mix and location of the proposed housing at Zone L. As required by Annex 15 of the OPP s106, the dwelling mix must meet the following requirements:
- a maximum of 10% of residential units to be studio flats, all of which are to be Market Sale tenure;
 - a minimum of 60% of residential units to have two or more bedrooms;
 - a minimum of 20% of residential units to have three, four or five bedrooms.
157. These ‘minimum’ and ‘maximum’ requirements are designed to enable the mid-rise blocks within the CWM development zones to provide a much higher proportion of family homes than zones where towers are proposed in order that policy compliance is achieved Masterplan-wide. This flexibility was built into the OPP because residential towers do not necessarily lend themselves to family accommodation as well as mid-rise blocks. As such, there is an implicit expectation that Zone L, being a mid-rise development zone, will deliver a higher proportion of family homes than the ‘minimums’ stated in Annex 15.
158. These dwelling mix requirements derive from the policy framework that applied at the time the OPP was approved, which included the Southwark Plan 2007 and the London Plan 2011. The OPP s106 does not place any requirements on the applicant with regard to achieving a particular habitable room distribution within each RMA.

Assessment

159. The distribution of dwellings by size/occupancy across Zone L would be as follows:

<u>Distribution of dwellings by size/occupancy across Zone L</u>					
<u>Size</u>	<u>Block L1</u>	<u>Block L2</u>	<u>Block L3</u>	<u>Total</u>	
Studio	0	0	19 <i>100% of studios</i>	19 <i>8.0% of all 237 homes</i>	<u>86</u>

1b2p	17 25.4% of 1b2p's	37 55.2% of 1b2p's	13 19.4% of 1b2p's	67 28.3% of all 237 homes	36.3% of all 237 homes
2b3p	17 38.6% of 2b3p's	27 61.4% of 2b3p's	0	44 18.6% of all 237 homes	<u>101</u> 42.6% of all 237 homes
2b4p	24 42.1% of 2b4p's	8 14.0% of 2b4p's	25 43.9% of 2b4p's	57 24.0% of all 237 homes	
3b4p	10 90.9% of 3b4p's	1 9.1% of 3b4p's	0	11 4.6% of all 237 homes	
3b5p	12 48.0% of 3b5p's	13 52.0% of 3b5p's	0	25 10.6% of all 237 homes	<u>46</u> 19.4% of all 237 homes
3b6p	2 20.0% of 3b6p's	2 20.0% of 3b6p's	6 60.0% of 3b6p's	10 4.2% of all 237 homes	
4b6p	2 66.7% of 4b6p's	1 33.3% of 4b6p's	0	<u>3</u> 1.3% of all 237 homes	
5b7p	0	1 100% of 5b67p's	0	<u>1</u> 0.4% of all 237 homes	
All	<u>84</u> 35.4% of all 237 homes	<u>90</u> 38.0% of all 237 homes	<u>63</u> 26.6% of all 237 homes	<u>237</u> 100% of all 237 homes	

160. As the above table shows, Zone L would provide a compliant dwelling mix, comprising:

- no more than 10% of the residential units as studio flats (8%);
- a minimum of 60% of the residential units with two or more bedrooms (63.7%); and
- a minimum of 20% of the residential units with three, four or five bedrooms (21.1%).

161. With the proportion of family homes exceeding the ‘minimums’ required by the OPP, the Zone L RMA will play its part in helping reduce pressure on future high-rise RMAs to deliver a high proportion of family homes.

162. While the majority of the family homes are limited to Blocks L1 and L2 (the two affordable blocks), they are distributed across these two blocks in a relatively balanced way by occupancy number. Overall, it is considered that the range of homes, and their distribution across the blocks, will make for a mixed and socially inclusive development.
163. It should also be recognised that, of the larger family (three-, four- and five-bedroom) dwellings within the development, 88% would be in affordable tenures. This effort to more closely tailor the range of unit sizes to specific local affordable housing demand responds positively to Part A.1 of London Plan Policy H10, despite the OPP s106 placing no obligations on the developer to do so, and as such should be seen a significant benefit of the scheme.
164. For the reasons give above, the dwelling mix proposed at Zone L complies with the thresholds established by the OPP.

Wheelchair housing

165. The OPP s106 agreement states that unless otherwise agreed by the Council, the proposed development must provide no less than 10% of the residential units in each development zone to M4(3) 'wheelchair user' standards. The remaining residential units in each development zone must be built to M4(2) 'accessible and adaptable' standards. The OPP s106 states that any wheelchair units are to be provided as affordable housing and details a list of accessibility requirements (Schedule 14, Paragraph 1.3). The policies concerned with wheelchair housing within the Southwark Plan 2022 and the London Plan 2021 are not relevant to this RMA, as the terms secured within the OPP s106 take precedence.
166. This planning application proposes 24 M4(3) 'wheelchair user' dwellings in Buildings L1 and L2 totalling 10% of the total number of dwellings on Zone L. These 24 dwellings would be distributed as follows:
 - x 7 2-bedroom 3-person units;
 - x 10 2-bedroom 4-person units; and
 - x 7 3-bedroom 4-person units.
167. The remaining 90% of the proposed dwellings would comply with M4(2) 'accessible and adaptable' standards. Wheelchair user dwellings would not be clustered together and would be distributed across type, size and floor within Buildings L1 and L2, to ensure that wheelchair users have a degree of choice over the location and level of their home. All of these homes would be readily useable by wheelchair users at the point of completion and could be easily adapted to meet the needs of occupants.

- 168. The Design and Access Statement details internal provisions under categories M4(2) and M4(3) in the proposed development, including details of minimum clear opening widths for entrance doors and balconies, corridor widths and accessible and adaptable bathroom provision, amongst other requirements. All residential units will be served by two passenger lifts, so wheelchair user dwellings would have access to a second lift in case one breaks down.
- 169. With step-free access achieved throughout each of the three buildings and all outdoor spaces, as well as a compliant mix of wheelchair homes, it is considered that Zone L would provide adequately for the needs of wheelchair users.
- 170. Provision of Blue Badge parking for disabled occupiers is discussed in a later part of this Committee Report entitled 'Transport and Highways'.

Quality of residential accommodation

- 171. Adopting a design-led approach, Policy D6 (Housing Quality and Standards) of the London Plan 2021 sets out the quantitative and qualitative requirements of new residential accommodation. Quantitative metrics include the minimum size of dwellings, rooms and outdoor spaces. Qualitatively, the policy seeks to maximise dual aspect and naturally-lit layouts, make tenures imperceptible from each other, and ensure robust maintenance and management strategies are in place.
- 172. Policy P15 (Residential Design) of the Southwark Plan 2022 advises that planning permission will be granted provided the proposal achieves a high standard of residential accommodation. The full range of local-level standards for internal accommodation are set out in the Council's Residential Design Standards SPD.

Tenure integration

- 173. London Plan Policy D6 requires housing developments to maximise tenure integration in the interests of achieving mixed communities. It states that all affordable housing units should have the same external appearance as private housing, and that all entrances should be indistinguishable from each other. Policy SP2 (Southwark Together) of the Southwark Plan 2022 echoes these objectives, requiring residential schemes to achieve equity of esteem from street level and avoid segregation of tenures.
- 174. Of the three Zone L blocks, it is proposed that one would contain entirely social rented units, one would contain entirely open market units, and the other would contain a mix of social rented and intermediate units. In the case of the mixed tenure block there would be two cores, each dedicated to one of the tenures. The below diagram illustrates this arrangement.

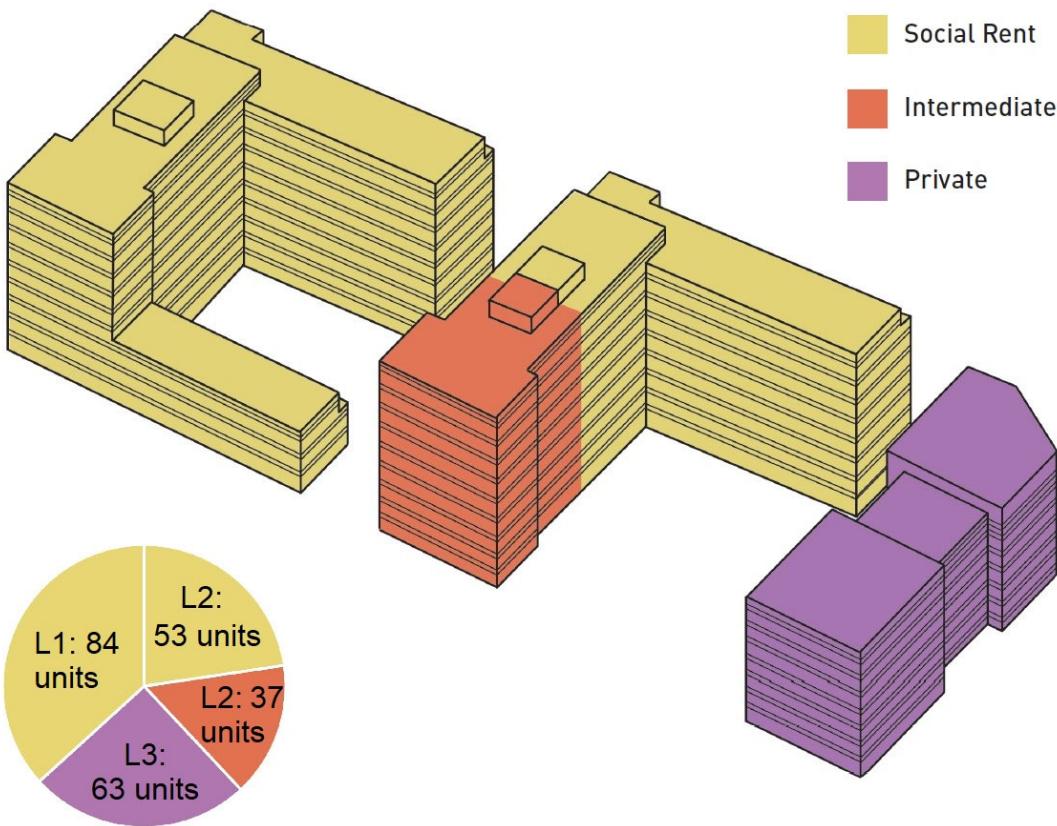


Figure 24 (above): Diagram illustrating the arrangement of the tenures across the three blocks.

175. The external appearance of all three buildings would be of a consistent standard, and all communal and individual entrances would be indistinguishable from each other, thus ensuring imperceptibility of tenure. In addition, the various outdoor communal and public landscaped spaces between the buildings would help to foster integration between residents irrespective of the tenure of their home. This would ensure equity of esteem from street level.

Dwelling sizes, room sizes and provision of built-in storage

176. The internal area of all but 10 of the proposed homes would satisfy the minimum floor areas set out in the Council's Residential Design Standards SPD. The non-compliant dwellings, would all be logical and efficient in their layout, with practically-shaped rooms and minimised circulation space such that there would be no detrimental impact on the future occupiers' quality of life. As such, overall, the GIA compliance rate is considered acceptable.
177. Flat layouts are of a good quality with storage space provided in accordance with the Residential Design Standards SPD.

178. There are six living rooms within the Zone L proposal that, at 9.0 square metres, fall short of the minimum 15 square metres required by the Residential Design Standards SPD. These living rooms are in the row of six townhouses at Block L1, one at each townhouse. Importantly, these homes also contain an additional lounge area within the ground floor open-plan kitchen/dining/family space, and thus the living room is essentially an additional lounge space. As the floorplans below show, the townhouses are well laid-out with a suitable range of daytime/living spaces well suited to the needs of the larger families they will accommodate.



Figure 25 (above): The ground, first and second floor layouts (left, centre and right respectively) of the Block L1 townhouses.

179. All dwellings would have built-in storage space of a size that meets the minimum requirements of the Council's Residential Design Standards SPD.
180. In summary, the dwelling, room and built-in storage sizes are considered acceptable.

Floor-to-ceiling height

181. London Plan Policy D6 states that the minimum floor to ceiling height must be 2.5 metres for at least 75% of the Gross Internal Area of each dwelling and the Council's Residential Design Standards SPD, states a minimum headroom of 2.3 metres. All proposed dwellings within Zone L would have a floor-to-ceiling height of 2.5 metres. This would contribute to the sense of space within all the dwellings.

Internal noise and vibration levels

182. Conditions 84 and 96 of the OPP require all dwellings within CWM to be designed and built to be protected from excessive noise and night-time vibration.
183. The Council's Environmental Protection Team have recommended that a condition be attached to the RMA restricting the hours of use of the flexible Class A1-A4, B1 and D1 units within the three Zone L blocks so that potentially noise-generating activities are restricted to outside night-time hours. The hours of opening would be:
 - Mondays to Saturdays: 07:00-23:00; and
 - Sundays and Bank Holidays: 08:00-22:00.
184. The Council's Environmental Protection Team have also recommended restrictions on delivery hours to the flexible Class A1-A4, B1 and D1 units. Permitted delivery periods would be:
 - Mondays to Saturdays: 07:00 to 08:00, 09:00-17:00 and 18:00-21:00;
 - Sundays and Bank Holidays: 09:00 to 18:00
185. A further condition is needed relating to noise emanating from music venues and commercial premises within Zone L which are located close to dwellings; this will ensure that the occupiers of the dwellings do not experience excess noise —transmitted either vertically or horizontally— from adjacent sound sources.
186. One final condition relating to the soundproofing performance of the internal fabric of the proposed residential units has been recommended by the Environmental Protection Team.
187. On account of all of the above, and subject to the recommended conditions being attached to the RMA decision notice, acceptable internal noise and vibration levels would be achieved for all the proposed dwellings within Zone L.

Aspect and outlook

188. Policy P15 requires residential development to be predominantly dual aspect and allow for natural cross ventilation. It states that single aspect dwellings will not be acceptable if they have three or more bedrooms, or are north facing or where the façade is exposed to high noise levels. Similarly, London Plan Policy D6 states that housing development should maximise the provision of dual aspect dwellings, balancing this against the need to optimise site capacity.

189. The table below sets out the distribution of single, corner, dual and multiple aspect dwellings across Zone L:

Distribution of dwellings by aspect across Zone L					
	Single	Corner	Dual	Multiple	Total
Block L1	9	20	47	7	83
Block L2	31	20	33	7	91
Block L3	31	20	4	8	63
All Zone L	<u>71</u> (30.0% of all)	<u>60</u> (25.3% of all)	<u>84</u> (35.4% of all)	<u>22</u> (9.3% of all)	<u>237</u>
Distribution of the 51 single-aspect north-facing units by tenure					
x14 Social rent; x15 Intermediate; x22 Market Sale					

190. As the above table shows, the majority of the homes (70%) would benefit from corner, dual or multiple aspect.
191. Of the 51 single-aspect dwellings that would face within 90 degrees of due north, the vast majority (48) would be studios and one-bedroom units. No single-aspect north-facing three-bedroom dwellings are proposed.
192. None of the 51 dwellings would look towards other buildings at very close range. Rather, their outlook would be:
- across Printworks Street (for the Block L1 dwellings), with generous separation distances to the buildings opposite;;
 - across Reel Walk and the L1 courtyard (for the Block L2 dwellings); and
 - across Reel Street and the L2 square (for the Block L3 dwellings).
193. As a result, none of these dwellings would be subject to an undesirable tunnelled outlook or sense of enclosure. Furthermore, the key habitable rooms for each of these flats would have generously proportioned windows to provide occupiers with a broad viewframe. Thus, despite the single direction of outward view from these dwellings, the arrangement and orientation of the buildings means the occupiers would benefit from an acceptable quality of outlook.
194. In summary, the proposal would achieve a clear predominance of dual aspect, with all proposed dwellings benefitting from an acceptable quality of outlook. When balanced against the need to achieve an efficient use of land, it is considered that the new dwellings' quality of aspect and outlook would be in accordance with the policy framework.

Privacy and protection from overlooking

195. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:

- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings; and
- a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.

196. The above minimum distances would be achieved between all Zone L dwellings and surrounding existing properties, with the exception of the relationship between the chamfered northeast elevation of L3 and Hornbeam House where the distance would contract to 20.0 metres. However, where this incursion occurs, the relationship between facing windows would be a relatively oblique one. As such, the occupiers of the proposed dwellings would be sufficiently well protected from overlooking.

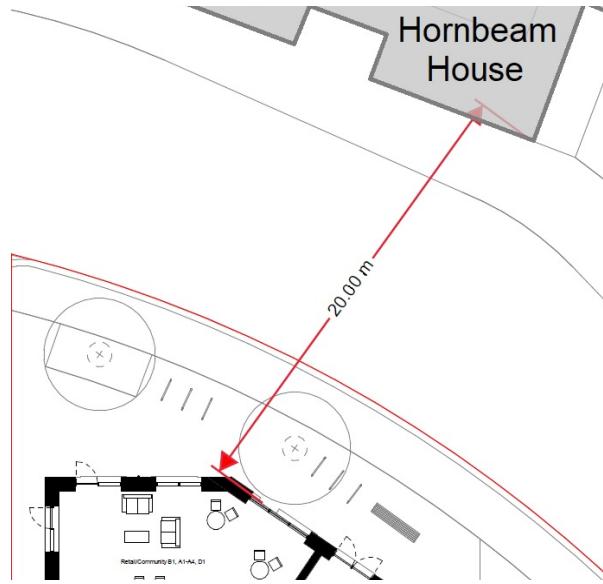


Figure 26: Annotated plan showing the relationship of L3 to Hornbeam House

197. Although the separation distance across Reel Street would meet the minimum standards set out in the Residential Design Standards SPD, it is nevertheless recognised that Zone L would have sensitive relationship to proposed Building H2 (the subject of a separate RMA, ref 21/AP/3338). This is due to the scale of Building H2 and the fact that its north elevation would be largely glazed. As a result, the occupiers of the Block L1 dwellings that front onto Reel Street may feel a sense of overlooking from Building H2. In order to address this and significantly reduce overlooking (perceived or actual), it is proposed to apply fritting to the glazing in the north elevation of Building H2. The detailed design of the fritted glazing system will be controlled by way of conditions already attached to the OPP. In the event that the RMA for Building H2 is approved, a further condition is recommended to ensure that the fritted glazing is installed prior to occupation of the building and retained in perpetuity.

Internal daylight within the proposed dwellings

198. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted by the applicant, which considers daylight to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or daylit appearance of a room. The BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living//kitchen/dining rooms (lkd's).
199. The proposed development contains 691 habitable rooms requiring ADF testing. The applicant has provided a daylight assessment with the planning application, the results of which are summarised below:

<u>ADF results for all proposed dwellings</u>			
<u>Block</u>	<u>Number of rooms tested</u>	<u>Rooms satisfying BRE</u>	<u>Rooms not satisfying BRE</u>
Block L1	288	214 (74% of all L1)	74 (26% of all L1) Which breaks down as 36 beds and 38 lkd
Block L2	259	176 (68% of all L2)	83 (32% of all L2) Which breaks down as 30 beds and 53 lkd
Block L3	144	99 (69% of all L3)	45 (31% of all L3) Which breaks down as 3 beds and 42 lkd
All Zone L	691	489 (71% of all rooms)	202 (29% of all rooms) Which breaks down as 69 beds and 133 lkd

200. Of the 202 rooms that do not satisfy the BRE guidance, the vast majority are affected by oversailing balconies or decks on the floor above, which reduce direct light to the rooms; given the amenity value these balconies provide, a balanced judgement must be made in this respect. Furthermore, the majority of the 202 affected rooms are in dwellings that are corner or dual aspect containing other rooms that benefit from a compliant level of daylighting. Finally, it is important to note that the ADF levels of the non-compliant rooms are, with only a very small number of exceptions, not untypical for an inner London location.
201. In summary, the vast majority (71% of the rooms within the development) would meet the internal daylight levels advised by the BRE guidance. In addition, 89%

of the rooms assessed achieve a direct view of the sky from at least half of their area. Overall, the development provides a good quality of accommodation.

Internal sunlight within the proposed dwellings

202. The daylight and sunlight report submitted by the applicant has also assessed the proposed dwellings for internal sunlight levels using Annual Probable Sunlight Hours (APSH) test. The APSH test calculates the percentage of statistically probable hours of sunlight received by each window in both the summer and winter months. March 21st through to September 21st is considered to be the summer period while September 21st to March 21st is considered the winter period. The guidelines suggest that windows should receive at least 25% total APSH with 5% of this total being enjoyed in the winter months.
203. The emphasis of the BRE guidance is on living rooms rather than bedrooms and kitchens. The guide recommends that "Sensitive layout design of flats will attempt to ensure that each individual dwelling has at least one main living room which can receive a reasonable amount of sunlight ... Where possible, living rooms should face the southern or western parts of the sky and kitchens towards the north or east."
204. The degree of satisfaction for future occupants is related to the expectation of sunlight; if a room is north facing, or in a densely-built urban area, the absence of sunlight is likely to be considered more acceptable. The applicant has provided a sunlight assessment with the planning application that tests only the living rooms and lkd's of Zone L with windows orientated towards 90 degrees of due south. There are 76 such rooms. The results are summarised below.

<u>APSH and WPSH results for all proposed dwellings</u>			
<u>Block</u>	<u>Number of rooms tested</u>	<u>APSH - Rooms satisfying BRE</u>	<u>WPSH - Rooms satisfying BRE</u>
Block L1	25	13 (52% of all L1)	14 (56% of all L1)
Block L2	24	24 (100% of all L2)	24 (100% of all L2)
Block L3	27	25 (93% of all L3)	24 (89% of all L3)
All Zone L	76	62 (82% of all rooms)	62 (82% of all rooms)

205. The majority of the 14 living areas that fail the APSH and WPSH tests have access to balconies. Balconies provide private amenity space for the enjoyment of future occupants; however, they also act as shading devices and inherently restrict sunlight availability to the rooms set below them, especially high-angle

sunlight typical of the summer months. During this period, occupants will be able to enjoy greater levels of direct sunlight by making use of their balconies.

206. Where rooms would experience lower sunlight levels than recommended by the BRE, this occurs generally on the lowest storeys and is a function of the obstruction caused by balconies and surrounding buildings.
207. Overall, and taking into account the above considerations, the sunlight levels are acceptable and the design of Zone L strikes a balance between the provision of private amenity and sunlight access.

Overshadowing of communal external amenity areas

208. The BRE guide suggests that “at least half of the amenity areas ... should receive at least two hours of sunlight on 21st March”. Although the BRE guidance advises that the best date for preparing shadow plots is the equinox (21st March), it recognises that “plots for summertime (e.g. 21st June) may be helpful as they will show the reduced shadowing then, although it should be borne in mind that 21st June represents the best case of minimum shadow, and that shadows for the rest of the year will be longer”.
209. The applicant’s daylight and sunlight report has assessed the impact of the proposed development in terms of overshadowing on both 21st March and 21st June for each of the proposed external amenity spaces across Zone L. These spaces are: the L1 courtyard together with Reel Walk; the L2 square; and the northernmost section of Park Walk together with the piazza. The results of the ‘sun on ground’ assessment on March 21st are provided below:

<u>Overshadowing results for proposed amenity spaces</u>		
<u>Area</u>	<u>% of ground area receiving 2+ hours of sun on 21st March</u>	<u>Date on which 50% of ground area would receive 2+ hours of sun</u>
A: L1 courtyard and Reel Walk	24%	30 th March (9 days after equinox)
B: L2 square	67%	N/A
C: Park Walk (northern section) and the piazza	36%	2 nd April (12 days after equinox)

210. As the above table shows, neither Area A nor Area B would meet the 50% sun on ground requirement on the equinox. However, both areas would meet the requirements only a few days after the equinox. It should also be noted that, in respect of Area A, the majority of the non-compliant area covers Reel Walk (an

area of public realm), with the L1 courtyard (a communal amenity space) performing comparatively better. As such, the layout of the development to some extent seeks to minimise the overshadowing effects on spaces likely to be used more often and intensively by residential occupiers. The 21st June 'sun on ground' assessment conducted by the applicant shows that all areas would experience very good levels of sunlight in summer, when outdoor spaces are more likely to be utilised.

211. While the non-compliance of Areas A and B must be recognised, on balance it is considered that an acceptable level of residential and wider public amenity would be achieved.

On-site storage facilities for refuse and deliveries

212. Each of the three blocks would have dedicated communal refuse facilities, in appropriate locations convenient for the residential occupiers.
213. None of the blocks would be served by a fixed-location concierge, nor would they have any other form of communal storage accessible to delivery drivers where bulky items could be stored in the event that a resident is not at home when a delivery arrives. This means that, for larger deliveries, residents would be required to accept their delivery in person and take it directly to the home. Given that the dwellings have been designed to incorporate generous amounts of built-in storage, and acknowledging that concierge services would bring service charge implications for the social rent and intermediate residents of Blocks L1 and L2, this is considered acceptable and in line with policy requirements.

Conclusion on quality of residential accommodation

214. The proposal would deliver 237 new homes benefitting from a good quality of outlook, with a majority enjoying corner, dual or multiple aspect. While 18% of the tested living rooms and lkd's would not pass the BRE sunlighting recommendations, this is in most cases attributable to the presence of oversailing balconies, the residential amenity benefits of which must be factored into the planning balance. 71% of the proposed rooms would achieve the internal light levels recommended by the BRE guidelines, which is not untypical for inner London. All homes would achieve a logical layout with practically-sized rooms.
215. All three proposed buildings would be of a consistent standard of design, with individual and communal entrances indistinguishable from each other in terms of quality of external design and fit-out, thus ensuring imperceptibility of tenure.
216. The proposed accommodation is generally considered to be of a good quality.

External amenity space and young people's play space

Private external amenity space

217. All new residential development must provide an adequate amount of useable external amenity space, which can take the form of private gardens, balconies, terraces and/or roof gardens. Annex 17 of the OPP s106 stipulates the required amenity space standards, which are closely aligned to the minimum requirements of the Council's Residential Design Standards SPD.
218. The following requirements apply to all flats:
 - where a flat contains three or more bedrooms, a minimum of 10 square metres of private amenity space must be provided; and
 - where a flat contains two or fewer bedrooms, at least 10 square metres of private amenity space should be provided, but where this is not possible any shortfall can be added to the communal space.
219. The following requirements apply to all houses:
 - 50 square metres of private amenity space should be provided; and
 - all gardens should be a minimum of 10 metres in length and extend across the entire width of the house.
220. The OPP s106 sets out that, when calculating the cumulative private amenity space shortfall across a development zone, any individual private amenity spaces of 3 square metres or smaller must be treated as zero (thus representing a shortfall of 10 square metres in the case of flats and 50 square metres in the case of houses).
221. As discussed in more detail in a subsequent section of this report, 50 square metres of communal amenity space must be provided as an absolute minimum per building within a development. Where it is proposed to use communal amenity space to offset any private amenity space shortfalls, the shortfalls must be additional to the baseline 50 square metres.
222. For 146 of the proposed dwellings, it has not been possible to provide 10 square metres of private amenity space. Of these shortfalls, 140 occur at flats and the remaining six occur at the Block L1 townhouses.
223. With respect to the 140 affected flats, all contain two or fewer bedrooms. Of these 140 flats, 19 would have no private amenity space at all; however, in all of these instances the dwelling is a studio, is market sale tenure and would benefit from a Juliet balcony. Juliet balconies provide a degree of amenity benefit, albeit to a lesser extent than a conventional balcony or terrace.

224. With respect to the townhouses, the private amenity spaces range from 26 square metres at the smallest to 28 square metres at the largest. Although the Residential Design Standards sets out expectations for houses to provide 10 metre long gardens of at least 50 square metres, to do this within Zone L would have compromised the overall layout and density of the development. Each of the townhouses would have an outdoor space at ground level as well as a roof terrace at second floor level, providing a good range and format of spaces. It should also be noted that the homes would benefit from direct access to the central L1 communal courtyard. For these reasons, it is considered that the townhouses would provide a good quality of amenity space for the future occupants.
225. In total, the private amenity shortfall across the 146 dwellings comes to 538.9 square metres. Adding this to the base requirement for 50 square metres of communal amenity space at each of Zone L's three blocks, the total amount of communal amenity space required at Zone L is 688.9 square metres. 725 square metres of communal amenity space is proposed within Zone L. As this exceeds the offset requirement, the private amenity space shortfalls have been acceptably compensated for.

Communal outdoor amenity space

226. As mentioned in the preceding paragraphs of this report, each block within a development zone must incorporate a dedicated communal amenity space of at least 50 square metres. Where a communal amenity space larger than 50 square metres is proposed, the differential square meterage can be treated as directly offsetting any private amenity space shortfalls. In exceptional circumstances where a development zone cannot fulfil on-site its own communal amenity space and private amenity space offset, as per Schedule 18 of the OPP s106, the developer must pay the Outdoor Amenity Space Contribution, an in-lieu sum calculated on the basis of £205 (Index Linked) per square metre shortfall. The sum must be prior to any of the homes within the zone being occupied.
227. The total private amenity space shortfall across Zone L is 538.9 sq.m square metres. This breaks down as:
- 125.3 sq.m at Block L1 (generating a total requirement of 175.3 when factoring-in the baseline 50 square metres)
 - 183.7 sq.m at Block L2 (generating a total requirement of 233.7 when factoring-in the baseline 50 square metres)
 - 229.9 sq m at Block L3 (generating a total requirement of 279.9 when factoring-in the baseline 50 square metres)

228. To compensate for this, the applicant has maximised the provision of communal amenity space within each of the blocks, as explained in the table below:

Private amenity space shortfall and offset				
	<u>Total private amenity shortfall (sq. m)</u>	<u>Communal requirement (shortfall + 50 sq. m)</u>	<u>Communal provision (sq. m)</u>	<u>Surplus (sq. m)</u>
Block L1	125.3	175.3	180	+4.7
Block L2	183.7	233.7	234	+0.3
Block L3	229.9	279.9	311	+31.1

229. In summary, and balancing the various factors in the round, the private outdoor amenity space provision is considered to be acceptable.
230. Planning conditions and obligations attached to the OPP require details to be submitted of the landscaping, treatment and enclosures of the communal amenity spaces, and for the facilities to be delivered prior to occupation of any of the dwellings. The developer is also obligated to submit and receive the Council's approval of an Outdoor Amenity Space Management Plan prior to occupation of any of the homes within Zone L; this will ensure an appropriate long-term management and maintenance scheme is in place.



Figure 27 (above): Visualisation of the L1 courtyard, which combines areas of communal amenity space with pockets of play space.

Young people's play space

231. The site wide Children's Play Space Strategy approved as part of the OPP requires each Development Zone to incorporate playable space sized in accordance with the expected child population of the development. The OPP established the methodology for determining the child yield, and this is detailed in Annex 24 of the s106.
232. Applying the methodology from Annex 24, the total children's play space requirement for the proposed Zone L development is 1679.9 square metres. The table below shows how this breaks down across the age groups for each of the three blocks, and how the application proposes to meet the requirements:

<u>Play space provision</u>				
Block	Young person yield by age group	Area of play space required (sq.m)	Format of proposed provision	
Block L1	Aged under 5	453.4	On-site, Block L1 courtyard and on Reel Walk, 454.9 sq.m [i.e. satisfied]	
	Aged 5 to 11	296.3	Off-site (in the Central Park)	
	Aged 12 to 18	240.1	Off-site (in the Central Park)	
Block L2	Aged under 5	273.8	On-site, Block L2 square, 274 sq.m [i.e. satisfied]	
	Aged 5 to 11	194.1	Off-site (in the Central Park)	
	Aged 12 to 18	171.7	Off-site (in the Central Park)	
Block L3	Aged under 5	27.7	On-site, Block L2 square, 28 sq.m [i.e. satisfied]	
	Aged 5 to 11	11.6	Off-site (in the Central Park)	
	Aged 12 to 18	11.2	Off-site (in the Central Park)	
<u>Summary</u>				
All Zone L	Aged under 5	754.9	$= 1679.9$	Satisfied on-site
	Aged 5 to 18	925.0		Satisfied off-site (in the Central Park)

233. The London Plan 2021 recommends that under-5s play space be at least 100 square metres in size and promotes the incorporation of incidental play space to make public realm more playable.
234. The application responds to this policy requirement positively by proposing that the L2 square and its play facilities be accessible to the general public, not just the residents of the development. This would be complemented by the play trail

running the length of Reel Walk, which again would be open to the general public as well as the Zone L residents. Within the courtyards, play space would intertwine with communal amenity space, providing opportunities for parents and carers to sit adjacent to and supervise child play. The three clusters of under-5s play space (in the L1 courtyard, on Reel Walk, and in the L2 square) would all exceed 100 square metres, thus meeting the London Plan recommendation.

235. The below diagram depicts schematically how the under-5s play space has been arranged on the site to interweave with communal amenity space and areas of additional public amenity space.

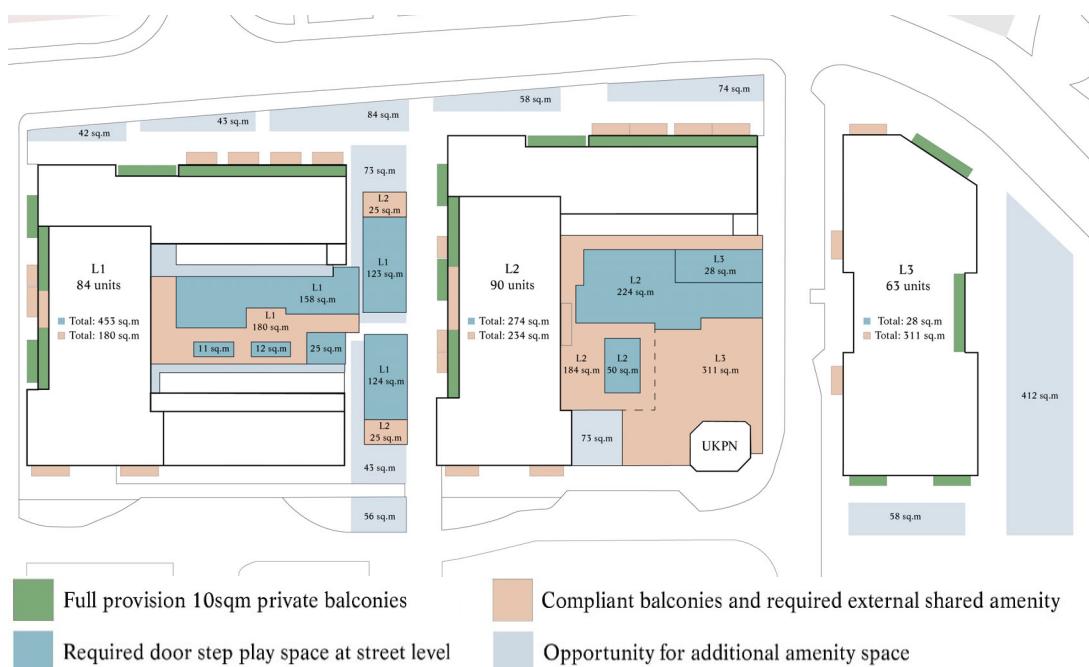


Figure 28 (above): Schematic of play, communal amenity and additional public amenity space across Zone L, including the northern section of Park Walk.

236. With regard to the play space yield arising from the 5-and-overs age group, where a proposal for a development zone is unable to meet the yield on site, the OPP s106 allows specified areas of public realm to be relied on to accommodate the play space. These specified areas of public realm include a portion of the 1.3 hectare Central Park. This s106 allowance is subject to the caveat that the Central Park RMA must have at the very least been implemented before occupiers move into any of the homes at that zone.
237. As the above table explains, this RMA proposes to satisfy Zone L's 5-and-overs play space yield off-site, in the Central Park. The exact location and distribution of these spaces to be confirmed when the Central Park RMA comes forward. However, to demonstrate the park's capacity to accommodate the yield, the

applicant has illustratively shown an arrangement of two discrete play space areas, as follows:

- one of 563 square metres in the park's northeastern corner (comprising 502 square metres for 5-11s play space and 61 square metres for 12-and-overs play space); and
- one of 362 square metres in the southwestern corner for 12-and-overs play space.

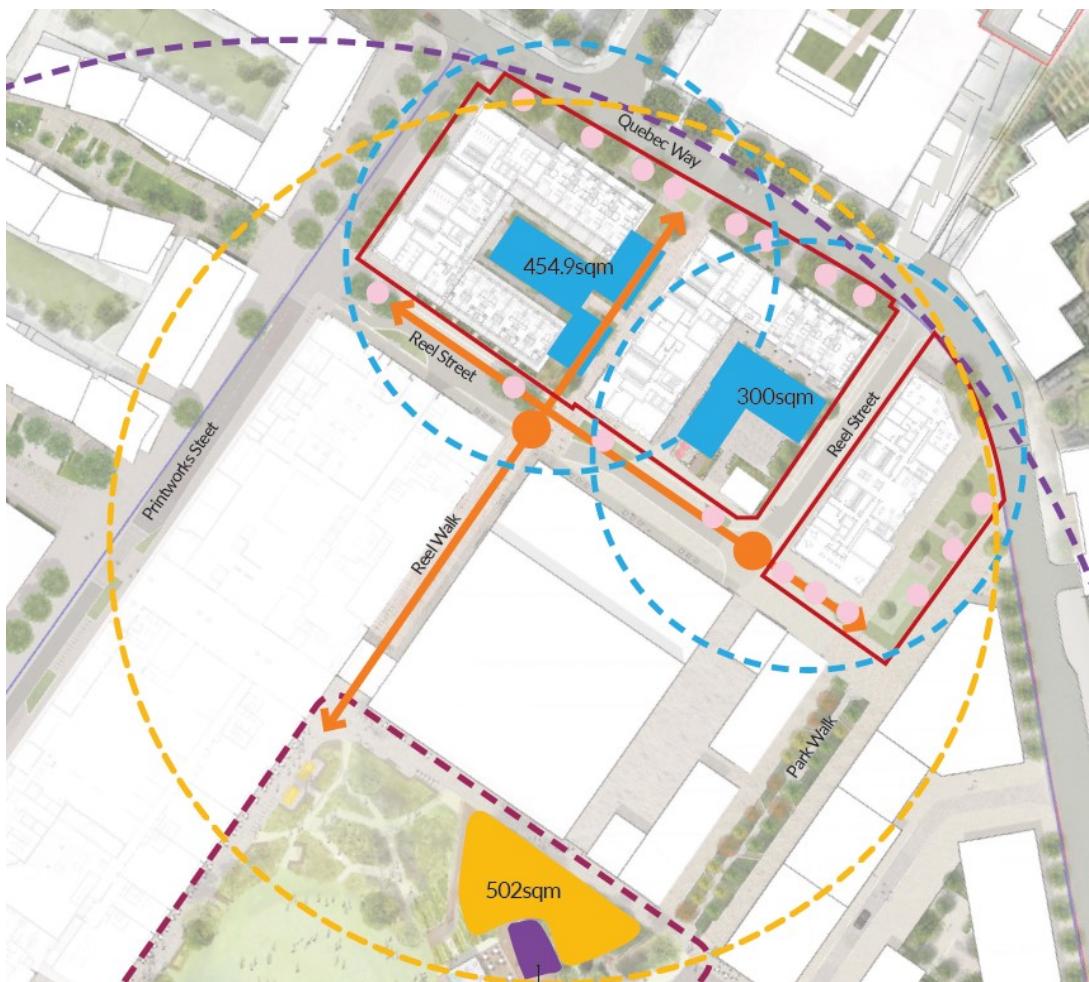




Figure 29 (above): Illustrative Public Realm Plan highlighting indicative play space strategy for Plot L.

- 238. As the Zone L play space yield for all three age groups has been fully satisfied through a mix of on-site and nearby provision in accordance with the allowances of the OPP s106, no financial offset payment is required.
- 239. The OPP contains a planning condition requiring further details in relation to the play spaces, including equipment and treatment, and for the facilities to be delivered prior to occupation of any of the dwellings. No additional conditions as part of the RMA are recommended.

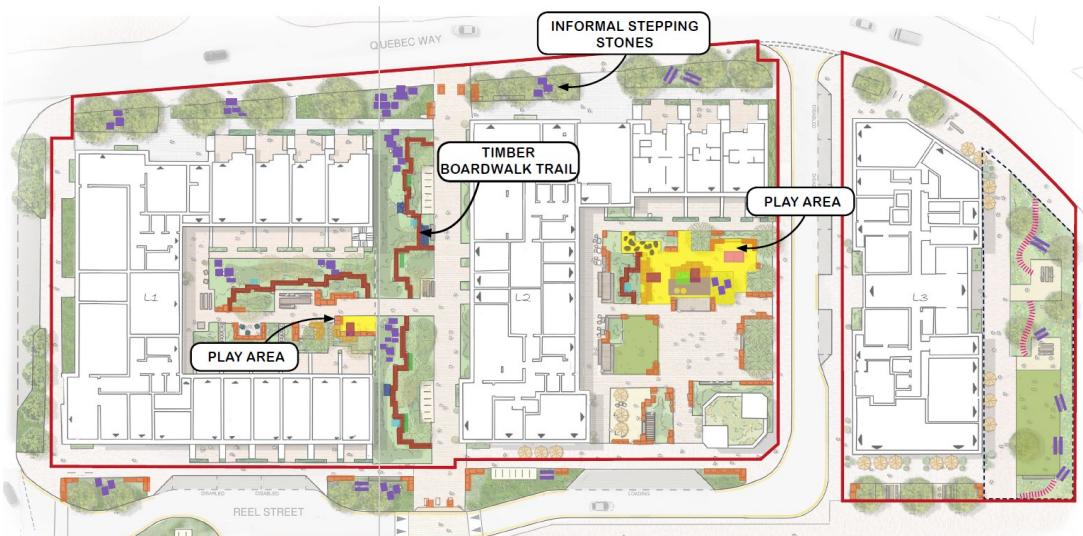


Figure 30 (above): Illustrative play space plan depicting the two formal areas of play, one at the L1 courtyard and one at the L2 square, supplemented by informal play areas weaved into Reel Walk and parts of Quebec Way.

Amenity impacts on nearby residential occupiers and surrounding area

240. The importance of protecting neighbouring amenity is set out in Southwark Plan Policy P56 which states “development should not be permitted when it causes an unacceptable loss of amenity to present or future occupiers or users”. The 2015 Technical Update to the Residential Design Standards SPD 2011 expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and sunlight

241. The NPPF sets out guidance with regards to daylight/sunlight impact and states “when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site”. The intention of this guidance is to ensure that a proportionate approach is taken to applying the BRE guidance in urban areas. London Plan Policy D6 sets out the policy position regarding this matter and states “the design of development should provide sufficient daylight and sunlight to new and surrounding houses that is appropriate for its context”. Policy D9 (Tall Buildings) states that daylight and sunlight conditions around the building(s) and neighbourhood must be carefully considered. Southwark Plan policies identify the need to properly consider the impact of daylight/sunlight without being prescriptive about standards.
242. The Building Research Establishment (BRE) Guidance sets out the rationale for testing the daylight impacts of new development through various tests. The first and most readily adopted test prescribed by the BRE Guidelines is the Vertical Sky Component assessment (VSC). This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27%, which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by approximately 20% of the original value before the loss is noticeable. It is important to note that VSC is a general measure of potential for daylight in a space that does not take into consideration the function of the space being assessed.
243. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method, which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line (i.e. the area that receives no direct skylight) between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.

244. Another method of calculation is the Average Daylight Factor (ADF). This is the most effective way to assess the quality and quantity of daylight in rooms within new dwellings, but should only be used where the layout and window positions are known. The ADF takes into account the amount of daylight received on the surface of the window(s), the size and number of windows, the size and use of the room, the diffuse visible transmittance of the glazing used, the maintenance factor and the reflectance of the room surfaces. The recommendations for ADF in dwellings are 2.0% for kitchens, 1.5% for living rooms and 1.0% for bedrooms. In the case of a kitchen/living/dining space, 2.0% should applied. The BRE recommends that while ADF is an appropriate measure for new buildings and master planned areas, VSC/NSL should be principally used to assess impact on existing buildings.

Assessment of daylight and sunlight impacts on existing surrounding properties

245. The OPP included a full assessment of daylight and sunlight impacts on neighbouring buildings based on a maximum 3D envelope for each zone modelled on the Parameter Plans. This analysis took account of known development on neighbouring sites, and the relationship with other parts of the masterplan. By assessing the maximum parameters, this represented a 'worst case scenario' in terms of impact; this impact would either remain the same or improve as each building was developed in detail. The assessment was undertaken in accordance with industry standard guidance drafted by the Building Research Establishment (BRE).

246. The OPP modelled Zone L's maximum envelope as per the image to the right, where the height was capped across the plot at 33 metres AOD, save for two portions set slightly higher at 37 metres AOD. At the time of granting the OPP, the impact of this envelope on neighbours was deemed to be acceptable. This included an assessment of the impact upon the housing elements within the consented Mulberry Business Park redevelopment to the northwest of the site. It also considered the relationship between Zone L and neighbouring CWM development zones H and J.

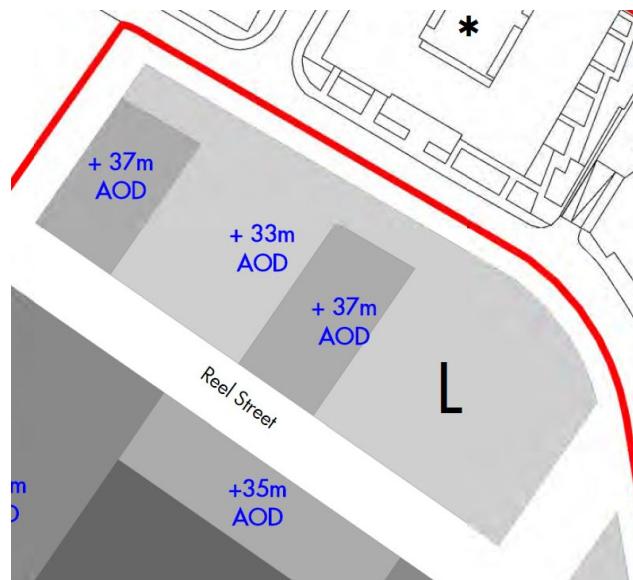


Figure 31 (above): Extract of the Parameter Plan approved at OPP stage, which defines the maximum footprint and heights of Zone L.

247. It would only be reasonable to reassess the daylight and sunlight impacts as part of the RMA in the event of a significant change in baseline conditions or a significant change to the worst case scenario tested at outline stage. Neither of those scenarios are triggered for this RMA. As such, it is not necessary or appropriate to re-visit that analysis as part of this application.

Assessment of daylight and sunlight impacts for proposed uses

248. As part of each RMA application, it is necessary to assess the daylight/sunlight impact for occupiers of the proposed buildings. This assessment could not be made at OPP stage due to the flexibility of land uses proposed for each plot and because all matters were reserved.
249. For the flexible commercial/community units within the Zone L proposal, it is not necessary to carry out a technical assessment of the daylight levels that will be achieved. It is clear from the submitted plans that all of the commercial spaces with access to windows will benefit from adequate levels of natural light.
250. For the proposed residential component of Zone L, the assessment of daylight impacts can be found in an earlier part of this Committee Report entitled 'Internal daylight and sunlight within the proposed dwellings', which forms part of the section named 'Quality of residential accommodation'.

Overshadowing

251. As with the above analysis, the OPP assessed sunlight impacts arising from the Masterplan development on the basis of the maximum 3D envelope. The analysis included the potential impact on the new park. It is not necessary or appropriate to re-visit this part of the RMA.

Privacy

252. In order to prevent harmful overlooking, the 2015 Technical Update to the Residential Design Standards SPD 2011 requires developments to achieve:
- a distance of 12 metres between windows on a highway-fronting elevation and those opposite at existing buildings, and;
 - a distance of 21 metres between windows on a rear elevation and those opposite at existing buildings.
253. The above minimum distances would be achieved between all Zone L dwellings and surrounding existing and proposed development. In many cases, the separation distances are well in excess of the minimum standards, and existing and proposed trees will provide further partial/seasonal screening between facing dwellings. As such, no undue harm would arise for surrounding residents by way of loss of privacy.

Outlook and sense of enclosure

254. The closest existing residential properties to Zone L are Claremont House (seven storeys at its highest) and Hornbeam House (six storeys at its highest). The latter forms part of the Quebec Quarter, the other residential buildings within which are located further away to the southeast.
255. At OPP stage, it was concluded that none of the rooms at Claremont House or Hornbeam House facing towards the site would experience an unacceptable sense of enclosure as a result of Zone L being built-out to its maximum parameters. While establishing that there would be no harm, the OPP Committee Report did recognise that the future design of Zone L (as part of the RMA) could lead to further improvements to outlook and sense of enclosure for these nearby existing properties.
256. The height of the buildings proposed by Zone L RMA would not be markedly lower than the maximum parameters. However, this is considered necessary if Zone L is to successfully mediate between a scale that is appropriate to the new Town Centre and that of Claremont House and Hornbeam House. Efforts have been made as part of the RMA to reduce the apparent massing of the proposed Zone L blocks through setting-back some of the upper storeys from the shoulder line along Surrey Quays Road. Varied materiality has also been employed to give complexity and visual relief to building forms. Furthermore, Reel Walk and Reel Street provide breaks between the three blocks, creating relief and helping ease the blocks' relationship with the built context to the north and northwest.
257. In summary, by reason of their distance, and taking account of the refinements to the design of the three Zone L blocks proposed by this RMA, none of the surrounding existing dwellings would be at risk of harmfully curtailed outlook or increased sense of enclosure.

Noise and vibration

Plant noise

258. Plant would be located at rooftop level on Blocks L1 and L2, and would be housed within the envelope of Block L3 at seventh (top) floor level. In addition, Zone L incorporates an on-site subterranean substation and its associated above-ground ventilation compound, assessed for noise impacts and approved separately from this RMA.
259. Conditions attached to the OPP require that the rated sound level from any plant, together with any associated ducting to be provided, shall not exceed the background sound level (LA90 15min) at the nearest noise sensitive premises and the specific plant sound level shall be 10 dB(A) or more below the

representative background sound level in that location, with the background, rating and specific sound levels to be calculated fully in accordance with the methodology of BS 4142:20141.

260. The condition is considered sufficient to ensure that the proposed plant will not have an unacceptably adverse impact on existing neighbouring residents or the future occupiers of Zone L or any other nearby development zone.

Public noise nuisance

261. The only potential source of noise nuisance from Zone L for surrounding residents is the proposed flexible commercial/community element of the scheme. Examples of potential noise nuisance include the use of these spaces for entertainment or music, and the late night consumption of food and drink in the outdoor dining areas.
262. These units, which in combination have a relatively small total floorspace of 344.3 square meters GIA, would have operational hours restricted to 07:00-23:00 Mondays to Saturdays and 08:00-22:00 on Sundays and Bank Holidays by way of a condition attached to the RMA decision notice. A further restriction is recommended in respect of the outdoor seating areas associated with these uses, limiting the hours of use no later than 22:00 each day. These restrictions would ensure no nearby existing or future residential occupiers would be exposed to excessive public noise nuisance.

Transport-related noise and vibration

263. As the proposals are in conformity with the floor space areas and uses approved for Zone L under the OPP, there will be no significant or material change to the traffic data or road traffic related noise and vibration effects identified within the approved Canada Water Masterplan ES.
264. As discussed in more detail in the ‘Transport and Highways’ section of this Committee Report, it is recommended that a condition be attached to this RMA restricting commercial servicing to Zone L to 07:00 to 21:00 on Mondays to Saturdays and 09:00 to 18:00hrs on Sundays and Bank Holidays (with an additional exclusion of 08:00 – 09:00 and 17:00 – 18:00 to minimise peak hour traffic). The restricted times will be controlled via conditions attached to this RMA, and will help reduce the risk of transport-related noise to surrounding premises.

Odour

265. A condition is attached to the OPP requiring the submission of extraction and ventilation details for any restaurant uses within the development or any other

users where hot food preparation is to take place. As such, the OPP provides all necessary protections for future Zone L residents against odour disturbance.

Design

266. The CWM is conceived as a trio of Character Areas, each defined by a set of principles intended to create a distinctive sense of place with particular townscape qualities. These Character Areas are the ‘Town Centre’, the ‘Central Cluster’ and the ‘Park Neighbourhood’. Within each of these, the streets and spaces define and shape a series of Development Zones. The design principles for the Character Areas and the Development Zones were established by the Parameter Plans and Design Guidelines approved as part of the OPP.
267. Development Zone L is located at the northern edge of the Masterplan, within the Park Neighbourhood. This Character Area is intended to be a mixed-use neighbourhood that complements the Town Centre, creating a healthy living environment with a wide variety of homes for a diverse and inclusive community, spanning different ages and life stages. The Central Park is to be the centrepiece of this area, providing three acres of open space. In recognition of Zone L’s location on the northern periphery of this Character Area, the parameters and guidelines seek to create hospitable residential streets. To achieve this, the Zone L proposal must adhere to the following design principles:
 - typologies should be flexible but responsive and adaptive to the surrounding context, relating to the scale of adjacent buildings;
 - buildings should make clear distinctions between private spaces and the public realm;
 - buildings should reinforce the public realm hierarchy, expressing clear relationships between fronts and backs, as well as the status of streets;
 - buildings should maintain the privacy of residential units; and
 - the height and massing of buildings should be carefully considered to optimise the provision of housing.



Figure 32: Excerpt from the Masterplan Design Guidelines, showing the general location of different building typologies across the masterplan. The red and maroon areas form the 'Town Centre', the blue grouping is the 'Central Cluster' and the green areas are subject to the 'Neighbourhood Type' designation. Zone L is shown edged in black.

268. The Parameter Plans effectively established an overall block structure and a maximum 3D building envelope within which the eventual development at each Development Zone would sit. These impose certain restrictions and expectations on the detailed proposal for Zone L, as follows:

- a maximum building height on Zone L of 33 metres AOD across the majority of the site, with two smaller areas permitted to rise to 37 metres AOD;
- a maximum footprint for the L1/L2 parcel of approximately 108 metres x 61 metres (approximately 6,200 square metres);
- a maximum footprint for the L3 parcel of approximately 65 metres x 35 metres (approximately 2,000 square metres);
- the formation of a new public route, to be known as Reel Walk, along a northeast-southwest axis through the L1/L2 parcel;

- prohibition of any vehicular routes into the zone except from the Quebec Way boundary; and
- where building facades on development edges are longer than 70m (such as Zone L's Quebec Way and Reel Street boundaries), these should be sub-divided into approximately equal lengths with a maximum length of 55m.

Site layout, access and public realm

269. The proposed layout of Zone L as a row of three blocks has been driven by the Parameter Plan requirement to incorporate two key pieces of linear public realm: the first is the pedestrianised Reel Walk and the other is the pedestrian-friendly Reel Street. Each of the three blocks has been configured differently taking into consideration the plot's orientation as well as the heights, massing and proximity of the immediate built context. Block L1 would have three wings and enclose a courtyard. Block L2 would have two wings and frame a public square. L3 would be an island block benefiting from a frontage onto Reel Street (and the square immediately beyond), the piazza, the northern section of Park Walk, and the bend of Quebec Way.



Figures 33 (left) and 34 (right): Site layout considerations, showing the need to accommodate future linear pedestrian routes (in green), Reel Street (in orange) and at least 60% active frontage along the length of Reel Street (dashed blue line), while also providing residential and public amenity spaces (in yellow).

270. The staggered arrangement of the three blocks along the Quebec Way frontage would help pedestrians identify more easily the four new routes that provide connections into the heart of the Masterplan: Printworks Street, Reel Walk, Reel Street and Park Walk. Further emphasis would be brought to these public entry points by the presence of the double-height external lobbies on the corners of Blocks L1 and L2. Important building corners elsewhere in Zone L would all be marked by lobbies or commercial units with glazed frontages.

271. With respect to how the proposed uses would produce strong and engaging street frontages, across the three blocks a mix of maisonettes, townhouses and flexible commercial/community units are proposed. These would all provide activation of the ground floor level. The maisonettes and townhouses would be separated from the footway by defensible space, which has the double benefit of creating greening around the base of the building while also affording the residents privacy.

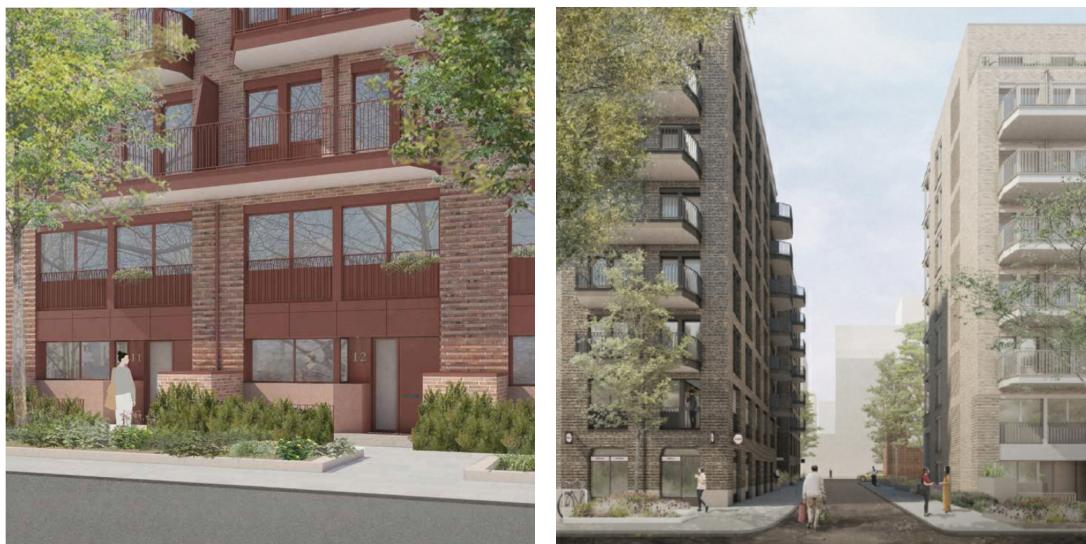


Figure 35 (above left): Visualisation of the maisonettes at Block L1. Figure 36 (above right): View of Blocks L3 and L2 as seen looking southwards from Quebec Way, showing the retail unit at the base of Block L3.

272. The proposed buildings are arranged around four key external public and/or communal amenity spaces: the L1 courtyard, Reel Walk, the L2 square and the piazza.

273. The L1 courtyard would provide a suitably private space for play and communal amenity, being enclosed by the block on three sides with the fourth boundary (shared with Reel Walk) fenced and access-controlled. It would contain pockets of dense planting in an effort to replicate the verdant character of Reel Walk. This theme of knitting together different types of outdoor space extends to the private gardens of the townhouses and maisonettes, which would benefit from direct access into the courtyard from their gardens. The courtyard would be naturally surveilled by the townhouses and maisonettes at ground level, and by the external decks on the storeys above. Designed around the principles of fostering good neighbour relations, ensuring user safety, and interlacing outdoor amenity space with play, the L1 courtyard is of a successful layout.



Figure 37 (above): Annotated birds-eye visualisation of the L1 courtyard.

274. The proposed Reel Walk would form part of a strategic pedestrian and cycling link connecting Russia Dock Woodland and Southwark Park. This green spine would be densely planted to create a space where people have the opportunity to engage with the environment and children can participate in on-street play. Where it is proposed for residential uses to face each other across Reel Walk, the Design Guidelines recommend that the width of the route should at these points be no less than 12 metres. As proposed by this RMA, the route would at its narrowest be 12.6 metres, therefore creating a generous new piece of public realm that ensures residential occupiers' amenity is safeguarded.
275. The L2 public square, which is envisaged as a neighbourhood community space, would be appropriately located at the centre of Zone L and open along its southeast and southwest edges to Reel Street. The buildings that surround this new civic space would incorporate flexible commercial/community uses at ground floor level, with opportunities for dining spill out to activate the square. The southeast corner would be marked by the UKPN above-ground compound, the dynamic form of which would add visual interest to the space. A raised treatment to the Reel Street carriageway at the front of Block L3's northwestern entrance would help visually and physically link the square to Block L3, ensuring the play and outdoor amenity facilities can be enjoyed safely and conveniently by these residents. All of these factors will make for a well-configured space that feels inviting and accessible for the Zone L residents as well as the wider community.

276. The piazza is a relatively small part of the overall public space offering at Zone L. Although largely hard-surfaced, it would also feature clusters of planting. The commercial unit at the base of Block L3 and its spill-out dining area would bring activation and buzz. Linking Reel Street to Park Walk, the piazza would play an important nodal function in the wider CWM pedestrian and cycle network. When the Plot H2 RMA comes forward, it will be expected to propose public realm on its northeastern side that effectively extends and enlarges the piazza to create a more generously-sized public space.
277. Reel Walk, the L2 square and the piazza would form a series of smaller public spaces adding to the distinctive character of CWM and improving local permeability. The character, landscaping and planting proposals for these public spaces is discussed in detail in the 'Public realm, landscaping and trees' section of this report.
278. With regard to vehicular access arrangements, only one crossover is proposed from the public highway into Zone L: this is the crossover from Quebec Way into the UKPN garage at Block L2. The applicant advises that servicing of the garage is likely to be low, with vehicle trips occurring only a few times per year. With the exception of the UKPN garage, Zone L would be serviced entirely on-street from in-set loading bays, enabling the majority of space within and immediately around the buildings to be car-free public realm. Furthermore, Reel Street, which separates the Zone L blocks from the rest of the Masterplan area, is envisaged as a pedestrian-friendly route featuring raised tables, chicanes, soft planting and incidental play – all of which will help Zone L function and feel like an integrated part of the wider CWM. In summary, the access strategy is successful and will make for a safe and inviting pedestrian-centric environment.
279. With regard to the internal layout of the three buildings, bin stores and cycle stores would all be located at ground floor level. These would be accessible by residents via the external lobbies at Blocks L1 and L2 and via the internal lobby at Block L3. The proposal has been designed so that each residential core would provide direct access into the courtyard (for the Block L1 residents) and the square (for the Block L2 residents), creating a safe and convenient route to these outdoor facilities for residents. Each circulation core would contain two lifts, and those lifts would serve a maximum of eight dwellings per floor. On the upper floors at all three of the proposed blocks, a compact plan form avoiding long corridors has been achieved. Furthermore, Blocks L1 and L2 would both have a day-lit circulation core while in Block L3 the stairs would be day-lit with borrowed light to the internal lobby. For these reasons, it is considered that all three blocks would be of a rational, space efficient and safe internal configuration.
280. In summary, the proposed layout is considered to be well resolved, with the three buildings and substation compound providing strong and engaging street frontages. Appropriate new and improved links would be created through the

site, strengthening connections between the CWM and the wider Canada Water neighbourhood, with Reel Walk and the L2 square in particular providing meaningful green open space for the benefit of residents and the general public. The front boundaries of the blocks are set back from the footway in places to create soft-landscaped defensible space, helping the buildings to sit more comfortably within the landscape. The site layout is logical, responds well to the context in terms of building location and public realm provision, and is in accordance with the approved Parameter Plans and almost all relevant parts of the Design Code.

Height, scale and massing

281. London Plan Policy D9 relates to tall buildings. The policy sets out a list of criteria against which to assess the impact of a proposed tall building – namely locational, visual, functional, environmental and cumulative. London Plan Policy D4 requires all proposals exceeding 30 metres in height to have undergone at least one design review or demonstrate that they have undergone a local borough process of design scrutiny. Although proposed Block L3 would not exceed the 30 metre height threshold, the other two blocks would, both being 9 storeys at their maximum and measuring 30.63 metres above ground level (36.13 metres above Ordnance Datum).
282. Consequently, the two blocks are defined as tall buildings under the development plan. These heights and specific locations within the masterplan were recognised at the point the OPP was approved and are therefore acceptable in principle. What remains to be determined, as part of this RMA, is the detailed design quality.
283. There is no single established building height around the site as Zone L is bounded by residential development to the north and north east, the Alfred Salter Primary School to the north west, industrial use in the form of Printworks and ancillary buildings to the south and the future residential and commercial use to the west, south and east.
284. The proposed massing of Zone L would deliver 237 residential units along with flexible commercial/community uses at ground floor level. The scale and massing has taken account of the site's setting, orientation and immediate context, while also having regard to the importance of strengthening the Quebec Way streetscene and providing multiple publicly accessible spaces on site.
285. All three blocks would possess a strong urban character, with principal frontages set close to the line of the footway, but with the massing softened by upper storey set-backs along Quebec Way. The mass and bulk of the buildings would be broken down further by the mix of projecting balconies, gallery-style balconies and deck-access facades; these would bring elaboration, complexity and relief to the form of the buildings.



Figure 38 (above): Northeast-to-southwest section through Block L1, showing the eight storey wing fronting Quebec Way the three-storey wing fronting Reel Street with the courtyard in-between. In the background, Block L2 can be seen.

286. Varying from seven to eight storeys along Quebec Way, the three proposed blocks would relate well to the scale of the adjacent Claremont House and Quebec Quarter, while also respecting the expectations of the OPP that development on this peripheral development zone be mid-rise. In recognition of the taller emerging context to the northwest and southwest, Blocks L1 and L2 would appropriately ‘step up’ to a maximum of nine storeys towards Reel Street. The three blocks would read as a trio of related buildings owing to their similar scale and massing, helping to unify the townscape in this part of Canada Water.



Figure 39 (above): Rendered elevations of the three blocks as they would be seen from Quebec Way.

287. Located along the southwestern edge of the L1 plot, the townhouse wing would be low-rise in order to maximise sun coverage to the courtyard behind. The significant change in scale between the townhouse wing and the rest of the block has been handled well by, firstly, ensuring the heads and cills of all openings are aligned throughout and, secondly, creating a step-out to the main body of the taller element where it meets the townhouse wing. Additionally, the scale of the townhouses in relation to the parent building would be complemented by the relationship between the 9.25 metre high substation compound and Block L2, helping to bring greater consistency and coordination to the massing as seen within views along Reel Street.



Figure 40 (above): View from the L1 courtyard, showing how the main taller element of the block steps out where it meets the townhouse wing.



Figure 41 (above): View from the Mulberry Business Park site, showing the three blocks in succession along the course of Reel Street, with the much lower-rise townhouse wing and substation compound marking the gaps.

288. The substation compound has been carefully engineered to perform the requisite intake and outtake functions within the most efficient volume possible. It would stand to the equivalent of two residential storeys in height with a pair of chimney-like protrusions rising above this. It would have a sculptural and monumental quality without being a dominant presence in the public square. As such, no concerns are raised with regard to its height, scale or massing.

289. Turning to tall building policy considerations, in terms of visual impact the three buildings would exhibit a domestic architectural character, but a refined and robust one nevertheless. They would reinforce the spatial hierarchy of the local and wider context and aid legibility and wayfinding. It is considered that the architectural resolution, including the finishes and detailed design (as shown indicatively at this stage), would meet the ‘exemplary’ policy standard. The position, height and scale of Zone L’s maximum envelope (which this RMA proposal would not breach) were carefully tested in the townscape views undertaken at OPP stage, and they did not appear overly dominant or harm

important aspects of the local character. This included cumulative testing with the maximum envelopes of all other zones within the CWM. Moreover, and as discussed in more detail in a later part of this report, the buildings would not cause harm to the significance of London's heritage assets and their settings.

290. No accessible public space is proposed at the top of the buildings, as required by Policy P17 of the Southwark Plan. In this instance, it is not considered reasonable to require the applicant to provide public access because:
 - the OPP was granted prior to the adoption of the Southwark Plan;
 - the size of the proposed buildings are tightly controlled by the approved vertical and horizontal parameters;
 - all three buildings would be only slightly above the 30 metre threshold, thus falling within the Southwark Plan category of 'Taller' buildings in the sense that (as opposed to 'Tall' buildings) they are not significantly taller than their surroundings, and so a proportionate approach with regard to high-level accessible public space should be applied; and
 - generous areas of ground-level accessible public space are proposed within the development.
291. As covered later in this report, in compliance with the requirements of the London Plan Policy D4, the Zone L proposals were presented to Southwark's Design Review Panel in June 2021.
292. In summary, the massing would optimise the quantum of development while respecting the height and footprint parameters of the OPP. The heights of the three blocks would help achieve a transition from the Town Centre to the lower existing buildings to the north, beyond the edges of the Masterplan. The massing has been carefully modulated through the use of recesses and projections in the footprints, as well as a variety of balconies/decks and setback upper storeys. The result is a set of three well-related mid-rise buildings possessing a strong urban character and a comfortable relationship to their surroundings, complemented by a sculptural substation compound of a subservient scale.

Architectural design and materials

293. It is proposed for each building to be finished in brick, masonry and metalwork within a certain tonal range of one colour: L1 would be finished in reddish tones, L2 in sandy yellow/brown, and L3 in darker brown. Spandrel panels, window and door frames and balcony finishes would be coloured to complement the brick tone. This architectural concept of creating three buildings that bear similar features and clearly read as a group, but are distinguished primarily by their material palette, is sound.

294. A stone-effect lipped parapet would crisply terminate all three blocks, with the taller elements of each block treated in a more emphatic way by extending the materiality approximately 0.5 metres down the facade. Further elevational refinements include rusticating some of the ground floor storeys, proposing a mixture of squared and chamfered projecting balconies, and applying etching to the façade panels. Reveals to the window and door openings would lend depth and relief to the facades.



Figures 42 (above left), 43 (above centre) and 44 (above right): The northeast, southwest (courtyard-facing) and southeast (courtyard-facing) ground floor elevations of Block L2.

295. On the southwestern side of Blocks L1 and L2, deck access facades are proposed. These would extend from the second floor upwards, and be terminated by an external stair core. This veil-like façade system would consist of steel beams and paired steel posts that follow the rhythm of the residential units behind. The deck arrangement would afford residents the opportunity to appropriate the area to the front of their home with planting. Residents would also be able sit/stand on the decks and look out, which when seen from the public realm would make for a more activated and less static façade. The deck access facades would be supported at the base by a broad-span double-height colonnade, behind which the maisonettes would sit. This arrangement would make for refined and articulated elevation.



Figure 45 (above): Visualisation of the southwestern side of Block L1's Quebec Way wing, showing the deck access arrangement from second floor upwards.

296. The experience from the decks themselves would be of an open facade, offering views out and establishing a visual relationship to the landscaped open space below. The decks would be punctuated by voids, the sequence of which would follow the entrances to the residential units. To be enclosed by decorative spindle railings, the voids would optimise daylight to the homes and safeguard occupiers' privacy from passers-by. The undersides of the decks would be finished in textured metal panelling of a complementary colour, respecting the theme of a controlled material palette.

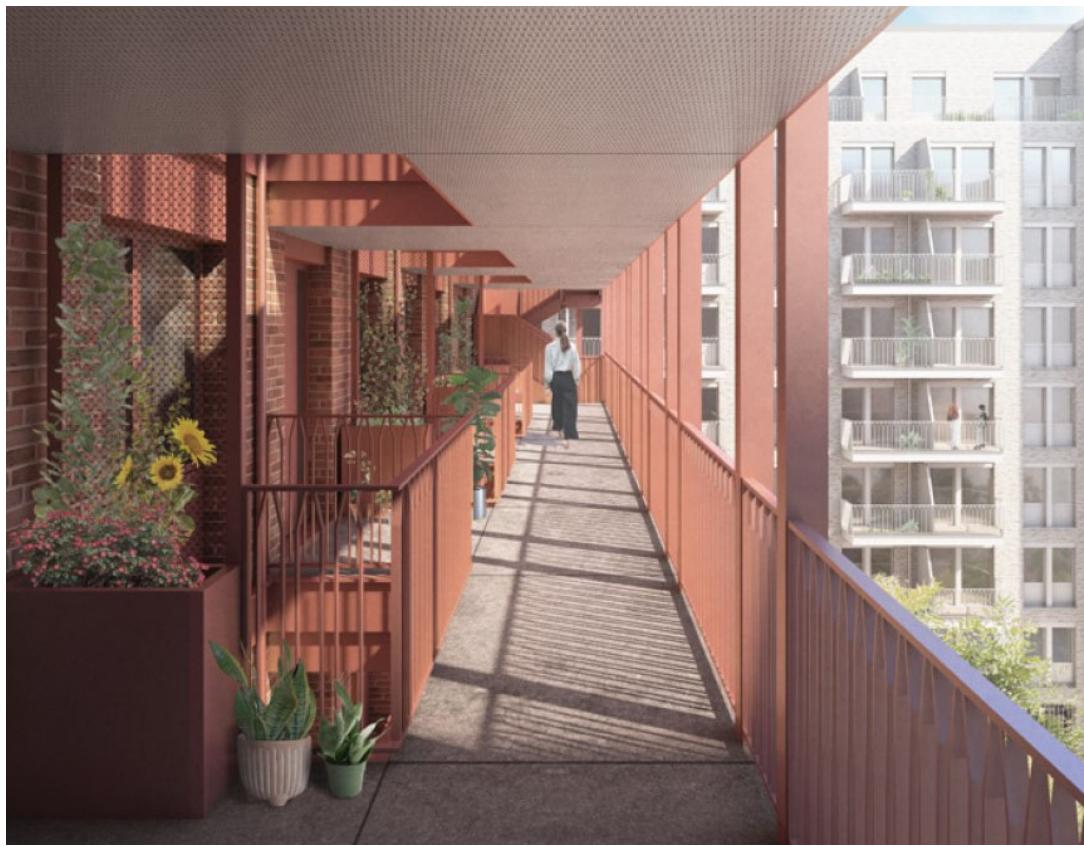


Figure 46 (above): Visualisation of the deck-access arrangement at Block L1.

297. Double-height external lobbies are proposed at Blocks L1 and L2. Externally, an angled lintel and decorative metal grilles would dress these threshold spaces, with the internal brick facing being a continuation of the materiality of the host building. Along with the brick colour, signage (to be dealt with by a condition attached to the OPP) would help differentiate the lobbies at L1 from their counterparts at L2. The lobbies would be successful points of arrival, providing a secure exterior threshold zone for residents between the public realm and the cores. Finished in robust materials and incorporating planting and seating, these entrance spaces would be attractive and welcoming environments.



Figures 47 (above left) and 48 (above right): Visualisations of the external lobbies at Block L1 and Block L2 respectively.

298. The proposed substation compound would be wrapped in a perforated metal characterised by rusted and industrial hues, giving it a lightly iridescent quality. Complete with a green roof, the compound would achieve a good quality of architectural design.



Figure 49 (above left): Visualisations looking southwards from within the L2 courtyard, with the compound visible behind the tree. Figure 50 (above right): partial southwest elevation of the compound, showing the variegated and perforated nature of the proposed metal finish.

299. Large scale bay studies have been provided with the submission to demonstrate design quality. Conditions were attached the OPP in respect of

securing detailed sample materials and mock panels to ensure high quality execution.

300. To ensure the proposed buildings provide active frontages, a number of flexible commercial/community units are proposed at ground floor level. The submission includes detailed elevations illustrating how the shopfronts would respect the regular bay arrangement of the host block, and would be dressed with regular horizontal lintels (at Blocks L1 and L2) and arched lintels (at Block L3). A condition attached to the OPP requires full details of the design code for the proposed frontage of the commercial units; this will include shopfront designs, advertisement zones, ventilation grilles and awnings. These details will be expected to confirm with the principles set out in the OPP Design Code. This will ensure high quality execution.

Heritage considerations and impact on protected views

301. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to consider the impacts of a development on a listed building or its setting and to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
302. Chapter 16 of the NPPF contains national policy on the conservation of the historic environment. It explains that great weight should be given to the conservation of heritage assets. The more important the asset, the greater the weight should be (paragraph 199). Any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Paragraph 202 explains that where a development would give rise to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the scheme. Paragraph 203 deals with non-designated heritage assets and explains that the effect of development on such assets should be taking into account, and a balanced judgment should be formed having regard to the scale of any harm or loss and the significance of the asset. Working through the relevant paragraphs of the NPPF will ensure that a decision-maker has complied with its statutory duty in relation to Conservation Areas and Listed Buildings.
303. London Plan Policy HC1 and Southwark Plan Policies P19, P20 and P21 echo the requirements of the NPPF in respect of heritage assets, requiring all development to conserve or enhance the significance and the settings of all heritage assets and avoid causing harm.
304. The site does not include any listed buildings and is not in a conservation area. Although it is an iconic building the former Printworks Building (part of which sits within the red line boundary of Zone L) is not considered to be a non-designated heritage asset. There are a number of heritage assets nearby, as detailed in the

introductory sections of this report. The area is rich in undesignated heritage assets and structures including the Canada Water Dock and its associated Dock structures and channels, Greenland Dock and Stave Hill. Further afield are a number of Conservation Areas including the St Mary's Rotherhithe and the Edward III's Rotherhithe Conservation Areas, both located on the banks of the river, north of the Masterplan. The north bank of the river in Tower Hamlets also includes a number of conservation areas from which the Canada Water development will be visible.

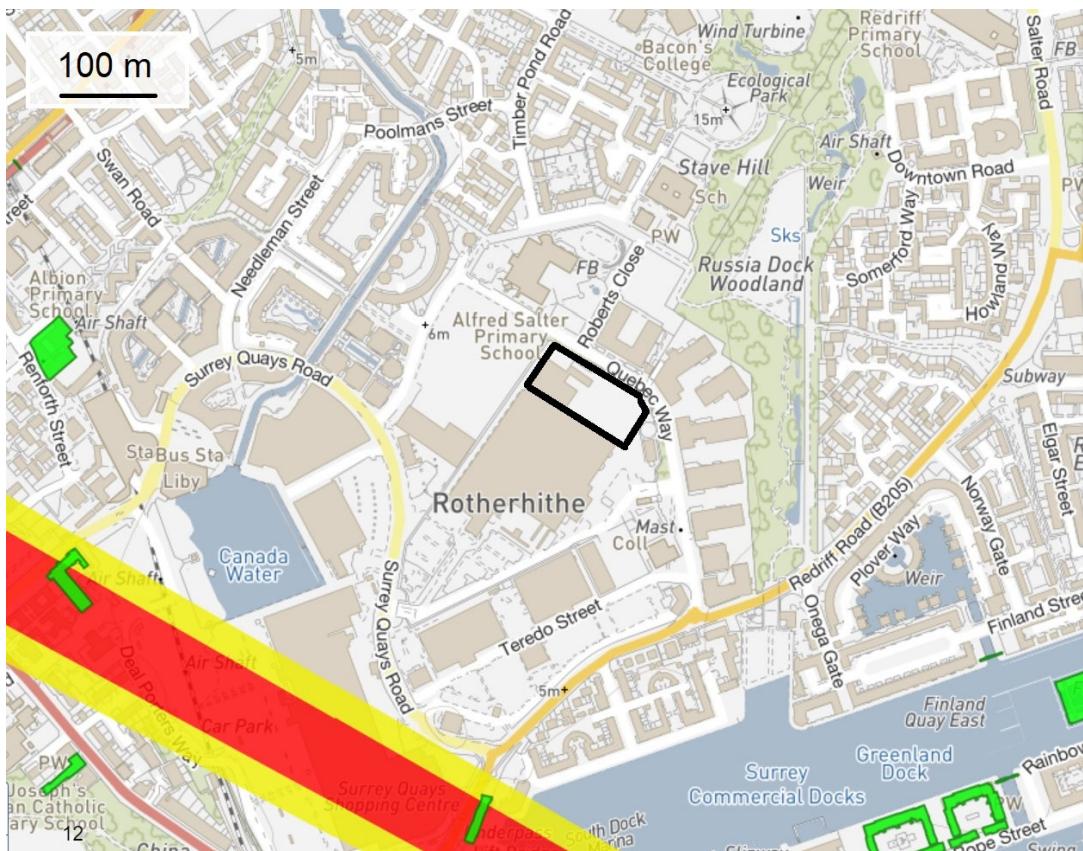


Figure 51 (above): Map showing the relationship of the site (edged in black) to heritage assets and protected views. In green are Grade I listed buildings. The areas in red and yellow represent LVMF View 5A.2.

305. The heritage impact of the redevelopment of the Canada Water Masterplan site was robustly considered as part of the OPP and based on a maximum building envelope for each plot the principle of erecting a series of buildings within identified locations was deemed to be acceptable from a heritage perspective at the time of granting the OPP.
306. As the above map shows, this particular development zone is not affected by a protected London or Borough view.

Design review panel

307. The proposed development was considered by the Council's Design Review Panel at the pre-application stage on 15th June 2021. Their full comments are attached as Appendix 6 but in summary the Panel generally endorsed the proposal and felt that it had resolved a complex brief well. In particular, they felt the complex modelling and articulation of the design to be successful and were supportive of the inclusion of maisonettes and townhouses. Notwithstanding, they raised a number of detailed comments about the building layout and architectural expression as well as the landscape and public realm.

308. With regard to landscape and public realm, the Panel's key concerns were:

- the absence of landscape materials palette made it difficult to appreciate the quality and materiality of the open spaces;
- the L1 courtyard appeared a tough and joyless environment compared to the other open spaces;
- the landscape design of the L1 courtyard did not extend to the private gardens of the maisonettes;
- the deck-access structures should be capitalised on as a way of connecting the landscape with the architecture;
- a more subtle and layered treatment of the boundary separating the L1 courtyard from Reel Walk should be explored;
- there may be a potential inherent unfairness in the different design between the L1 courtyard and the L2 square;
- unclear how much of the L2 square will provide dedicated communal amenity benefit for residents of L2 and L3;
- unable to fully comment on the quality of the L2 public square because detailed designs for the substation compound had not been prepared.

309. In terms of layout and architectural expression, the Panel's key concerns were:

- the expression of the maisonettes on the ground floor was understated - each home needs to feel special and have a stronger residential language;
- the inclusion of colour, seating, glazed tiles and/or a mosaic within the external lobbies might help offset the defensiveness brought by the railing enclosures;
- the architectural success of these blocks will rely on the quality of design and detailing - bay studies should be submitted with the RMA;
- the distinct choice of brick colours between the blocks was questioned, as the red and the grey bricks might be too different from each other unless part of a wider strategy.
- lack of information provided about the retail frontages.

310. With respect to sustainability, the Panel's key concerns were:

- limited information had been provided about the scheme's environmental ambitions including the use of renewable energy etc.; and
- lack of information about the size of the plant proposed and any screening due to the rooftops being visible from nearby vantage points like Stave Hill.

311. The scheme architects responded positively to the Panel's feedback. They made adjustments to the design of the maisonettes and external lobbies, and developed the architectural language, materiality and tonal choices across the three blocks. Greening enhancements were made to the L1 courtyard and the RMA proposes an open-rail fence and gate system to mark the boundary between the courtyard and Reel Walk. The applicant has clarified the share of the public square that would be given over to external amenity space for the residents of Blocks L2 and L3, as detailed in an earlier part of this report. The environmental performance of the scheme is set out in the Energy and Sustainability Statement that accompanied the RMA, a detailed assessment of which can be found in a subsequent part of this report. The adjustments and clarifications are to officers' satisfaction.

Inclusive access

312. Policy D5 of the London Plan expects development proposals to achieve the highest standards of accessible and inclusive design, requiring applications to be supported by an inclusive design statement within the Design and Access Statement. The Mayor provides detailed guidance on creating inclusive neighbourhoods in the Accessible London SPG 2004.

313. The applicant's inclusive design statement sets out the various inclusive access measures. These include:

- accessible links to local pedestrian routes and public transport;
- step-free access to all parts of the buildings, including balconies;
- 90% of dwellings designed to meet Building Regulation M4(2) and 10% of the dwellings designed to meet Building Regulation M4(3);
- access to a second lift for all residents of wheelchair accessible homes;
- emergency evacuation strategy for disabled people including the provision of protected evacuation lifts;
- provision of eight accessible car parking spaces;
- provision of accessible cycle parking spaces for residents, staff and visitors;
- seats and resting places provided within the public realm at interval distances of no greater than 50 metres;

- all street furniture, paving and landscape features positioned so as not to create barriers or hazards for people with impaired vision;
 - suitable non-slip, even, level walking surfaces (cobbled surface to have smooth routes); and
 - tonal contrast between any structure that might protrude into the public area (such as columns) and the background against which it is seen.
314. The proposal is ambitious in its inclusive design principles creating a convenient and welcoming set of buildings and public spaces that can be entered, used and exited safely, easily and with dignity for all.
- Designing-out crime**
315. Policy D3 of the London Plan 2021 states that measures to design out crime should be integral to development proposals and be considered early in the design process. Developments should ensure good natural surveillance, clear sight lines, appropriate lighting, logical and well-used routes and a lack of potential hiding places. Policy P16 of the Southwark Plan 2022 reinforces this and states that development must provide clear and uniform signage that helps people move around and effective street lighting to illuminate the public realm.
316. These principles have been incorporated into the design of the proposed buildings. The development will be required to achieve SBD accreditation. Compliance has been secured by way of conditions attached to the OPP.

Conclusion

317. This is a carefully conceived scheme which would provide an engaging set of buildings, each of an appropriately urban character, arranged around an interesting series of new landscaped spaces, many of which would be publicly accessible.
318. Building heights have been the focus of a number of the objections to this RMA, with respondents commenting that the heights are overbearing and inappropriate. While the heights are taller than the buildings immediately to the north and east, they are not markedly so and they are all within the agreed height parameters of the OPP. Furthermore, the taller elements of Blocks L1 and L2 have been positioned towards the southwestern boundary of the site, away from the existing development on Quebec Way. In addition, shoulder lines have been formed along the Quebec Way frontages by setting-back the upper storeys, helping to ease the relationship to the existing buildings opposite. The position of these buildings was carefully tested in the townscape views undertaken at OPP stage, and they neither appeared overly dominant nor harmed important aspects of the local character. Overall, the height, scale and massing of the three buildings can be accommodated without undue harm to the established townscape.

- 319. In terms of architectural treatment, the proposed ensemble of brick, metal and masonry is supported, as these are robust and high quality finishes. The deck access facades on Blocks L1 and L2 are successful in their articulation, allowing human activity to animate the buildings. Further examples of positive detailed design include the double-height external lobbies, the careful modelling of the maisonette frontages, the mix of platform and gallery-style balconies, and the accentuated parapet on the taller parts of the buildings. Sample materials and mock panels to ensure high quality execution are required by a condition attached to the OPP.
- 320. A building envelope based on the maximum parameters of Zone L was tested at the OPP stage and deemed to be acceptable from a heritage perspective. The RMA proposes a building envelope no bigger than that modelled at OPP stage. Therefore, and with no significant changes to the baseline conditions in the interim, no new considerations in respect of impact on heritage assets are raised.
- 321. Inclusive design and crime minimisation considerations have all been resolved to an acceptable level of detail. Conditions are attached to the OPP to ensure the detailed design strategy evolves positively and is carried through to the as-built development.
- 322. For the reasons given above, it is considered that an acceptable quality of design would be achieved.

Public realm, landscaping and trees

- 323. London Plan Policy G7 and Southwark Plan Policy P61 recognise the importance of retaining and planting new trees wherever possible within new developments. London Plan Policy G5 requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Public realm and landscaping

Public realm and landscaping within Zone L

- 324. This RMA proposes two key areas of external space: the first is the courtyard private to the residents of Block L1 and the other is the square in between Block L2 and Block L3 and which would be for the shared use of the general public and the Zone L residents. Additional public realm includes Park Walk and a piazza to the southwest of Block L3. This RMA also proposes an interim scheme of landscaping for the northernmost portion of Park Walk, to be replaced when the permanent Park Walk scheme of landscaping is ultimately delivered. This

would all be complemented by footways and highways incorporating trees and planting bedded at grade.

325. The private courtyard at Block L1 has been designed to accommodate social seating areas and play features for doorstep play all set within a densely planted environment. This greenery would comprise mainly herbaceous plants, climbing shrubs and grasses. A hard landscaped area at the northwestern end of the courtyard would provide opportunities for activities within the commercial/community unit to spill-out into the outdoor spaces. The courtyard would be fenced and gated along its boundary with Reel Walk to ensure access and use is exclusive to the residents of Block L1. The design principles and general configuration of the space are well thought through, with an appropriate materials palette and a good mix of hard and soft surfaces.



Figure 52 (above): Visualisation taken from the eastern edge of the L1 courtyard, showing the central paved route edged by a pocket of under-5s play space, seating and planting. The communal dining table is visible in the background.

326. Reel Walk has been designed to maximise planting and greenery in an effort to create a space where people have the opportunity to engage with the environment. As with the greenery in the L1 courtyard, the mix of planting would comprise herbaceous plants, climbing shrubs and grasses. This green infrastructure would take the form of a planted spine running northeast-to-southwest along the length of Reel Walk. Laced through this would be a play trail, intended to encourage incidental play and opportunities for children from the Zone L development to mix with the wider Canada Water child population.



Figure 53 (above): Visualisation of a section of the green spine, showing the raised timber walkways, along the course of which opportunities for seating such as hammocks would be distributed, in addition to bat and bird boxes.

327. The L2 square has been configured around a central flexible space intended to host occasional events such as outdoor yoga or youth theatre. The L2 square would provide a diverse range of other functions and facilities, including:

- a stage/platform,
- custom seating,
- a lawn;
- a dining spill out area connected to the commercial unit fronting onto Reel Street,
- an informal play trail embedded in the planting area;
- table tennis; and
- stepping stones dotted through the planting area



Figure 54 (above): Visualisation of the L2 square, taken from its western edge looking across the lawn. In the background, the central flexible space is visible.

328. The proposed courtyard is located on top of the subterranean UKPN substation. In order for the substation to be below ground, certain ventilation requirements need to be satisfied. While most of these needs would be met by the proposed above-ground compound, some additional open air space is required. To this end, a number of raised vents are proposed within the courtyard; to conceal their presence, these vents would be over-clad in high quality timber to create seating and table surfaces.
329. Where tree planting is provided, edges would be raised to provide adequate depth over the substation roof. The edges would be composed of a mix of bouldered stone pieces and metal to a seating height. These raised edges would be positioned against Reel Street providing a degree of enclosure and containment to the square. This is considered an appropriate landscaping solution to the challenges presented by the substation.
330. The proposed piazza to the southwest of Block L3, which would be largely hard-surfaced, is envisaged as part of a wider ‘shared space’ route running northwest-southeast along Reel Street featuring moments of incidental play. Softness would be brought to the piazza by a series of planting beds, which would be interspersed by benches/tables for use by the general public.
331. With respect to the interim landscape at the northernmost section of Park Walk, this space would include pockets of seating along the length of the street. Seasonal planting is proposed to provide interest throughout the year, with food growing elements contained within raised beds. The materials palette and planting has been selected to achieve consistency with Zone L and Park Walk, while also tying in with the materiality of wider Canada Water Masterplan areas, as outlined in the Strategic Public Realm Framework.



Figure 55 (above): Visualisation of the interim scheme of landscaping proposed at Park Walk, which will include a lawn area, trees planted in pots, moveable furniture and a wildflower meadow.

332. In terms of the public footways and highways around the site, on Quebec Way new beds would be formed for the existing and proposed trees. This additional planting would help create seasonal interest, new habitats and a more comfortable and appealing environment for people to walk through. Seating and incidental play features would be woven through the planting areas.

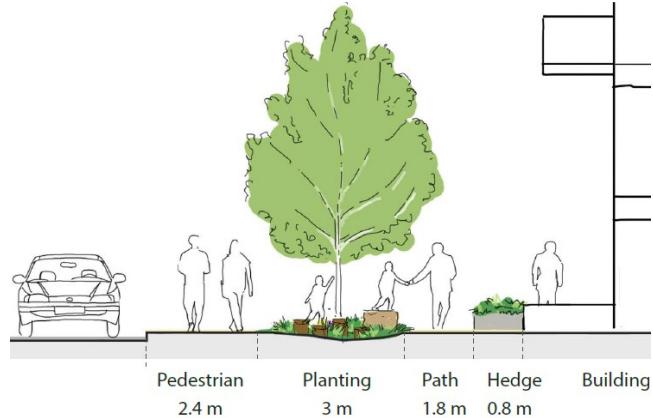
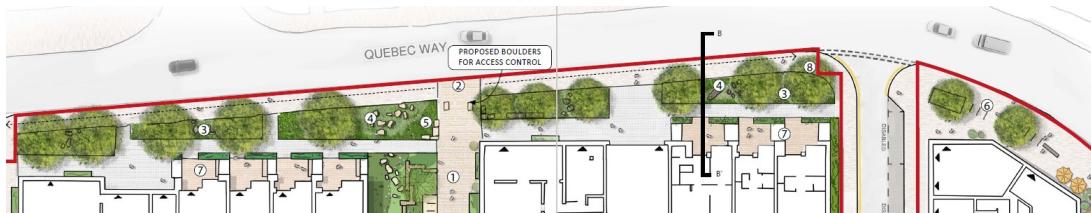


Figure 56 (above): Section through Quebec Way. Figure 57 (below): Plan of Quebec Way.



333. Being located outside of the red line boundary of Zone L, Reel Street does not form part of this RMA. A separate RMA is under determination for Reel Street. It proposes a pedestrian-friendly street with flush kerbs, a raised pedestrian crossing and a chicane layout to reduce vehicle speeds. Printworks Street, again the subject of a separate RMA, would be designed to similar principles, with the stretch directly in front of Block L1 incorporating six new trees with underplanting. The layout of both these new public routes is fully coordinated with the Zone L proposals. The details provided in the two RMAs depicts a suitably high quality public realm for the Zone L blocks to front onto.
334. The proposals as depicted at this RMA stage for the various areas of public realm are in accordance with the key principles set out in the site wide Public Realm Design Guidelines underpinning the design for the public realm approved pursuant to the OPP.

Public realm and landscaping on land adjoining Zone L

335. An RMA has been approved for Printworks Street (21/AP/3469) which forms the public realm immediately to the northwest of Block L1. The approved details for this street show a one way vehicular route intended to be one of the main servicing routes through this part of the town centre. Printworks Street would

link Surrey Quays Road to Quebec Way and would also provide access into Reel Street. Printworks Street will provide a bus route through the town centre. The palette of materials and planting specifications approved under 21/AP/3469 would be of a quality consistent with those proposed at Zone L.

336. A RMA has been submitted for Reel Street (21/AP/3793) which forms the public realm to the southwest of Blocks L1 and L2, with a final leg that bounds Block L3 along its northwestern elevation. The street is intended to be a low trafficked route serving Plot H2 and Zone L. The street would accommodate disabled parking provision and has been designed with pockets of soft landscaping. The latter has been designed to mimic the dense and immersive planted character of Reel Walk, thereby ensuring Reel Street and Reel Walk are experienced as a seamless and integrated piece of public realm. This application has not yet been approved.

Summary

337. Having reviewed the design and access statement and landscaping proposals, the council's Urban Forester considers the indicative materials and specifications to be of a high quality, with appropriately-selected trees and other soft planting. Many of the spaces will be suitably framed by active frontages and/or accommodate incidental play facilities. This will make for a rich, vibrant and attractive publicly-accessible realm.
338. Condition 74 of the OPP requires details of the intended maintenance regime for all areas of landscaping and a detailed Maintenance Plan will be submitted as part of the condition discharge process. The condition also requires detailed planting specifications for all landscaping. The final proposed planting species along with details of lighting, seating, surfacing and service plans will be secured at this stage.

Trees

339. There are presently 22 trees on the Zone L site, all of which are located along the Quebec Way boundary. 12 of these are moderate quality (Category B), 8 are low quality (Category C) and 2 are dead (Category U).
340. The application proposes the retention of 8 of the existing Category B trees. The other 14 trees (comprising 4 Category B, 8 Category C and 2 Category U) would be removed.
341. The Tree Retention Plan within Annex 17 of the OPP s106 identified that only 6 of the trees within Zone L would be capable of retention as part of the site's redevelopment. The proposed retention of an additional two trees as part of this RMA is, therefore, welcomed. A brief addendum to the OPP AIA was supplied

by the applicant confirming the compatibility of the two extra retained trees with the proposed play facilities and other surfacing.

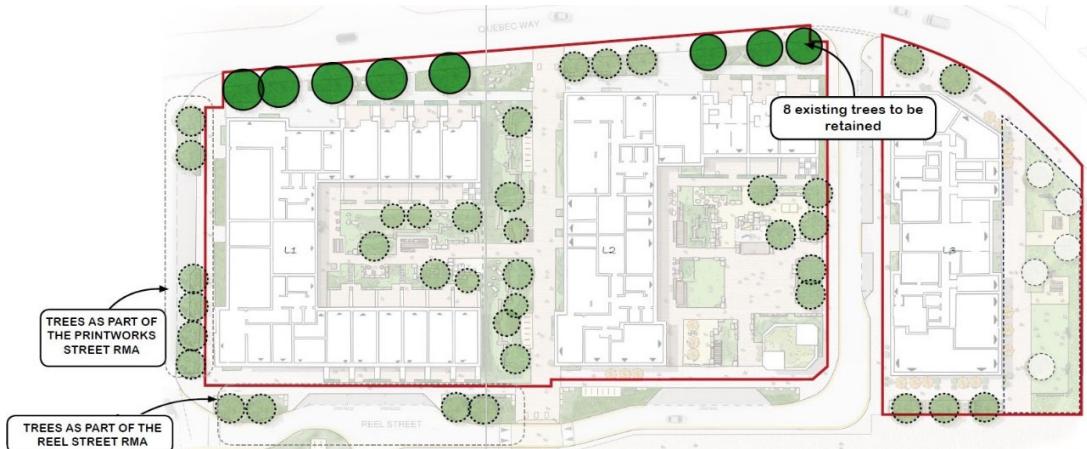


Figure 58 (above): Plan showing the existing trees to be retained (dark green), new permanent trees to be planted (mid green) and the temporary trees at Park Walk (light green).

- 342. With regard to the proposed tree planting at Zone L, indicative details of the proposed tree species have been provided as part of the RMA.
- 343. Within the courtyards and Reel Walk the proposed mix includes *Prunus spinosa* (blackthorn), *Betula pendula* (silver birch), *Betula papyrifera* (paper birch) and *Tilia tomentosa* (silver lime). This variety of species has been selected to create seasonal interest, increase biodiversity and attract wildlife. The irregular planting layout and varied species is intended to help create a “park feel”.
- 344. The five new trees to be planted along Quebec Way would be a mix of *Pyrus calleryana ‘Chanticleer’* (callery pear), *Tilia cordata* (small-leaved lime) and *Corylus colurna* (Turkish hazel). These are all hard-weathering species.
- 345. All the trees have been selected using the ‘right plant, right place’ principle to create a distinct sense of place and an attractive setting. The ability of the chosen species to enhance air quality, control local micro-climate and pollution, and withstand drought conditions have played a part in their selection. The Council’s Urban Forester has raised no objection in principle to the species selection within the courtyards, Reel Street and along Quebec Way.
- 346. Indicative details of the proposed temporary tree species to be planted as part of the interim landscape at Park Walk have also been put forward by the applicant. A mix of *Betula pendula* (silver birch) and *Betula papyrifera* (paper birch) is proposed. However, the Council’s Urban Forester has requested that these be Lime trees because this species is more tolerant of transplanting. The applicant has acknowledged this request. Full detailed tree specification and

planting proposals are be provided as part of the discharge of Condition 74 of the OPP, and so no further detail is required at the RMA stage.

347. In summary, the tree strategy for the site is considered to be in compliance with the Indicative Tree Planting Plan secured as Annex 27 of the OPP s106 agreement. Condition 57 of the OPP requires an Arboricultural Method Statement to be submitted for each development plot, setting out how the construction works will be carried out without causing damage to the crown or the root system of the retained trees.
348. The OPP fully considered the impact of the redevelopment on all existing trees and secured appropriate re-provision of trees throughout the town centre as well as requiring tree protection measures where any were identified for retention. The OPP s106 agreement includes an obligation to retain 49 trees or groups of trees across the Masterplan site as well as a tree planting strategy to ensure that 658 new trees (with a canopy cover of 39,433 square metres) are planted across the Masterplan site.

Green infrastructure, ecology and biodiversity

Urban greening

349. Policy G5 of the London Plan 2021 states that urban greening should be a fundamental element of site and building design. It requires major developments that are predominantly residential to achieve an Urban Greening Factor (UGF) score of 0.4 and those that are predominantly commercial to achieve a score of 0.3
350. The OPP was not subject to a UGF Assessment as it predated the formal adoption of the London Plan 2021 and Southwark Plan 2022. Nevertheless, at the time of granting the OPP significant enhancements were secured in respect of landscaping, habitat and ecology enhancements, and tree planting. Through the approved Parameter Plans, Design Codes, conditions and obligations attached to the OPP the redevelopment of the town centre as a whole will bring significant benefits in respect of urban greening.
351. With extensive natural cover surface, the Zone L RMA would achieve an urban greening factor of 0.37. This would be achieved through a combination of:
 - retention of existing mature trees on site;
 - proposed trees planted in connected tree pits;
 - amenity lawn, planting (50% flower-rich perennial planting and 50% groundcover) and hedging within the courtyards and Reel Walk;
 - intensive and extensive biodiverse roof on all three of the blocks and the UKPN ventilation compound;

- wildflower meadow (as part of the temporary landscaping works to Park Walk).
352. Although the proposals for Zone L would fall short of the expected UGF score of 0.4, it must be recognised that all the individual development zones are supported by a wider strategy for significant green infrastructure throughout the Masterplan area, including a number of green links and a series of verdant public spaces including the central park. These areas of green public space, many of which do not fall within the red line boundaries of any of the fourteen CWM development zones, will provide greening benefits additional to those delivered by each of the zones. Given this context, Zone L's UGF score of 0.37 is considered acceptable.
353. A two-part condition will be imposed to ensure the development is built-out to achieve the 0.37 UGF.

Ecology and biodiversity

354. The protection and enhancement of opportunities for biodiversity is a material planning consideration. London Plan Policy G6 requires development proposals to manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process. Southwark Plan Policy P60 seeks to protect and enhance the nature conservation value of Sites of Importance for Nature Conservation (SINCs), enhance populations of protected species and increase biodiversity net gains by requiring developments to include features such as green and brown roofs, green walls, soft landscaping, nest boxes, habitat restoration and expansion, improved green links and buffering of existing habitats.
355. The impact of the development upon ecology was robustly considered as part of the OPP (within the Environmental Statement) when the principle of the development was established. Appropriate ecological surveys were submitted and those surveys have subsequently been updated by way of additional bat surveys.
356. The Masterplan redevelopment will significantly enhance provision of public open space and opportunities for habitat creation throughout the town centre.
357. The Zone L RMA proposes multiple areas of soft-landscaped public realm and communal amenity space. Proposed features include trees, hedging and planting; these will complement the numerous existing mature trees that are to be retained along Surrey Quays Road. Opportunities have also been seized at rooftop level to integrate ecological enhancements into the building fabric in the form of biodiverse roofs. The impact of the proposal upon ecology has been

fully considered and opportunities to maximise ecological enhancements have been maximised.

358. There are already conditions attached to the OPP in respect of soft landscaping, green/brown/biodiverse roofs and walls, biodiversity, habitat and ecology features, precautionary bat surveys and ecologically sensitive lighting. Finally, Schedule 3 of the s106 to which this RMA will be bound includes an obligation for the applicant to submit a site wide ecology management plan and a financial obligation was secured towards the cost of monitoring the ecological works proposed to Canada Water Dock, The Park and other habitat and ecological enhancements to be delivered across the Masterplan site.

Transport and highways

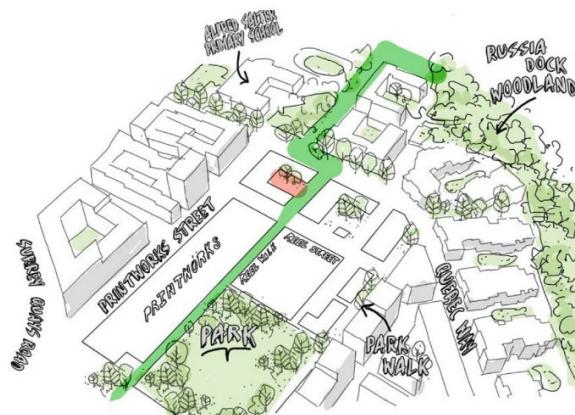
359. The OPP was subject to robust scrutiny of the transport impacts that may arise from the wholescale redevelopment of the Masterplan site. This application was accompanied by a Framework Travel Plan and a Delivery, Servicing and Refuse Management Plan specific to the proposed uses for this plot.

Site layout

360. The proposal has been designed to accommodate vehicle movements associated with servicing and deliveries, car parking for mobility impaired motorists, and access for emergency vehicles. Quebec Way routes along the northeastern boundary of Development Zone L connecting Canada Street to the northwest with the A200 Redriff Road to the south. To the northwest of Zone L, Printworks Street will form a route connecting Quebec Way to Surrey Quays Road. Accessed off Printworks Street will be Reel Street, a new private one-way vehicular route that loops back to Quebec Way; the subject of a separate RMA, Reel Street will play a key role in meeting the vehicular access and servicing needs of the three Zone L Blocks. A new pedestrian and cycle route, will run northeast-southwest between Blocks L1 and L2.

361. In order to improve permeability through the site, a pedestrianised route running northeast-southwest to be known as Reel Walk is proposed between Blocks L1 and L2. This route will connect the Central Park to the southwest with Russia Dock Woodland to the northeast.

Figure 59 (right): Concept of Reel Walk and its role within Zone L



362. As part of the wider CWM, further public cycle and pedestrian-only routes are proposed along Park Walk, Middle Cut, Higher Cut, Town Square and The Park. The routes will link to key transport hubs such as Surrey Quays station and Canada Water station, as well as local bus stops. Overall, when compared to the existing site layout, which is completely enclosed by boundary fencing and thus inaccessible to the public, the proposal will resolve current severance issues through the site and significantly improve permeability.

Trip generation

363. Given the car-free nature of the proposals (apart from a limited number of Blue Badge parking spaces), the trips associated with the commercial and residential uses will predominately be by sustainable travel modes including on public transport, by bicycle and on foot. The Transport Assessment estimates that the residential use would generate a total of 122 two-way trips in the AM peak hour and 105 two-way trips in the PM peak hour. Of the AM peak two-way trips, 67 would be by public transport, 47 on foot and seven by cycle. Of the PM peak hour two-way trips, 74 would be by public transport, 24 on foot and five by cycle. Trip generation estimates are based on the proposed quantum of residential units. The trip generation relating to the flexible commercial/community uses are considered likely to serve the local population and therefore generate linked trips rather than additional trips.

364. As part of the OPP significant contributions were secured towards improvements to public transport to mitigate the potential impact. Specifically;

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

365. The trip generation impact arising from this RMA accords with the assumptions made at OPP stage and has been addressed by the mitigation already secured in the S106 agreement.

Servicing and deliveries

366. London Plan Policy T7 deals with servicing and delivery arrangements during construction and end use. The policy requires provision of adequate space for servicing, storage and deliveries to be made off-street, with on-street loading bays only used where this is not possible. Construction Logistics Plans and Delivery and Servicing Plans, proportionate in scope to the scale of the development, should be submitted.

367. The OPP includes an approved site-wide Delivery and Servicing Management Plan, which forms Annex 19 to the s106 (to which this RMA will be bound). An updated Delivery and Service Management Plan (DSMP) for Zone L has been produced in line with the framework and principles set out in the approved site-wide Delivery and Servicing Management Plan.
368. While the OPP set maximum servicing hours across the Masterplan area, if appropriate these hours are to be narrowed (through the use of a planning condition) on a zone-by-zone basis as each RMA comes forward. The servicing restrictions placed on each Zone will reflect: the location of the plot; the form and function of the occupier; any relevant history; and the impacts to residential amenity. As such, the servicing restrictions imposed on this RMA will not set a precedent for restrictions on other RMAs which will be assessed on their merits.
369. The residential and commercial/community uses in Zone L will be serviced from two inset loading laybys, one on Printworks Street and one on Reel Street close to the southern end of Reel Walk. Both of the layby locations are outside the red line boundary of Zone L, and as such are the subject of separate RMAs. The details submitted as part of those RMAs correspond with the details presented as part of this application; they show that each of the loading laybys would be suitable to accommodate one 10-metre medium goods vehicle (MGV) and one 6-metre light goods vehicle (LGV). This provision would be sufficient to meet peak demand. Signage will be employed to guard against non-servicing vehicles using the layby.

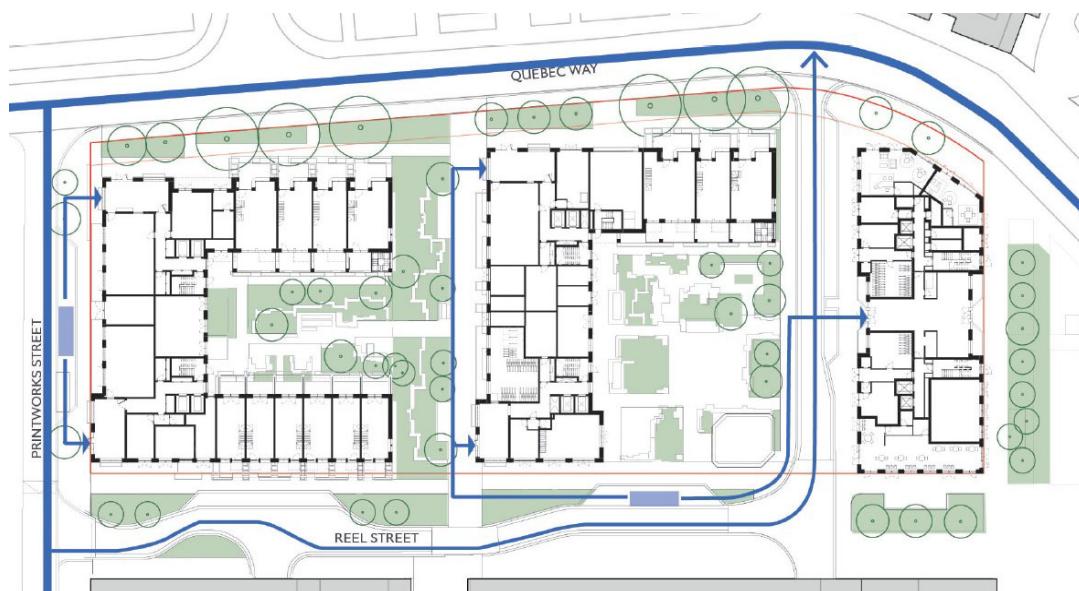


Figure 60 (above): Servicing strategy diagram showing the two loading laybys in light blue.

- 370. Maximum daily servicing and delivery trips are estimated at 27 vehicles per day (3 during the peak hour), made up of 22 connected to the residential element and 5 connected to the commercial/community element. Given the low predicted commercial/community servicing trips, the non-bookable layby arrangement is considered acceptable. Additionally, the laybys would be available for residential deliveries to the three Zone L blocks when not otherwise occupied.
- 371. All forms of commercial servicing to Zone L should be restricted to 07:00 to 21:00 on Mondays to Saturdays and 09:00 to 18:00hrs on Sundays and Bank Holidays (with an additional exclusion of 08:00 to 09:00 and 17:00 to 18:00 to minimise peak hour traffic). This would prevent servicing take place at night and during the highway network's peak hours. The restricted times will be controlled via conditions attached to this RMA.
- 372. With respect to the residential element, because none of the three blocks would have a permanent concierge, goods being delivered would need to be taken directly to the resident's unit.
- 373. Schedule 16, Part 2 of the s106 agreement secured as part of the OPP (to which this RMA will be bound) requires submission of a DSMP prior to occupation of the development (by which times exact occupiers will be known). As such, the final DSMP for Zone L will be subject to future approval but it will be required to confirm the maximum servicing/delivery vehicles per day and will be required to adhere to the aforementioned servicing hours.

Refuse storage arrangements and waste minimisation

Refuse strategy for the town centre uses

- 374. This RMA is accompanied by a Servicing Management Plan (DSMP), which details waste volumes by waste stream for the proposed commercial uses on site. These show that the units themselves would have adequate space within the premises for storage. Commercial refuse deliveries are anticipated to occur daily and would be undertaken by a nominated commercial provider. These arrangements are considered acceptable.

Refuse strategy for the residential uses

- 375. Each of the three residential blocks would be equipped with a dedicated waste and recycling store at ground floor level. These would be directly accessible by refuse collection personnel from the street. All routes proposed between the bin stores and the refuse collection vehicle would be step-free with flush thresholds. In all cases the drag distance from the store room to the layby point would be no more than 10 metres; this means Council refuse collection staff would be

able to collect from the stores without any need for estate management personnel to transfer bags/bins on collection days.

376. With regard specifically to food waste, the townhouses and maisonettes would all be provided with 23L food waste caddies. The communal waste stores (which serve the apartments) do not include food waste storage as this is not a requirement under the Southwark Waste Management Guidance Notes. Notwithstanding, there would be sufficient space for food waste bins to be added in the future, either alongside the proposed bins or instead of some residual waste bins.
377. The DSMP that accompanies this RMA provides waste volume calculations for each of the three residential blocks as well drawings of the proposed residential bin store layouts. The Council's Waste Management Team have assessed the details and are satisfied that the floor area of each store, and the number of bins each would be equipped with, would more than adequately accommodate the likely volumes of refuse generated on a weekly basis.
378. Tracking diagrams were prepared as part of the standalone Reel Street RMA (ref: 21/AP/3793) showing the swept path analysis of a Southwark refuse collection vehicle travelling along Printworks Street and then along Reel Street before emerging onto Quebec Way. The applicant has also confirmed in writing that the highways would be of a structural design sufficient to withstand the 23 tonne weight of a refuse vehicle. Technical highway requirements relating to refuse collection have, therefore, been satisfied.

Summary

379. The proposed storage and collection arrangements for the various different uses have been assessed and deemed acceptable by the Council's Waste Management Team and Transport Policy Team. A final Waste Management Plan specific to Zone L will be required in order to discharge Condition 87 of the OPP.

Car parking

380. Policy T6 of the London Plan requires developments in locations with existing and future high public transport accessibility to be car-free, save for adequate parking for disabled people. Specific requirements for different uses are set out in Policy T6.1 through to Policy T6.4, while Policy T6.5 deals with non-residential disabled persons parking.
381. Southwark Plan Policy P54 (Car Parking) echoes the London Plan 2021, promoting car-free development in zones with good public transport accessibility. For residential development, it requires car club contributions in order to encourage 'car-lite' lifestyles. Policy P55 supports the provision of

accessible car parking spaces up to a maximum of 1 space per wheelchair accessible unit.

382. The CWM Development Specification limits residential car parking to a maximum of 0.1 spaces per residential unit, including disabled parking, across the development. For office uses the Development Specification permits zero standard car parking spaces, with limited provision for disabled users.

Residential car parking

383. In accordance with the approved Development Specification, Zone L would be car-free with the exception of eight on-street Blue Badge parking spaces. The eight parking spaces equate to 3% of the total number of dwellings. As 24 wheelchair homes are proposed within Zone L, the scheme would provide 1 space for every three wheelchair homes.
384. The eight Blue Badge parking spaces would be provided along Reel Street to the southwest of Block L1 and to the northwest of Block L3, demonstrated on the image below:



Figure 61 (above): Ground plan of Zone L, with the Blue Badge bays shown in dark blue. Entrances to the residential lobbies are denoted by light green triangular arrows.

385. Where routes to the wheelchair user units would exceed 50 metres in distance, seating has been proposed to mitigate the distance. At the absolute maximum, the distance separating any one dwelling from the farthest Blue Badge space would be approximately 140 metres; this is the distance between the dwellings on the top floor of Block L1 and the northernmost space on Reel Street. However, wheelchair users living in Block L1 would also benefit from good access to Blue Badge spaces on the northwestern side of Printworks Street (which are proposed as part of the Printworks Street RMA), and as such in most circumstances these residents would have much shorter travel distances from their car to their home.

386. The Travel Plan submitted with this RMA sets out that electric vehicle charging points would be provided for 20% of spaces (i.e. 2 spaces) from the outset, with the remaining spaces being equipped with passive provision. This is in accordance with Schedule 16 of the s106, as well as London Plan Policy T6.1 (C).
387. Being located on Reel Street, all eight of the spaces are the subject of a separate RMA (ref: 21/AP/3793). Condition 95 of the OPP requires that car parking which is approved in connection with residential units within a building shall be provided prior to the first occupation of any residential unit. As such, the OPP safeguards foregrounded delivery of Reel Street so that Zone L occupants who hold a Blue Badge will be able to make use of the spaces from first occupation of their home.

Commercial/community car parking

388. Southwark Plan Policy P54 confirms that retail uses should have at least one on- or off-street parking bay. The flexible commercial/community element of the Zone L proposal would be technically car-free, but employees who hold a Blue Badge would be able to park in the bays on Reel Street. Taking account of the flexible nature of the commercial use and the overall relatively modest floor area proposed, this wheelchair accessible parking provision is considered acceptable.

Car club

389. The OPP s106 agreement includes an obligation to provide five car club spaces across the CWM to enable occupiers of residential units of each development plot to rent a car through an approved Car Club Scheme. This includes an obligation to promote the Car Club Scheme including provision of one year's free membership (including membership fee only) from the date of first occupation of any residential unit for the first and subsequent occupier within a 12-month period of first occupation. One such bay is proposed on Printworks Streets immediately to the northwest of L1 (part of a separate RMA, ref: 21/AP/3469). Residents of Zone L would benefit from having this facility in the immediate vicinity of their home.

Cycle parking

390. Appendix 2 of the approved Development Specification (2019), which pre-dates the adoption of the London Plan 2021 and Southwark Plan 2022, sets the minimum cycle parking standards for the subsequent reserved matters applications. For residential units the Development Specification requires:

- 1 space per studio or 1 person 1 bedroom dwelling;
- 1.5 spaces per 2 person 1 bedroom dwelling;

- 2 spaces per all other dwellings.
391. For short-stay parking, the first 5-40 dwellings require 2 spaces, and thereafter 1 space is required for every 40 units.
392. The table below summarises the minimum cycle parking requirements for Zone L, alongside the provision proposed by this RMA:

Cycle parking minimum policy requirements vs provision				
Land use	Long-stay spaces		Short-stay spaces	
	Requirement	Provision	Requirement	Provision
Residential	423	434	7	
<i>of which, at Block L1</i>	160	166		
<i>of which, at Block L2</i>	162	166	7	56
<i>of which, at Block L3</i>	101	102		
Flexi Community / Commercial	6	6	21	
Total	429	440	28	56

393. As the table above shows, the proposal would exceed the minimum requirement of 423 long-stay spaces for the residential component, delivering a total of 434 spaces. These would be housed within the residential cycle stores, and the mix of formats would be as follows:
- 394 long-stay cycle parking spaces provided in the form of two-tier cycle parking racks; and
 - 20 Sheffield stands (40 spaces), equating to 9.2% of the total required spaces, which exceeds the minimum 5% requirement as set out in London Cycle Design Standards (LCDS).
394. 50 of the long-stay residential spaces would be sized to cater for accessible/non-standard cycles. These will include a combination of two-tier racks and Sheffield stands.
395. The long-stay requirement for the six flexible commercial/community units be provided as part of the fit-out of each of these premises. This is acceptable, given that the minimum requirement is low in each case (1 space per unit).
396. With regard to the proposed short-stay (visitor) provision, as the table above shows, the minimum requirement would be exceeded. The 56 short-stay spaces would be arranged in 7 small clusters: three on Reel Street, two on

Park Walk and two on Quebec Way. All of these would be in a Sheffield stand format.

397. In summary, the details submitted with the application indicate the short stay facilities would be in a fit-for-purpose format and well-distributed, while all long stay cycle parking would be secure, covered, practically arranged and well-located in relation to the residential cores. The total provision of cycle spaces complies with the standards set by the Development Specification.

Travel plan

398. The OPP includes an approved Framework Site-Wide Travel Plan, which forms Annex 20 of the s106. This sets the principles for the site as a whole and provides the governing framework within which Travel Plans for individual plots will be prepared. In accordance with Annex 1 of the OPP, a Travel Plan is required to accompany the submission of Reserved Matters applications. Consequently, a plot specific travel plan has been submitted. The plan sets out the measures that will be taken to maximum sustainable modes of transport for staff and visitors.
399. The Travel Plan prepared by Arup outlines measures and initiatives proposed by the applicant to support residents and commercial occupiers to make sustainable travel choices. These include the provision of free TfL Cycle Hire Scheme membership for occupiers for the first three years, promotion of schemes such as '*Cycle to Work*' and '*Ride London*' and the provision of a travel information pack for every residential unit. New and subsequent residents will also benefit from provision of 1 year's free membership to a car club for the 12 months from first occupation of a residential unit in line with the CW Masterplan Car Club Scheme s106 obligation.
400. The Travel Plan outlines that commercial occupiers will also be provided with an employee information pack which outline measures to encourage active and sustainable transport choices.

Improving access to cycle hire options

401. In accordance with Schedule 19 of the OPP s106, land will be safeguarded across the masterplan for the provision of cycle hire docking stations for the TfL Cycle Hire scheme.

Legible London signage

402. The development would benefit from Legible London signs and existing sign map refresh, as secured in the OPP s106.

Healthy Streets

403. London Plan Policy T2 requires development proposals to demonstrate how they will deliver improvements that support the ten Healthy Streets Indicators in line with Transport for London guidance. The masterplan development provides the opportunity to greatly improve the pedestrian and cycling environment, moving away from the current car-based and car parking dominated layout of the town centre. In particular, the vehicle and walking routes proposed across the masterplan site are arranged in accordance with the following hierarchy:

- the primary routes are Lower Road (and the gyratory) and Redriff Road and these will carry the majority of traffic accessing the masterplan development as well as through traffic from the wider area;
- as a secondary route, Surrey Quays Road will carry the majority of traffic associated with the development and local bus services. The realigned Deal Porters Way (to be known as the High Street) is also classified as a secondary route and will provide a bus route through the centre of the masterplan development;
- the remaining tertiary routes will carry lower volumes of traffic and will provide a local access and servicing function; and
- a comprehensive network of pedestrian and cycle routes will be provided that will enable the masterplan development to promote the Healthy Streets philosophy by providing high quality car free alternative walking and cycling routes.
- an indicative bus infrastructure plan has been agreed with TfL and the Council for the CWM area. The plan contains:
 - up to three new bus stops, proposed to be provided along, Quebec Way, Surrey Quays Road and Deal Porters Way and new bus standing facilities in Printworks Street and a bus driver facility located in the Printworks Building;
 - the retention of existing bus stops along the A200 Lower Road, Surrey Quays Road and Redriff Road; and
 - the relocation of existing bus stops along Surrey Quays Road and Deal Porters Way.

404. The application is car free save for 8 residential disabled spaces, thus promoting walking, cycling and use of public transport. Contributions have been secured for sustainable transport modes to accommodate the demand created by future occupiers of the site. The scheme has been designed to enhance public realm around the site as well as within the surrounding network of streets. The scheme has been designed to minimise air and noise pollution as much as possible.

Transport summary

405. Overall the transport and traffic related implications have been fully considered. The Council's Highways, Transport and Waste Management Teams are

satisfied with the proposal. The scheme minimises vehicle movements by prioritising use of public transport, walking and cycling, and by encouraging consolidation of deliveries. As such, the detailed proposals for Zone L align with the policies promoting sustainable travel and would complement the extensive range of mitigation, including improvements to public transport infrastructure and local streets, already secured as part of the OPP.

Environmental matters

Construction management

406. The construction related impacts of this development were considered as part of the ES submitted with the OPP. Schedule 23 of the s106 (to which this RMA will be bound) secures the provision of detailed CEMPs for each development plot.
407. Subject to submission of a detailed CEMP being submitted at the appropriate time it is not anticipated that an unacceptable long terms impacts will arise as a result of the necessary construction process.

Fire safety

408. Policy D12 of the London Plan 2021 expects all development proposals to achieve the highest standards of fire safety and to this end requires applications to be supported by an independent Fire Strategy, produced by a third party suitably qualified assessor.
409. A Fire Strategy was submitted with the application. Among other things, the Fire Strategy details the building construction, means of escape, features that reduce the risk to life, access and facilities for firefighting, and compliance with Building Regulations Approved Document B.
410. A 'defend in place' evacuation strategy is proposed, whereby residents that are not directly affected will remain in their apartments during a fire event. Some of the measures proposed across the Zone L blocks include smoke detection and alarm systems, sprinkler protection, compartmentation, dedicated evacuation lifts, fire service access lifts and a mix of natural and mechanical ventilation systems within the core/circulation areas.
411. The Strategy was produced by fire risk engineering consultancy Jensen. A certified fire risk engineer (a Member of the Institution of Fire Engineers, no accreditation number stated) has produced the contents, and these have been checked and approved by David Macken. The latter confirms in the Strategy that he is a suitably-qualified fire risk assessor.

412. The Health and Safety Executive (Fire Risk Unit) was consulted on the application. The consultation response makes two observations but does not object to the proposal. Therefore, the relevant fire risk minimisation policies of the London Plan are deemed to have been satisfied. A condition is recommended to ensure the construction and in-use operation of the building are carried out in accordance with the Fire Strategy.

Flood risk, resilience and safety

413. The application site is located within Flood Zone 3, with a high risk of tidal flooding but benefitting from the Thames Tidal defences and therefore a Flood Risk Assessment was submitted as part of the OPP detailing how the site wide Masterplan development has been designed to address flood risk and SUDs proposals. This confirmed that, through the implementation of the site-wide sustainable drainage strategy, the risk of flooding would not be increased elsewhere. The site benefits from the strategic flood defences along the Thames, but in the unlikely event that these defences were breached, some isolated pockets of the site that are lower lying could be susceptible to fluvial flooding. These are located within Zones M and E, but not Zone L, the subject of this RMA.

414. There have been no changes to baseline flood risk data since production of the FRA approved under the OPP. Surface water runoff would be restricted and attenuated for both Zone L and the public realm. Consequently, it is considered that there will be no change to the flood risk effects or mitigation previously identified within the approved CWM ES.

415. In terms of flood resilience and safety, the water exclusion strategies and flood resilience measures for Zone L include raising finished floor levels of all residential accommodation and the majority of the non-residential accommodation above the breach level, and ensuring all bedrooms within the development are at first floor level or higher. This is in accordance with the principles set out in the Drainage Strategy forming part of the OPP.

Sustainable urban drainage

416. To control the rate of discharge of surface water runoff, a drainage strategy was developed for the Masterplan and approved as part of the OPP. This committed to using sustainable drainage (SuDS) methods across the Masterplan area, including tree pit storage, rain gardens, swales, oversized pipes, below ground geocellular tanks and living roofs. The indicative details given in the Zone L RMA documentation suggest a number of these features would be incorporated, including:

- an attenuation tank located beneath the L1 courtyard;
- living roofs on all three blocks; and

- rainwater harvesting
417. Condition 63 of the OPP requires that, prior to the commencement of each Development Zone, a detailed surface water drainage strategy specific to that zone shall be submitted to the Council for approval in consultation with Thames Water and the Environmental Agency. The submission for Zone L will identify the range of sustainable drainage measures to be implemented, and will be verified by the Council's Flood Risk Management Team prior to the commencement of works. As required by the condition, the Zone L strategy will be expected to demonstrate a reduction in surface water greenfield rates for storm events up to a 1% annual exceedance probability plus climate change allowance.

Land contamination

418. A desk top ground investigation assessment report was submitted at OPP stage and appropriate conditions requiring further intrusive surveys, remediation and verification were attached to the OPP.

Light pollution

419. The Canada Water Masterplan ES did not assess light pollution from the outline proposals because sufficient information was not available at that time. As mentioned in an earlier part of the report, it is considered unlikely that the Zone L RMA —as a residential-led development— has the potential for significant light pollution effects.
420. In the interests of residential amenity, residential buildings are not typically fitted with external lighting above ground floor level, and the application drawings do not suggest any high level lighting is proposed on the facades of any of the three blocks. As such, no concerns are raised with regard to potential light pollution and light nuisance at this RMA stage. If external lighting is ultimately proposed, this will be controlled by Condition 89 of the OPP, which requires details to be submitted if any external lighting proposed is on buildings and/or within areas of public realm.

Agent of change

421. London Plan Policy D13 requires all developments to consider 'agent of change' principles to ensure that where new developments are proposed close to noise-generating uses, they are designed in a more sensitive way to protect the new occupiers, such as residents and businesses from noise and other impacts. This is relevant to the Zone L RMA because it proposes residential uses alongside commercial/community uses within all three of the buildings. There are also planned commercial uses within the immediate vicinity of the site at Zone H.

422. The potential impacts arising from the wholesale mixed use redevelopment of the town centre were duly considered and deemed to be acceptable at the time of granting OPP. Several mitigation measures have been incorporated into the conditions attached to the OPP to ensure that a variety of uses can exist side by side without giving rise to unacceptable impacts.
423. To conclude, it is considered that the OPP and this RMA has been designed to ensure that the technical considerations such as adequate servicing, ventilation, mitigation of noise and vibration have been robustly considered and secured so that the development is attractive and usable by the intended future occupiers in accordance with Policy D13.

Energy and sustainability

424. Chapter 9 of the London Plan deals with all aspects of sustainable infrastructure and identifies the reduction of carbon emissions as a key priority. Policy SI2 (Minimising Greenhouse Gas Emissions) requires all developments to be net zero carbon with a minimum onsite reduction of 35% for both commercial and residential. Non-residential development should achieve 15 per cent reduction through energy efficiency measures. Where developments are unable to meet net zero carbon targets any shortfall between the minimum 35% and zero carbon must be mitigated by way of a payment towards the carbon offset fund. The energy strategy for new developments must follow the London Plan hierarchy (comprising 'be lean', 'be clean', 'be green' and 'be seen') and this must be demonstrated through the submission of an Energy Strategy with applications, as well as post construction monitoring for a period of 5 years.
425. Southwark Plan Policies P69 (Sustainability Standards) and P70 (Energy) reflect the approach of the London Plan by seeking to ensure that non-residential developments achieve a BREEAM rating of 'Excellent' and include measures to reduce the effects of overheating using the cooling hierarchy. The policies reflect the London Plan approach of 'lean, green and clean' principles and requires non-residential buildings to be zero carbon with an on-site reduction of at least 40%. Any shortfall can be addressed by way a financial contribution towards the carbon offset fund.
426. A site wide approach to energy and carbon emission reductions was approved as part of the OPP. Schedule 18 of the OPP s106 agreement (to which this RMA will be bound) sets out the necessary obligations for each RMA. The following obligations have been secured:
- submission of a masterplan-wide Energy Review to identify the most appropriate energy solution for the development including an evaluation of the opportunity to connect to a District Heat Network (DHN) or an External Heat Network (EHN) - to be submitted upon implementation of

- a plot that would create more than 100,000 GEA of floor space or each whole multiple of 100,000 sqm;
 - each RMA to include an Energy and Sustainability Plan which must address up-to-date development plan policies, demonstrate how policy targets will be met, be consistent with the approved site wide strategy and demonstrate future proofing for a DHN or EHN;
 - necessary carbon offset contributions for each RMA must be calculated according to current adopted calculations (at the time of determination of the RMA) and are payable upon implementation of that RMA; and
 - five year monitoring reports to be submitted post construction.
427. This RMA is accompanied by an Energy and Sustainability Plan as well as Whole Life Carbon Assessment and Circular Economy Statement to address current policy requirements (discussed further below).

Energy and carbon emission reduction

428. The applicant's Energy and Sustainability Plan details how the London Plan hierarchy has been followed in an attempt to achieve the carbon reduction targets. A combination of 'Be Lean', 'Be Green' and 'Be Seen' (but no 'Clean') measures have been employed, details of which follow below.

Be Lean

429. In terms of meeting the 'Be Lean' tier of the hierarchy, a range of passive and active measures are proposed. The passive measures include:

- high thermal envelope performance to reduce uncontrolled heat transfer through the building fabric;
- optimisation of size and g-value of the glazing to provide a balance between minimising heat gain and maximising natural daylight (to reduce lighting energy);
- openable windows to prevent overheating in summer and allow for natural ventilation of the residential units;
- deep window reveals and projecting balconies to provide solar shading;
- minimising heat loss from heating and hot water systems; and
- highly insulated green roofs.

430. The active measures include:

- high efficiency HVAC cooling systems to the non-domestic (i.e. community/commercial) units;
- high efficiency ventilation systems including Mechanical Ventilation with Heat Recovery (MVHR) to residential apartments; and
- low energy and high efficacy lighting systems, fittings and controls.

431. The reduction in carbon emissions achieved through these ‘demand reduction’ measures will reach 10% for the residential element, thereby meeting the policy target. The measures would only achieve a 1% reduction for the non-domestic element, falling short of the policy target of 15%, due largely to the high hot water demand.

Be Clean

432. As no immediate connection to a district heating network or on-site CHP system is proposed, no carbon savings are reported from the ‘Be Clean’ stage of the energy hierarchy.
433. Although connection to a district heating network cannot be proposed because one does not exist in the vicinity at present, there are plans to extend the existing South East London Combined Heat and Power (SELCHP) network northwards towards Canada Water, and as such connection in the future is not unrealistic. Connecting the Zone L development into any such future network is secured by a planning obligation attached to the OPP. The Energy and Sustainability Plan accompanying this RMA outlines in an acceptable level of detail how internal areas within each of the Zone L buildings would be converted to district heat network incoming plant rooms to enable connection.

Be Green

434. With respect to the ‘Be Green’ tier of the hierarchy, the applicant has proposed the following technologies:

- a centralised communal heat pump network for each of the three buildings providing the space heating and hot water demands of the development (supplemented by electrical heating in bathrooms and cloakrooms); and
- Rooftop mounted 39kWp photovoltaic array for electricity generation, with roof coverage optimised, which is expected to generate 32,100kWh of electricity per annum.

435. On a side-wide basis, carbon emissions would be reduced by 63% through these ‘Be Green’ measures. This breaks down as 63% for the residential element of the development and 48% for the non-domestic element. The applicant has demonstrated that opportunities for renewable energy by producing, storing and using renewable energy on-site have been maximised.

Be Seen

436. Introduced as part of the London Plan 2021, ‘Be Seen’ is the newest addition to the GLA’s energy hierarchy. It requires developments to predict, monitor, verify and improve their energy performance during end-use operation. All application

should conduct a detailed calculation of unregulated carbon emissions as part of the compliance with the 'Be Seen' policy and associated guidance.

437. The applicant's Energy and Sustainability Plan calculates that unregulated per annum energy emissions for the residential element of the development would be 129.5 tonnes of carbon, while for the non-domestic element it would be 9.7 tonnes of carbon.
438. The applicant's Energy and Sustainability Plan states that a suitable metering strategy will be implemented to record energy consumption and generation from the points of occupation. It is recommended that a planning condition be attached to the RMA decision notice requiring energy consumption and generation to be monitored and reported to the GLA in line with policy.

Total energy savings

439. Southwark Council's carbon offset cost is £95 for every tonne of carbon dioxide emitted per year over a period of 30 years. This is the equivalent of £2,850 per tonne of annual residual carbon dioxide emissions.
440. The non-residential element of the proposal would reduce on-site regulated carbon dioxide emissions by 48% over a notional building minimally compliant with the Building Regulations 2013. The total per annum shortfall in savings relative to carbon zero would be 10.88 tonnes per year which, at a rate of £95/tonne for 30 years, generates an offset contribution of £31,008. This obligation to pay this contribution is secured within the OPP s106.
441. For the residential element of the development, there would be an overall on-site reduction of 53% in regulated carbon dioxide emissions over a notional building minimally compliant with the Building Regulations 2013. The total per annum shortfall in savings relative to carbon zero would be 88.54 tonnes per year which, at a rate of £95/tonne for 30 years, generates an offset contribution of £252,349. Again, the obligation to pay this contribution is secured within the OPP s106.
442. On a block-by-block basis, the carbon reduction performance and associated offset payments are as follows:

Performance	Block L1	Block L2	Block L3	Zone L Total
Overall predicted on-site reduction	63%	63%	61%	63%
Residual emission to meet target (tCO ₂)	34.2	36.0	29.2	99.4
Total emissions to be offset for 30-year period (tCO ₂)	1,026.8	1078.8	877.2	2,982.7

Estimated offset cost at £95 per tonne	£97,542	£102,485	£83,330	£283,357
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443. The energy savings, as detailed above, which take into account SAP10 and the decarbonisation of the electricity grid, demonstrate the good environmental and sustainability credentials of the proposed development. To ensure these savings are realised, the RMA will be subject to two planning conditions. One will require the development to be constructed in accordance with the Energy and Sustainability Plan, and the other will require the delivery of the carbon savings to be verified through a post-installation review process.

Whole life cycle and carbon capture

444. London Plan Policy SI2 requires all major development proposals to be supported by a whole life cycle carbon assessment. This assesses the unregulated and embodied emissions associated with redevelopment. Driven by the aim of achieving net carbon zero for new development by closing the implementation gap, whole life cycle carbon assessments are monitored at the pre application, submission and post construction stages. Policy P70 of the Southwark Plan 2022 reinforces the need to calculate whole life cycle carbon emissions through a nationally recognised assessment and demonstrate actions taken to reduce life cycle carbon emissions.
445. The applicant's whole life cycle carbon assessment offers recommendations to optimise the design of the development in terms of carbon. These recommendations include cement replacements, steel reinforcement, specification of products with Environmental Product Declarations (EPDs), and careful selection of window frame and internal wall materials.
446. The applicant's whole life cycle assessment finds that over a 60-year study period, Zone L's unregulated and embodied load would be 28.983 tonnes CO₂e. The largest share of emissions for the proposed development is attributed to the operational carbon; however, when the decarbonisation of the grid is factored-in, the ratio adjusts to 14% operational carbon and 86% embodied carbon.
447. The assessment demonstrates that the development (excluding operational carbon) is in range of, or below, the GLA WLC benchmarks for lifecycle modules A1-A5 and B-C. It should be noted that the development is not within the range of GLA aspirational benchmarks for modules A1-A5; however, it does fall within the range of the aspirational benchmarks for the B-C modules, which should be commended.

Circular Economy

448. Southwark Plan 2022 Policy P62 (Reducing Waste) states that a Circular Economy Statement should accompany planning applications referable to the Mayor. Circular economy principles include conserving resource, increasing efficiency, sourcing sustainably, designing to eliminate waste and managing waste sustainably at the highest value. London Plan policies GG5 (Growing a Good Economy), D3 (Growth Locations in the Wider South East and beyond) and SI7 (Reducing Waste) and all mention circular economy principles and the benefits of transitioning to a circular economy as part of the aim for London to be a zero-carbon city by 2050.
449. A detailed Circular Economy Statement was submitted with the application, which sets out strategic approaches, specific commitments and the overall implementation approach.
450. The strategic approaches for the development include maximising the reuse of demolition material, adopting lean design principles, specifying materials responsibly and sustainably, implementing a Site Waste Management Plan and providing adequate storage space and maximising recycling opportunities.
451. Specific targets committed to by the applicant include:
- diverting a minimum of 95% of non-hazardous demolition waste from landfill for reuse, recycling or recovery;
 - diverting a minimum of 95% of excavation waste from landfill for beneficial reuse;
 - diverting a minimum of 95% of construction waste from landfill for reuse, recycling or recovery;
 - achieving a minimum of 65% recycling rate for municipal waste by 2030; and
 - specifying products and material so that a minimum of 20% of the total value of the selected elements is composed of recycled or reused content.
452. The overall implementation approach makes a number of short-, medium- and long-term commitments, including:
- establishing a tracker to review progress on a monthly basis;
 - ensuring the contractor tender package includes all Circular Economy Statement commitments and targets;
 - obliging the demolition contractor and lead contractor to submit evidence that all commitments are addressed in the 'As Built' development, all waste management targets will be reported against, and confirm that the final destination landfills have sufficient space; and
 - obliging the developer to provide a Post Completion Report to the Greater London Authority.

Overheating and cooling

453. London Plan Policy SI4 (Managing Heat Risk) details that major development proposals should demonstrate how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy. Policy P69 (Sustainability Standards) of the Southwark Plan 2022 states that development must reduce the risk of overheating, taking into account climate change predictions over the lifetime of the development, in accordance with the cooling hierarchy.
454. The six-step hierarchy that should be followed when developing a cooling strategy for new buildings is as follows:
- minimise internal heat generation through energy efficient design; then
 - reduce the amount of heat entering the building through the orientation, shading, albedo, fenestration, insulation and green roofs and walls; then
 - manage the heat within the building through exposed internal thermal mass and high ceilings; then
 - use passive ventilation; then
 - use mechanical ventilation; then
 - use active cooling systems (ensuring they are the lowest carbon options).
455. The applicant's Energy and Sustainability Plan includes detailed information on minimising the cooling demand and reducing the risk of overheating to all three of the Zone L blocks. The measures employed include:
- full brick deep reveals to all external windows;
 - south facing windows mostly located underneath deck access or projecting balconies giving external shading and reducing internal gains; and
 - maximising the number of dual aspect dwellings, as these allow for cross ventilation and thus provide higher ventilation rates.
456. The applicant's submission includes TM59 overheating analysis, showing a full pass rate without the need for cooling for the 237 dwellings. Although for the non-domestic spaces active cooling would be required, this demand has been through the use of a HVAC system, achieving an area-weighted demand of 115.21 MJm²; this represents a 25% improvement compared to the notional Part L demand of 152.70MJm². The proposal has, therefore, met the cooling and overheating requirements of the London Plan and Southwark Plan.

BREEAM

457. Policy P69 (Sustainability standards) of the Southwark Plan 2022 states that development must achieve a BREEAM rating of 'Excellent' for non-residential development and non-self-contained development over 500 square metres. As the non-domestic space within each of the proposed Zone L buildings has a GIA of less than 300 square metres, a BREEAM assessment is not required by policy and accordingly the applicant has not submitted any pre-assessment information in this regard.

Water efficiency

458. The Sustainability Strategy submitted by the applicant confirms that the proposed development aims to minimise internal potable water consumption to a maximum of 105 litres per person per day for the residential components of the development, as required by London Plan Policy SI5. This will be achieved through the specification of water-efficient sanitary fittings in accordance with the optional water efficiency requirements of the Building Regulations Approved Document Part G. Examples given in the application documentation include low flow, water efficient showers, taps and WCs, along with separate metering of each residential property.

Digital connectivity infrastructure

459. The NPPF recognises the need to support high-quality communications infrastructure for sustainable economic growth and to enhance the provision of local community facilities and services.

460. To ensure London's long-term global competitiveness, Policy SI6 (Digital Connectivity Infrastructure) of the London Plan 2021 requires development proposals to:

- be equipped with sufficient ducting space for full fibre connectivity infrastructure;
- achieve internet speeds of 1GB/s for all end users, through full fibre connectivity or an equivalent.
- meet expected demand for mobile connectivity; and
- avoid reducing mobile capacity in the local area.

461. Although the Zone L RMA does not contain any details about digital connectivity infrastructure, Schedule 22 of the OPP s106 requires a pure fibre connection to be provided to each building within Zone L before that building can be occupied. This will ensure the aims of the NPPF and London Plan are achieved.

Planning obligations

462. London Plan Policy DF1 and Southwark Plan Policy IP3 advise that planning obligations can be secured to overcome the negative impacts of a generally

acceptable proposal. These policies are reinforced by the Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. The NPPF echoes the Community Infrastructure Levy Regulation 122 which requires obligations to be:

- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development
463. This application is bound by the s106 obligations secured in the legal agreement attached to 18/AP/1604. For this particular RMA there is no requirement for additional mitigation beyond that secured at Outline stage.

Mayoral and Borough Community Infrastructure Levies

464. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Borough CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, while the Borough CIL will provide for infrastructure that supports growth in Southwark.
465. On the date of this report, the Council's CIL Team has not been able to prepare estimated Borough and Mayoral CIL figures. The Team will issue the applicant with a CIL liability notice at a similar time to the issuing of the 21/AP/3775 decision notice. The Borough and Mayoral CIL figures contained with the liability notice will be based on the information provided to date by the applicant, and the floor areas including ancillary areas.

Community involvement and engagement

466. This application was accompanied by a Statement of Community Involvement. The document confirms that the following public consultation was undertaken by the applicant during the pre-application and planning application stages:

<u>Developer Consultation: Summary Table</u>	
<u>Date</u>	<u>Form of consultation</u>
Meetings (Pre-application engagement)	
15 June 2021	Design Review Panel, following topics presented:

	<ul style="list-style-type: none"> • Context & Design Response • Public Realm • Servicing & Access • Sustainability • Architectural Character • Residential Accommodation & Communal Facilities
12 July 2021	Meeting and tour of site with Leader of the Council and relevant Cabinet Members
Public Consultation Events (pre-application)	
25 May 2021	Dedicated RMA webinar to introduce proposals for Zone L and explain the RMA process – 85 attendees
16 July – 1 August 2021	Virtual public exhibition – 450 unique users, 4,368 views of the display materials, 13 feedback forms
Other Engagement	
Various	<ul style="list-style-type: none"> • Hard copy newsletter sent to 14,336 local people and distributed in key local locations • Invitations posted and emailed to share details of the exhibition • Virtual Exhibition website • Posters placed in key locations • Frequently asked questions booklet issued • Invitations issued to Surrey Docks and Rotherhithe Ward Councillors, and Alfred Salter Primary School Headteacher.

467. The Statement of Community Involvement sets out the responses from the 13 feedback forms submitted following the virtual public exhibition. A detailed summary of each topic raised and how the applicant responded is provided in the document.
468. The level of pre-application consultation undertaken by the applicant is considered to be an adequate effort to engage with those affected by the proposals. Due to Covid-19 restrictions, face to face meetings were not deemed to be suitable in line with national guidance relating to public meetings during the pandemic. It is ultimately the responsibility of the applicant to decide how to manage public meetings in response to Covid restrictions and national guidance. A virtual exhibition was held between 21 June and 5 July 2021, which was considered to be an acceptable engagement method.

469. The Council, as part of its statutory requirements, sent letters to surrounding residents, issued a press notice publicising the planning application and displayed notices in the vicinity of the site. Details of the consultation undertaken by the Local Planning Authority are set out in the appendices. The responses received are summarised later in this report.

Consultation responses from external consultees

470. City Airport:

- No objection/comments.
 - **Officer response:** Noted.

471. Civil Aviation Authority

- Did not wish to comment.

472. Environment Agency:

- No objection given the conditions attached to the OPP.
 - **Officer response:** This application will be bound by the conditions attached to the OPP. The Environment Agency will be consulted on relevant 'Approval of Details' applications.

473. Historic England:

- No objection/comments.
 - **Officer response:** Noted.

474. GLA [Stage I response]:

- Did not wish to comment.

475. Health and Safety Executive (Fire Risk Unit):

- Section 7 of the fire statement describes the open balcony approach to some of the flats in blocks L1 and L2. The fire statement shows that these balconies are 3.1 metres; there is a risk (according to BS9991, clause 7.3 note1) of smoke logging both laterally and along the balcony when the width of a balcony exceeds 2 metres. The LPA may wish to satisfy themselves that the fire engineered proposals for "voids" and "down-stands" is suitable for this proposal. Resolving this issue may impact on planning considerations such as the design and appearance of the building.
 - **Officer response:** Noted. The applicant's fire consultant (AECOM) has discussed this matter with the London Fire Brigade and

Southwark Council's Building Control department, the outcome of which is that –because there will be a choice of two directions from the apartment door on the deck access facades (one to the external stair and other to the protected stair)– this in line with 7.3 of BS9991. Moreover, where there are individual balconies that exceed 2 metres in width, the vast majority are projecting and the railing is open, and none adjoin a balcony of another residential unit, which will minimise risk of fire spread between apartments. Southwark Council's Building Control department are satisfied that the proposed design is suitable.

- Supplementary information (does not contribute to HSE's overall headline response and is intended only for guidance/clarification purposes): The location of the dry rising main inlets and outlets will require long horizontal runs of the rising fire main, which could affect the performance of the dry rising main and the ability of firefighters to extinguish fires on upper storeys.
 - **Officer response:** Noted. The matter has been discussed between the applicant's fire consultant (AECOM) and Southwark Council's Building Control department, the latter advising that "Given the distance inside the building is only exceeded by 2 metres and the maximum distance from tender is 33.7 metres this has been accepted for purposes of compliance with Building Regulations".

476. London Borough of Lewisham:

- Did not wish to comment.

477. London Borough of Tower Hamlets:

- No objection/comments.
 - **Officer response:** Noted.

478. London Overground:

- Did not wish to comment.

479. London Underground:

- No objections/comments, other than that the Zone L RMA decision notice should be subject to a planning condition stipulating that no works commence until detailed design and method statements (in consultation with London Underground), have been submitted to and approved in writing by the Local Planning Authority
 - **Officer response:** The requested condition will be attached.

480. Metropolitan Police:

- No objections/comments other than that positive engagement has been had between the Metropolitan Police and the developer in respect of crime prevention and SBD requirements for this site. The OPP already has a condition attached for buildings to comply with SBD requirements so Zone L will be captured by those conditions.
 - **Officer response:** This application will be bound by the condition attached to the OPP. The Metropolitan Police will be consulted on the relevant 'Approval of Details' application.

481. National Grid:

- Did not wish to comment.

482. Natural England:

- No objection/comments.
 - **Officer response:** Noted.

483. Transport for London:

- No objection/comments other than that the London Plan 2021 requires 20% active EVCP provision and 80% passive EVCP provision, but where a small number of spaces are proposed such as with Zone L, coupled with the momentum towards phasing out new petrol and diesel vehicles in the relatively near future, 100% active provision is recommended.
 - **Officer response:** The Travel Plan sets out that electric vehicle charging points will be provided for 20% of spaces from the outset, with the remaining spaces being equipped with passive provision. This is in accordance with London Plan (2021) Policy T6.1 (C) as well as Schedule 16 Part 2, Clause 3.1. As such the proposals should be deemed acceptable to TfL from a policy perspective

484. UKPN:

- Did not wish to comment.

Community impact and equalities assessment

485. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

486. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
487. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
488. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. The positive impacts have been identified throughout this report. They include:
 - Affordable housing: A minimum of 174 affordable units, comprising a mix of social rented and intermediate tenures.
 - Accessible accommodation: 10% of all housing would be wheelchair accessible. Wheelchair parking would also be provided for the town centre and residential uses.
 - Employment and training opportunities: Local unemployed people would benefit from jobs and training opportunities already secured as part of the OPP.
 - Improved and more accessible public realm: The proposed Reel Walk, L2 public square, piazza to the south of L3, and interim landscape within Park Walk, as well as all footways and highways, would all be designed to assist people with mobility impairments. Physical measures such as level or shallow gradient surfaces, dropped kerbs, resting places and outdoor lighting would benefit disabled and older people in particular.
 - Public safety: Safer public spaces (through the various proposed active and passive security and surveillance measures) would benefit all groups, but in particular older people, disabled people and women.

489. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Human rights implications

490. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
491. This application has the legitimate aim of seeking 'reserved matters' approval for a development zone for which OPP has already been granted. The RMA proposes a residential-led development incorporating flexible commercial/community uses, an above-ground compound in connection with a subterranean UKPN substation and facilities for servicing the UKPN substation, together with various community spaces and publicly-accessible realm. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

<u>Positive and proactive engagement: summary table</u>	
Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES

CONCLUSION

492. In land use terms the proposed uses and quantum of floor area accords with the Development Specification and other relevant development plan policies, and are consistent with the principles established by the OPP.
493. The development would deliver 237 new residential units within Zone L and is strongly supported by both development plan policies and the requirements of the OPP. The proposed mix of dwellings complies with the OPP with over 60% of the units containing two or more bedrooms. The quality of the new homes is

good, although some units at lower floor levels would receive daylight and sunlight below the BRE recommendations. However, the high proportion of dual and corner aspect units, provision of private outdoor space for the majority of units, and the quality of communal amenity space are positive factors to be considered in assessing the overall quality of the residential accommodation.

494. The issue raised most commonly by the public objections is the height and scale of the proposed buildings. Associated concerns about the proposal being harmful to or not in-keeping with local character have also been raised. While it is recognised that the three residential blocks would be taller than the buildings immediately to the north and east, the step-up in height would be modest. Moreover, the heights of the three blocks would help achieve a transition from the Town Centre to these lower existing buildings on the edge of the Masterplan, and to the low-rise existing development further beyond. Given that the three proposed buildings would accord with the principles and maximum height parameters established by the OPP, and also taking into account their neighbourly layout and well-resolved articulation and detailing, it is considered that they would sit comfortably within and contribute positively to the townscape.
495. The site layout and provision of public realm accords with the details approved in the OPP Parameter Plans and Design Codes. Subject to high quality execution, as secured by the conditions attached to the OPP, the proposal will have positive place making benefits for this part of the Masterplan.
496. The scheme would entail the loss of 14 trees, which a number of public representations have objected to. The loss of trees from Zone L was examined as part of the OPP, and it was concluded that up to 16 may need to be removed to bring forward a viable and optimal redevelopment of Zone L. This RMA proposes to retain two more trees than anticipated by the OPP (eight as opposed to six), which is welcomed. New tree planting has also been proposed along Quebec Way and in other parts of the site by way of mitigation. The OPP s106 agreement includes obligations setting the minimum number of existing trees to be retained and new trees to be planted across the Masterplan site, thereby ensuring the development as whole provides meaningful canopy cover.
497. Subject to conditions to control plant noise, servicing times, and hours of operation for the commercial/community uses and any associated outdoor dining areas, the proposal would not give rise to significant harm to neighbouring amenity by way of overlooking, loss of privacy, noise or disturbance. At OPP stage the impact on daylight/sunlight and overshadowing was deemed to be acceptable.
498. An EIA Statement of Conformity has been provided to demonstrate that the assumptions, conclusions and mitigation secured at outline stage are still fit for purpose and that this RMA would not give rise to new significant effects.

499. Subject to the necessary mitigation already secured as part of the OPP s106 obligation (to which this RMA will be bound) the proposal would not give rise to unacceptable transport impacts.
500. Subject to compliance with the detailed energy and sustainability strategies submitted and payment of the Carbon Green Fund, the development satisfactorily addresses climate change policies.
501. It is therefore recommended that planning permission be granted for this RMA, subject to the recommended additional conditions as set out in the draft recommendation at Appendix 1.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 797-M Application file: 21/AP/3775 Southwark Local Development Framework and Development Plan Documents	Planning Division, Chief Executive's Department, 160 Tooley Street, London, SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5535 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Recommendation (draft decision notice)
Appendix 2	Relevant planning policies
Appendix 3	Planning history of the site and nearby sites
Appendix 4	Consultation undertaken
Appendix 5	Consultation responses received
Appendix 6	Design Review Panel Report
Appendix 7	Proposed Land Use Schedule

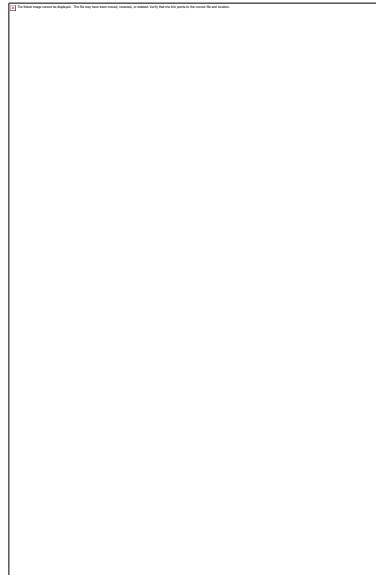
AUDIT TRAIL

Lead Officer	Stephen Platts, Director of Planning and Growth	
Report Author	Patrick Cronin, Senior Planning Officer	
Version	Final	
Dated	13 July 2022	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Date final report sent to Constitutional Team		13 July 2022

Recommendation (draft decision notice)**SOUTHWARK COUNCIL**

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)



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RECOMMENDATION (DRAFT DECISION NOTICE)

LBS Reg. No.: 21/AP/3775

Date of Recommendation: N/A

Applicant c/o Agent
CW BL Holdings Ltd.

Reserved matters is APPROVED for the following development:

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604).

At

Zone L, Canada Water Masterplan Surrey Quays Road London Southwark

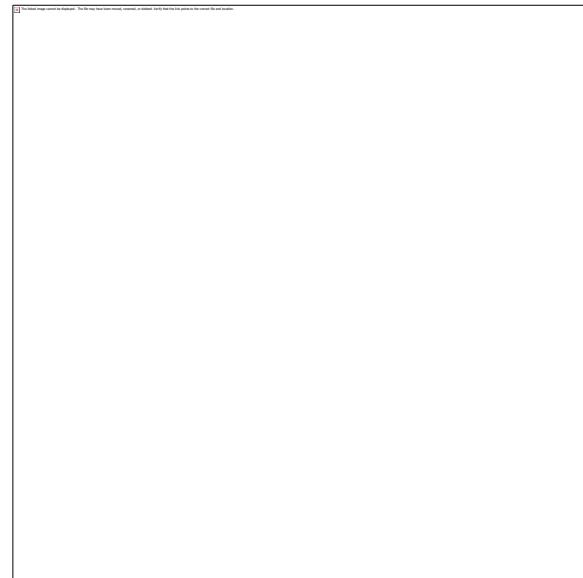
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1

RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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In accordance with the valid application received on 1 November 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.

Received on:

'Planning Statement Volume I' - revision 04 - dated 29.06.2022 - 01/11/2021
produced by DP9

'Planning Compliance Report Volume I' - revision 04 - dated 29.06.2022 - produced by DP9 01/11/2021

'Environmental Statement (ES) Statement of Conformity (SoC) incorporating Further Environmental Information' - WIE12886-287-R-1.4.1-Zone L RMA SoC - issue 4 - dated October 2021 - produced by Waterman 01/11/2021

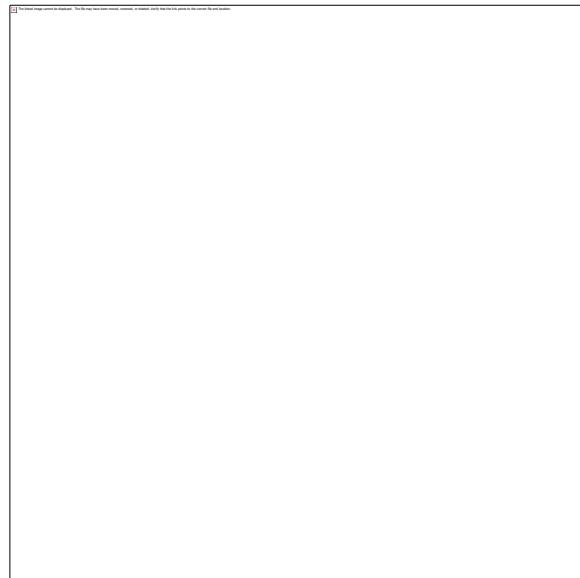
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2

RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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'Design and Access Statement Volume I' - CWL00-HTL-ZLL-XX-RP-AR-000004 - issue 4 - dated 22.10.2021 - produced by Haworth Tompkins [except where superseded by the 'Public Realm Addendum Play' document listed below]	01/11/2021
'Public Realm Addendum Play' - dated July 2022 - produced by Haworth Tompkins Design and access statement	11/07/2022
'Arboricultural Note' - WIE12886-312-BN2.1.1 - dated June 2022 - produced by Waterman	29/06/2022
'Statement of Community Involvement' - dated August 2021 - produced by EQ	01/11/2021
'Internal Daylight, Sunlight and Overshadowing Report' - ref 8816 - revision 1 - dated 27.09.2021 - produced by Gordon Ingram Associates	01/11/2021
'Detailed Circular Economy Statement' - version 02 - dated 16.09.2021 - produced by AECOM	01/11/2021
'Whole Life Carbon Assessment' - version 01 - dated 14.09.2021 - produced by AECOM	01/11/2021
'Energy Strategy - Statement of Compliance' - version 03 - dated 12.10.2021 - produced by AECOM	01/11/2021
'Fire Statement' - DL6242/R2 - issue 1 - dated 20.08.2021 - prepared by Jensen Hughes	01/11/2021
'Development Zone L - Travel Plan' - undated - produced by ARUP	21/04/2022
'Delivery and Servicing Management Plan' - dated October 2021 - produced by ARUP	01/11/2021

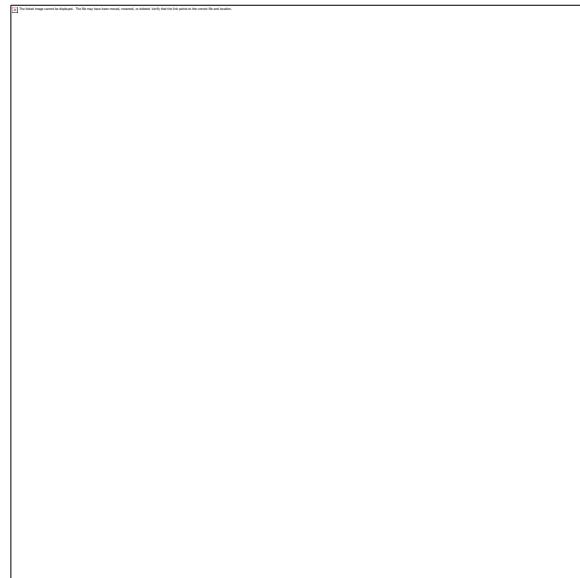
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3

RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-00-DR-AR-041000 - 'Proposed - Ground Floor Plan' 11/07/2022
- revision P14 - dated 11.07.2022

CWL00-HTL-RES-01-DR-AR-041001 - 'Proposed - First Floor Plan' - 11/07/2022
revision P10 - dated 23.05.2022

CWL00-HTL-RES-02-DR-AR-041002 - 'Proposed - Second Floor Plan' 21/04/2022
- revision P7 - dated 22.02.2022

CWL00-HTL-RES-03-DR-AR-041003 - 'Proposed - Third and Fourth 21/04/2022
Floor Plan' - revision P7 - dated 22.02.2022

CWL00-HTL-RES-04-DR-AR-041005 - 'Proposed - Fifth and Sixth 21/04/2022
Floor Plan' - revision P4 - dated 22.02.2022

CWL00-HTL-RES-07-DR-AR-041007 - 'Proposed - Seventh Floor 21/04/2022
Plan' - revision P7 - dated 22.02.2022

CWL00-HTL-RES-08-DR-AR-041008 - 'Proposed - Eighth Floor Plan' 21/04/2022
- revision P9 - dated 22.02.2022

CWL00-HTL-RES-09-DR-AR-041009 - 'Proposed - Roof Plan' - 11/07/2022
revision P12 - dated 23.05.2022

CWL00-HTL-RES-ZZ-DR-AR-052001 - 'Proposed - Quebec Way - 11/07/2022
North Elevation' - revision P10 - dated 11.07.2022

CWL00-HTL-RES-ZZ-DR-AR-052002 - 'Proposed - Reel Street - South 11/07/2022
Elevation' - revision P10 - dated 11.07.2022

CWL00-HTL-RES-ZZ-DR-AR-052003 - 'Proposed - Printwork Street - 01/11/2021
L1 West Elevation' - revision P6 - dated 22.10.2021

CWL00-HTL-RES-ZZ-DR-AR-052008 - 'Proposed - Park Walk - L3 11/07/2022
East Elevation' - revision P9 - dated 23.05.2022

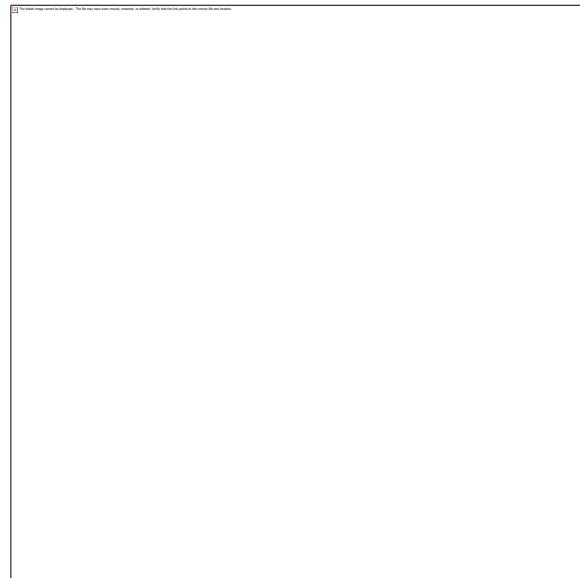
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4

RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-ZZ-DR-AR-053001 - 'Proposed - Section 01' - 11/07/2022
revision P8 - dated 23.05.2022

CWL00-HTL-RES-ZZ-DR-AR-053004 - 'Proposed - Section 04' - 11/07/2022
revision P8 - dated 23.05.2022

CWL00-HTL-RES-ZZ-DR-AR-053005 - 'Proposed - Section 05' - 11/07/2022
revision P6 - dated 23.05.2022

CWL00-HTL-RES-ZZ-DR-AR-053006 - 'Proposed - Section 06' - 11/07/2022
revision P7 - dated 11.07.2022

CWL00-HTL-RES-ZZ-DR-AR-042001 - 'Residential Unit Type 01' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042002 - 'Residential Unit Type 02' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042003 - 'Residential Unit Type 03' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042004 - 'Residential Unit Type 04' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042005 - 'Residential Unit Type 05' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042006 - 'Residential Unit Type 06' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042007 - 'Residential Unit Type 07' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042008 - 'Residential Unit Type 08' - 24/01/2022
revision P011 - dated 24.01.2022

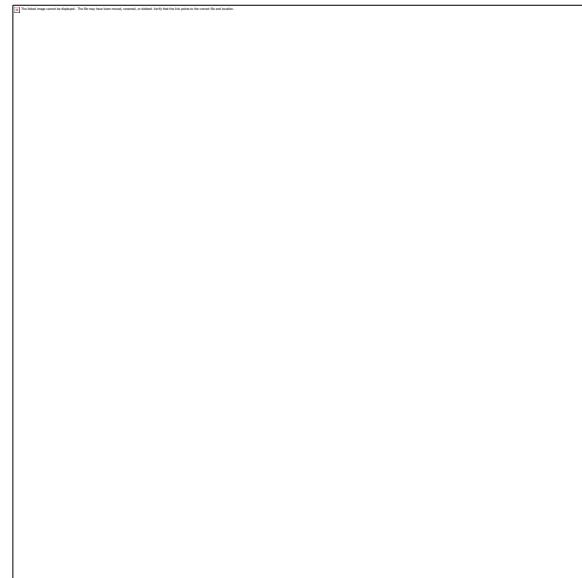
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-ZZ-DR-AR-042009 - 'Residential Unit Type 09' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042010 - 'Residential Unit Type 10' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042011 - 'Residential Unit Type 11' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042012 - 'Residential Unit Type 12' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042013 - 'Residential Unit Type 13' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042014 - 'Residential Unit Type 14' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042015 - 'Residential Unit Type 15' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042016 - 'Residential Unit Type 16' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042017 - 'Residential Unit Type 17' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042018 - 'Residential Unit Type 18' - 24/01/2022
revision P012 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042019 - 'Residential Unit Type 19' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042020 - 'Residential Unit Type 20' - 24/01/2022
revision P011 - dated 24.01.2022

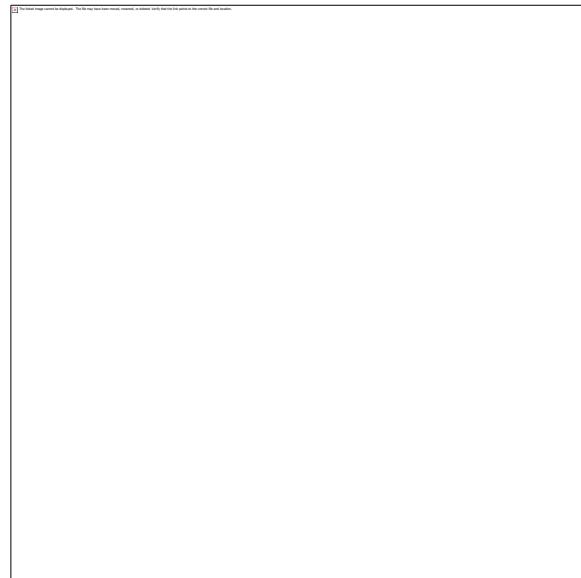
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-ZZ-DR-AR-042021 - 'Residential Unit Type 21' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042022 - 'Residential Unit Type 22' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042023 - 'Residential Unit Type 23' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042024 - 'Residential Unit Type 24' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042025 - 'Residential Unit Type 25' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042026 - 'Residential Unit Type 26' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042027 - 'Residential Unit Type 27' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042028 - 'Residential Unit Type 28' - 24/01/2022
revision P011 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042029 - 'Residential Unit Type 29' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042030 - 'Residential Unit Type 30' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042031 - 'Residential Unit Type 31' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042032 - 'Residential Unit Type 32' - 24/01/2022
revision P10 - dated 24.01.2022

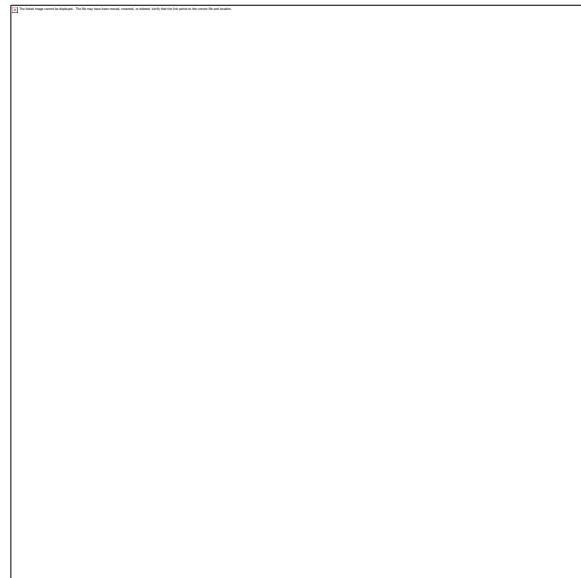
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-ZZ-DR-AR-042033 - 'Residential Unit Type 33' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042034 - 'Residential Unit Type 34' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042035 - 'Residential Unit Type 35' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042036 - 'Residential Unit Type 36' - 24/01/2022
revision P10 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042037 - 'Residential Unit Type 37' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042038 - 'Residential Unit Type 38' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042039 - 'Residential Unit Type 39' - 24/01/2022
revision P11 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042040 - 'Residential Unit Type 40' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042041 - 'Residential Unit Type 41' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-042042 - 'Residential Unit Type 42' - 24/01/2022
revision P9 - dated 24.01.2022

CWL00-HTL-RES-ZZ-DR-AR-210030 - 'L3 - Typical South Facade Bay G+0 - G+2' - revision P1 - dated 22.10.2021 01/11/2021

CWL00-HTL-RES-ZZ-DR-AR-210031 - 'L3 - Typical East Facade Bay G+0 - G+2' - revision P1 - dated 22.10.2021 01/11/2021

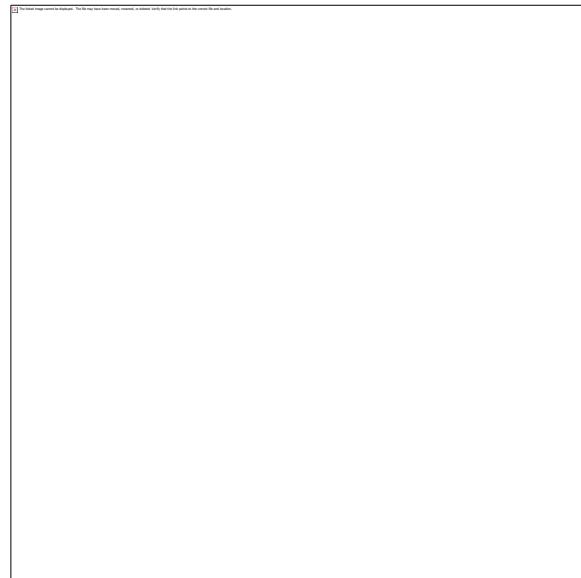
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL00-HTL-RES-ZZ-DR-AR-210032 - 'L3 - Typical East Facade Bay G+5 - G+7' - revision P1 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210010 - 'Typical Balcony Bay' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210011 - 'Typical Triplex Bay (L1)' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210012 - 'Typical Window Bay' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210020 - 'L2 - Typical Masionette Bay' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210021 - 'L2 - Typical Balcony Bay' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210022 - 'L2 - Typical Deck Access Bay' - revision P05 - dated 22.10.2021	01/11/2021
CWL00-HTL-RES-ZZ-DR-AR-210040 - 'Substation Typical Bay' - revision P4 - dated 22.10.2021	01/11/2021
CWL10-HTL-RES-ZZ-DR-AR-052001 - 'L1 - Elevation - External North' - revision P11 - dated 23.05.2022	11/07/2022
CWL10-HTL-RES-ZZ-DR-AR-052002 - 'L1 - Elevation - External East' - revision P012 - dated 23.05.2022	11/07/2022
CWL10-HTL-RES-ZZ-DR-AR-052003 - 'L1 - Elevation - External South' - revision P12 - dated 23.05.2022	11/07/2022
CWL10-HTL-RES-ZZ-DR-AR-052004 - 'L1 - Elevation - External West' - revision P09 - dated 22.10.2021	01/11/2021

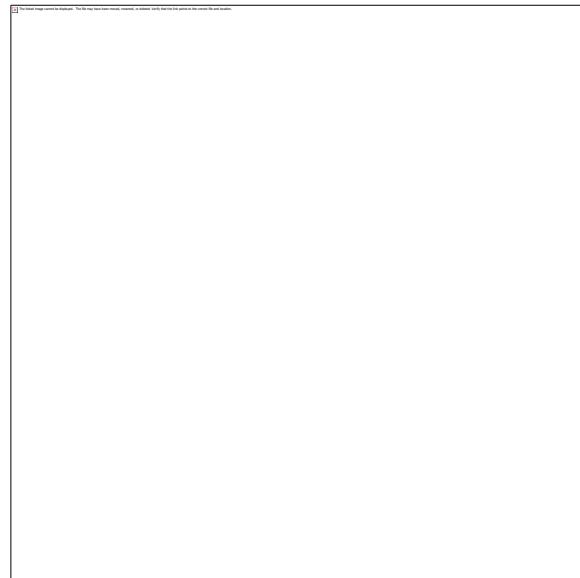
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL10-HTL-RES-ZZ-DR-AR-052005 - 'L1 - Elevation - Internal North' 11/07/2022
- revision P12 - dated 23.05.2022

CWL10-HTL-RES-ZZ-DR-AR-052006 - 'L1 - Elevation - Internal East' 11/07/2022
- revision P11 - dated 23.05.2022

CWL10-HTL-RES-ZZ-DR-AR-052007 - 'L1 - Elevation - Internal South' 01/11/2021
- revision P09 - dated 22.10.2021

CWL10-HTL-RES-ZZ-DR-AR-052008 - 'L1 - Elevation - Internal South Deck' 01/11/2021
Deck' - revision P07 - dated 22.10.2021

CWL20-HTL-RES-ZZ-DR-AR-052001 - 'L2 - Elevation - External North' 11/07/2022
- revision P013 - dated 11.07.2022

CWL20-HTL-RES-ZZ-DR-AR-052002 - 'L2 - Elevation - External East' 11/07/2022
- revision P12 - dated 23.05.2022

CWL20-HTL-RES-ZZ-DR-AR-052003 - 'L2 - Elevation - External South' 11/07/2022
- revision P13 - dated 11.07.2022

CWL20-HTL-RES-ZZ-DR-AR-052004 - 'L2 - Elevation - External West' 01/11/2021
- revision P09 - dated 22.10.2021

CWL20-HTL-RES-ZZ-DR-AR-052005 - 'L2 - Elevation - Internal South' 01/11/2021
- revision P09 - dated 22.10.2021

CWL20-HTL-RES-ZZ-DR-AR-052006 - 'L2 - Elevation - Internal East' 11/07/2022
- revision P012 - dated 23.05.2022

CWL20-HTL-RES-ZZ-DR-AR-052007 - 'L2 - Elevation - Internal South Deck' 01/11/2021
Deck' - revision P07 - dated 22.10.2021

CWL30-HTL-RES-ZZ-DR-AR-052001 - 'L3 - Elevation - External North' 11/07/2022
- revision P10 - dated 23.05.2022

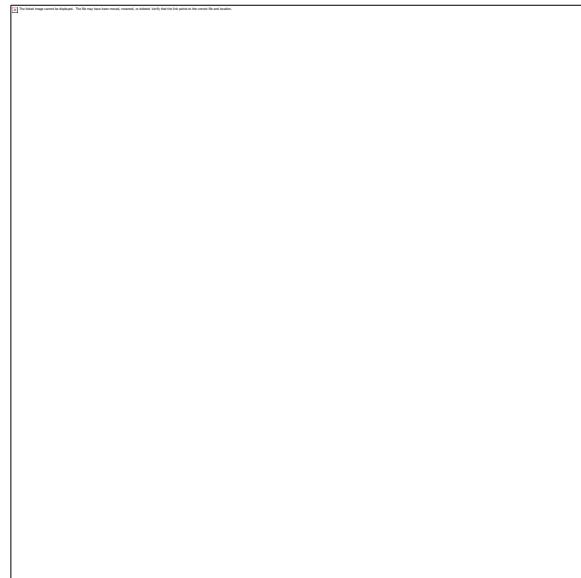
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LBS Registered Number: 21/AP/3775

Date of Recommendation:



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CWL30-HTL-RES-ZZ-DR-AR-052002 - 'L3 - Elevation - External East' 11/07/2022
- revision P10 - dated 23.05.2022

CWL30-HTL-RES-ZZ-DR-AR-052003 - 'L3 - Elevation - External South' 11/07/2022
- revision P10 - dated 23.05.2022

CWL30-HTL-RES-ZZ-DR-AR-052004 - 'L3 - Elevation - External West' 11/07/2022
- revision P10 - dated 23.05.2022

CWL00-TWN-PUB-XX-DR-LS-943300 - 'Surface Finishes Plan with Key Levels' 01/11/2021
- revision P4 - dated 08.06.2021

235588-L-SK-021 - 'Transformer Transport Access' - revision H - 01/11/2021
dated 25.10.2021

235588-L-SK-022 - 'Switchgear & Megalift Transport Access' - 01/11/2021
revision G - dated 25.10.2021

235588-L-SK-024 - 'Relocated Parking Bays & Refuse Swept Path Analysis' - 01/11/2021
revision F - dated 25.10.2021

235588-L-SK-015 - 'Reel Street Swept Path Analysis Loading Bays' - 01/11/2021
revision F - dated 25.10.2021

235588-L-SK-014 - 'Reel Street Swept Path Analysis Disabled Bays' - 01/11/2021
revision F - dated 25.10.2021

235588-L-SK-037 - 'Reel Street Layout' - revision J - dated 01/11/2021
22.10.2021

Reason:

For the avoidance of doubt and in the interests of proper planning.

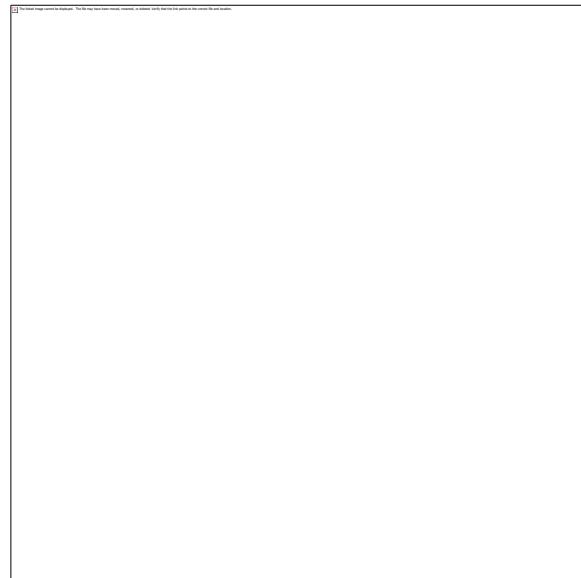
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RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

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Permission is subject to the following Pre-Commencements Condition(s)

2. TREE PROTECTION

Prior to commencement of the development hereby consented (including any demolition, changes to ground levels, pruning or tree removal):

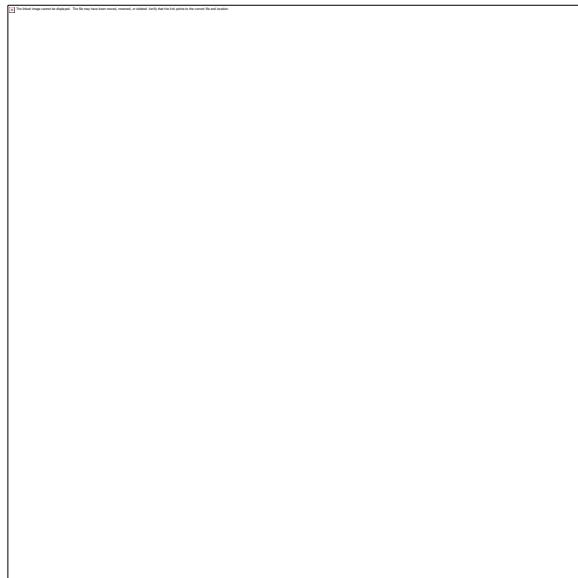
- (a) An on-site pre-commencement meeting with the LPA shall take place (date, time, location and other details of which are to be agreed with the LPA in writing prior to the meeting).
- (b) A detailed Arboricultural Method Statement shall be submitted to and approved in writing by the LPA. The detailed Arboricultural Method Statement shall include the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- (c) Cross sections shall be submitted to and approved in writing by the LPA showing surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the

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recommendations contained in the approved Arboricultural Method Statement. Following the pre-commencement meeting, all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the LPA. In any case, all works must adhere to 'BS5837: (2012) Trees in relation to demolition, design and construction' and 'BS3998: (2010) Tree work - recommendations'.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the LPA.

REASON:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P61 (Trees) of the Southwark Plan 2022. Regard has also been given to the policies relevant at the time of the OPP approval, namely: Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of The Core Strategy 2011; and Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

3. DETAILS OF NEW TREE PLANTING

Prior to commencement of the development hereby consented (including

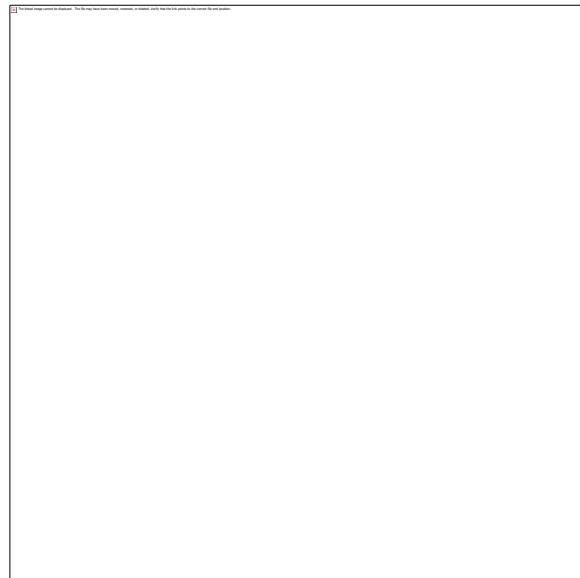
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any demolition, changes to ground levels, pruning or tree removal), full details of the 32 trees to be planted within Zone L shall be submitted to and approved in writing by the LPA. These details shall include as a minimum:

- tree pit cross sections;
- planting and maintenance specifications;
- use of guards or other protective measures; and
- confirmation of location, species, sizes, nursery stock type, supplier and defect period.

All tree planting shall be carried out in accordance with those details and at those times.

All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the LPA, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the LPA gives its written consent to any variation.

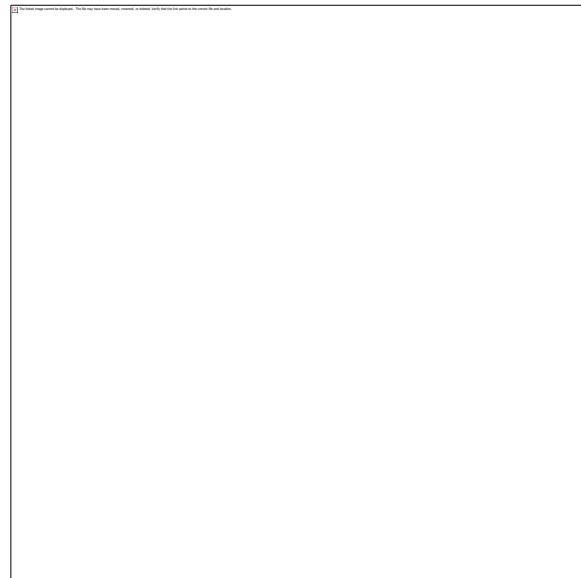
REASON:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: parts 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing Heat Risk), SI 13 (Sustainable Drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees

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and Woodlands) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P61 (Trees) of the Southwark Plan 2022. Regard has also been given to the policies relevant at the time of the OPP approval, namely: Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of The Core Strategy 2011; and Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

4. DESIGN AND METHOD STATEMENTS RELATING TO IMPACT ON LONDON UNDERGROUND ASSETS

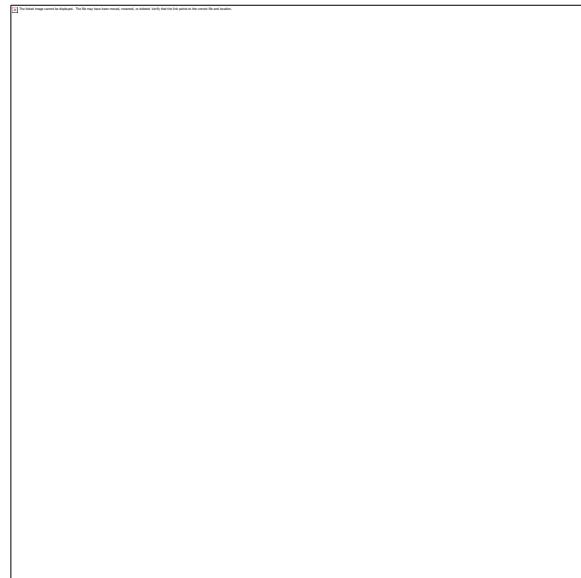
Prior to commencement of the development hereby consented, detailed design and method statements (produced in consultation with London Underground) shall be submitted to and approved in writing by the LPA. These design and method statements shall:

- include a Risk Assessment Method Statement for the different construction phases of Zone L1;
- accommodate the location of the existing London Underground structures and tunnels (pre and post condition survey of London Underground tunnel Assets will be required);
- accommodate ground movement arising from the construction thereof (Ground Movement Impact Assessment of proposed development on London Underground tunnels will be required - the impact due to unloading was assessed previously, the impact due to loading is required);
- include a Monitoring Plan for London Underground tunnel assets (to be discussed and agreed with London Underground Infrastructure Protection Engineer); and
- mitigate the effects of noise and vibration arising from the adjoining

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operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements.

Prior to first occupation of the development hereby consented, all structures and works comprised within the development that are required by the approved design and method statements shall be completed, in their entirety, before any part of the development is occupied.

REASON:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with: the National Planning Policy Framework 2021; Policy T3 (Transport Capacity, Connectivity and Safeguarding) of the London Plan 2021; and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

Permission is subject to the following Grade Condition(s)

5. HARD AND SOFT LANDSCAPING

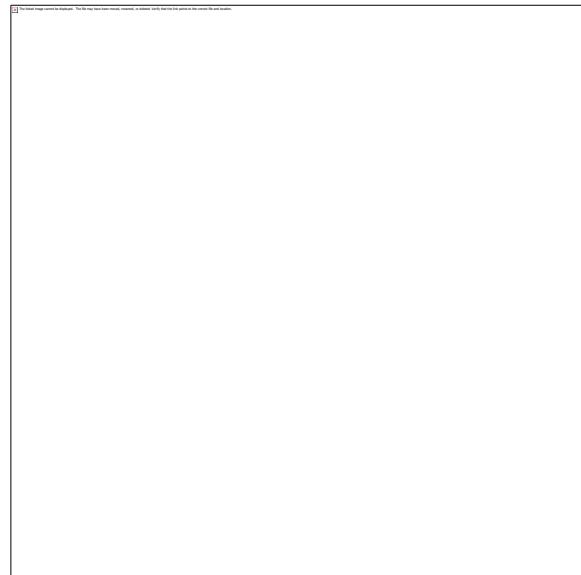
Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the LPA.

The landscaping shall not be carried out other than in accordance with any

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such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to 'BS: 4428 Code of practice for general landscaping operations', 'BS: 5837 (2012) Trees in relation to demolition, design and construction' and 'BS 7370-4:1993 Grounds maintenance recommendations for maintenance of soft landscape (other than amenity turf)'.

REASON:

So that the LPA may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing Heat Risk), SI 13 (Sustainable Drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; ; and Policies P59 (Green Infrastructure) and P61 (Trees) of the Southwark Plan 2022. Regard has also been given to the policies relevant at the time of the OPP approval, namely: Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of The Core Strategy 2011; and Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

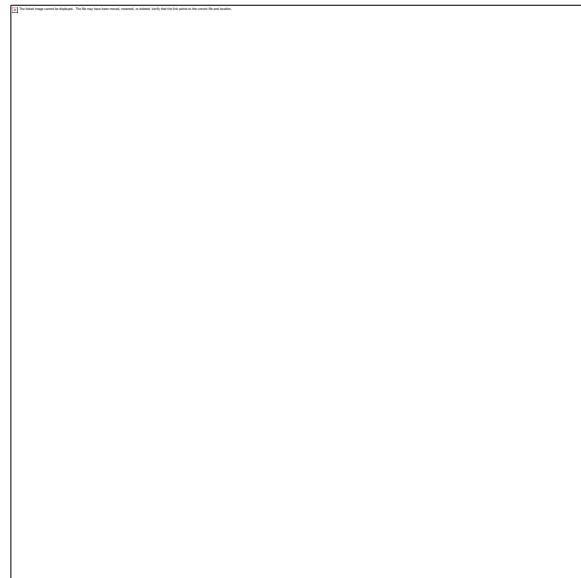
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6. POST-COMPLETION URBAN GREENING FACTOR REPORT

Prior to first occupation of the development hereby consented, the applicant shall submit to and receive approval in writing from the LPA a Post-Completion Urban Greening Factor Report evidencing that the development has been constructed in full accordance with the details contained in the approved application stage Urban Greening Factor Report (ref: Public Realm Design and Access Statement - CWL00-TWN-XXX-XX-RP-LS-0000003 - issue 4 - dated 21.10.2021 - produced by Haworth Tompkins [Chapter 6, pages 117-119 specifically]) and achieves the minimum score of 0.37.

REASON:

In order to ensure that the development has maximised opportunities for urban greening, in accordance with: the National Planning Policy Framework; Policy G5 (Urban Greening) of the London Plan 2021; and Policy P60 (Biodiversity) of the Southwark Plan 2022.

7. PROTECTION OF RESIDENTIAL UNITS FROM ADJACENT COMMERCIAL USES

Prior to first occupation of any part of the development hereby consented, an Acoustic Testing and Mitigation Measures Report shall be submitted to and receive approval in writing from the Local Planning Authority.

The Acoustic Testing and Mitigation Measures Report shall:

- contain details of the specification of all vertical and horizontal partitions (party walls, floors and ceilings) between the residential units and any of the flexible commercial/community units granted consent;

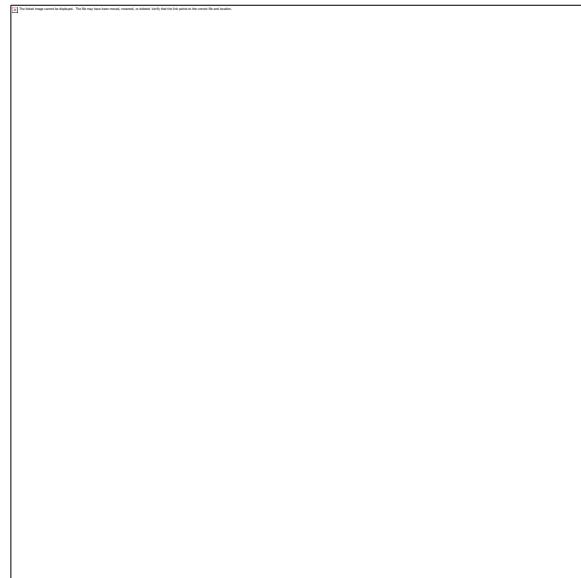
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- evidence that pre-occupation testing of the separating partitions was undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014;
- contain full results of the sound transmission testing;
- demonstrate that party walls, floors and ceilings between any of the flexible commercial/community units to be used wholly or partly for Class A4 use (now Sui Generis drinking establishments) and residential dwellings have been designed to achieve a minimum weighted standardised level difference of 60dB DnTw+Ctr;
- demonstrate that party walls, floors and ceilings between any of the flexible commercial/community units to be used for Class A1, A2, A3, B1 or D1 uses (now all Class E) and residential dwellings have been designed to achieve a minimum weighted standardised level difference of 55dB DnTw+Ctr.

Once the Acoustic Testing and Mitigation Measures Report has been approved, the partitions shall be permanently maintained thereafter.

REASON:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P15 (Residential Design) and P56 (Protection of Amenity) of the Southwark Plan 2022.

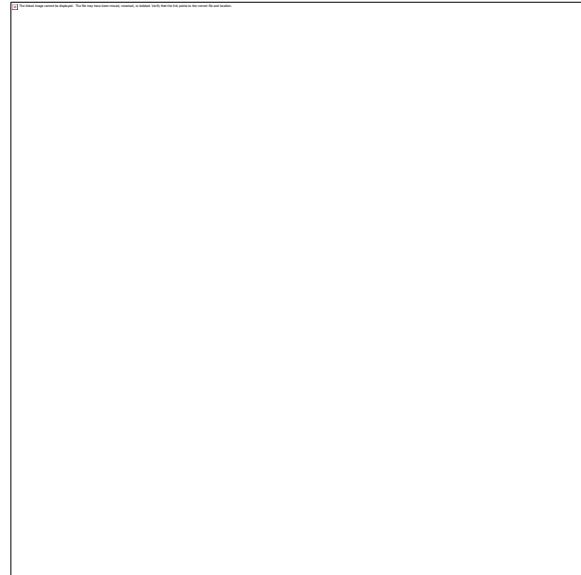
8. INTERNAL NOISE LEVELS FOR THE RESIDENTIAL UNITS

All of the dwellings hereby consented shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

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- Bedrooms: 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *
- Living rooms: 35dB LAeq T #
- Dining room: 40 dB LAeq T #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

When assessing mitigation measures to ensure the above standards are met, the tenth highest individual LAMax event measured shall be used, not a time-averaged LAMax.

Following completion of the development and prior to first occupation, a Validation Test shall be carried out on a relevant sample of premises (10% of the dwellings, unless otherwise agreed with the Local Planning Authority), and the Validation Test shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be permanently maintained as such 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 National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2021; and Policies P15 (Residential Design) and P56 (Protection of Amenity) of the Southwark Plan 2022.

Permission is subject to the following Compliance Condition(s)

9. SERVICING HOURS

Notwithstanding any details within the application documents hereby

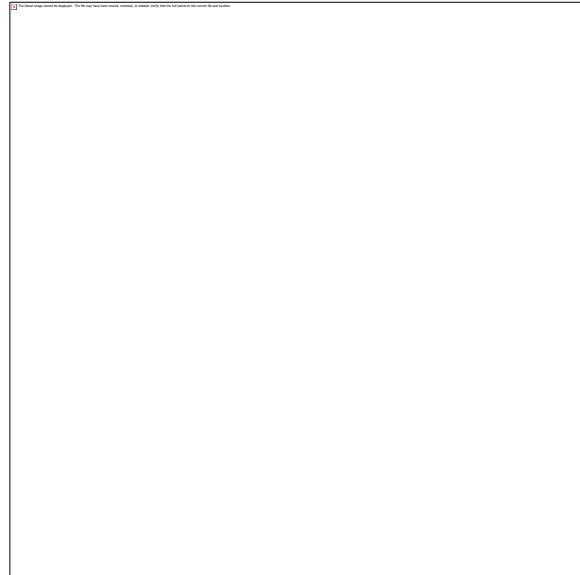
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approved or any details approved pursuant to conditions attached to this Decision Notice, any deliveries, collections, loading and unloading to the flexible commercial/community uses within the development hereby consented shall take place only between the following hours:

- Mondays to Saturdays: 07:00hrs to 08:00hrs, 09:00hrs to 17:00hrs and 18:00hrs to 21:00hrs;
- Sundays and Bank Holidays: 09:00hrs to 18:00hrs on Saturdays.

REASON:

To safeguard the amenity of neighbouring residential properties, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2021; Policies D14 (Noise) of the London Plan 2021 and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

10. HOURS OF OPERATION: FLEXIBLE COMMUNITY/COMMERCIAL USES

The flexible community/commercial uses (Classes A1-A4, B1 and D1) hereby permitted shall not be carried on outside of the hours of:

- Mondays to Saturdays: 07:00hrs - 23:00hrs;
- Sundays and Bank Holidays: 08:00hrs - 22:00hrs.

In the event that an application is submitted at a future time to expand these operational hours, such an application shall include an acoustic assessment and scheme of mitigations as necessary to demonstrate that extended operation will not adversely impact on residential amenity.

REASON:

To safeguard the amenity of neighbouring residential properties, in

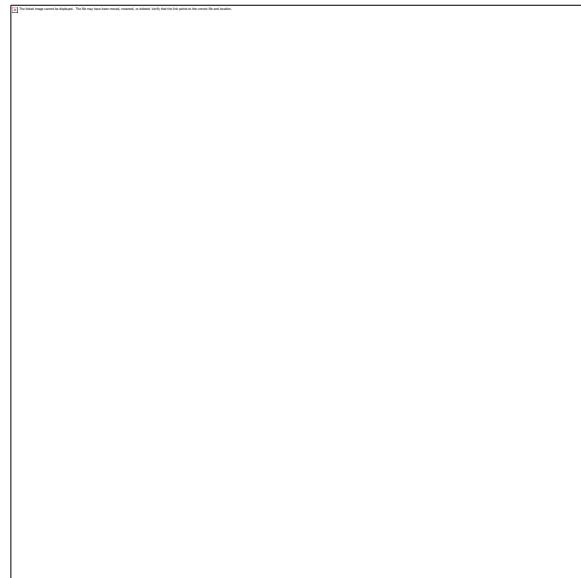
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accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

11. HOURS OF USE OF OUTDOOR FURNITURE ASSOCIATED WITH THE FLEXIBLE COMMERCIAL/COMMUNITY UNITS

Any tables, chairs and/or other outdoor furniture used within any external publicly-accessible part of the site in connection with any of the flexible commercial/community units hereby consented shall be:

- vacated no later than 22:00hrs each day;
- occupied no earlier than 08:00hrs on Mondays to Saturdays;
- occupied no earlier than 10:00hrs on Sundays.

REASON:

In order to protect the amenities of nearby residential occupiers from noise or disturbance from any activities associated with the use or mis-use of this furniture during the late evening and night-time in accordance with: the National Planning Policy Framework 2019; Policy D14 (Noise) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2021.

12. FIRE STRATEGY COMPLIANCE

The development hereby consented shall be undertaken in full accordance with the Fire Strategy (ref: Fire Statement - DL6242/R2 - issue 1 - dated 20.08.2021 - prepared by Jensen Hughes) hereby approved.

REASON:

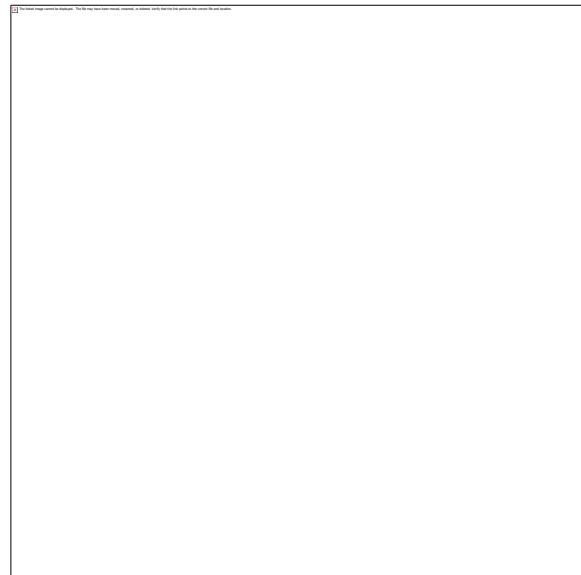
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To ensure that the development incorporates all necessary measures to prevent the spread of fire and provides adequate means of escape for future occupiers, all in order to minimise the risk to life and health, in accordance with: the National Planning Policy Framework 2021; and Policy D12 (Fire Safety) of the London Plan 2021.

13. PROTECTION OF RESIDENTIAL UNITS FROM MUSIC/ENTERTAINMENT NOISE SOURCES

All of the dwellings hereby consented shall be designed to ensure that the internal noise levels within habitable rooms as a result of externally transmitted music noise from new and existing entertainment noise sources shall not exceed 27dB LAeq (5 minute).

REASON:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non-residential premises, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2022; and Policies P15 (Residential Design) and P56 (Protection of Amenity) of the Southwark Plan 2022.

Permission is subject to the following Special Condition(s)

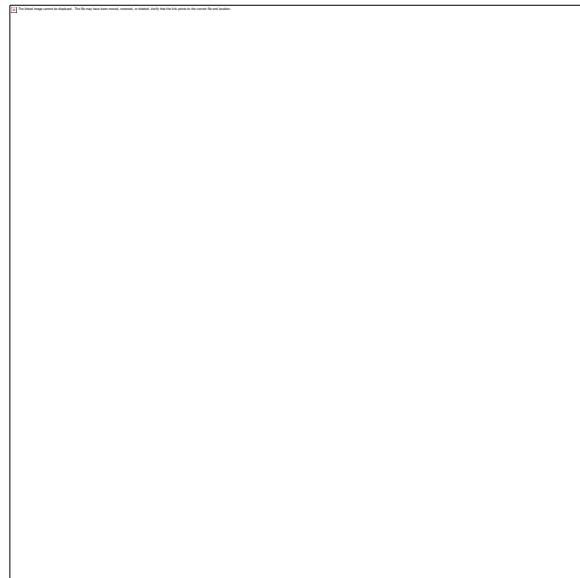
14. ARBORICULTURAL SITE SUPERVISION AND MONITORING

All arboricultural supervisory elements shall be undertaken in accordance

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with the approved Arboricultural Method Statement for this site, as evidenced through signed sheets and photographs.

Within 28 days of completion of the development hereby permitted, a completed Schedule of Site Supervision and Monitoring of the Arboricultural Protection Measures conducted in accordance with the details approved under the separate 'TREE PROTECTION' condition attached to this decision notice, shall be submitted for approval in writing to the LPA. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

REASON:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: parts, 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P61 (Trees) of the Southwark Plan 2022. Regard has also been given to the policies relevant at the time of the OPP approval, namely: Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and Conservation) and 13 (High Environmental Standards) of The Core Strategy 2011; and Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

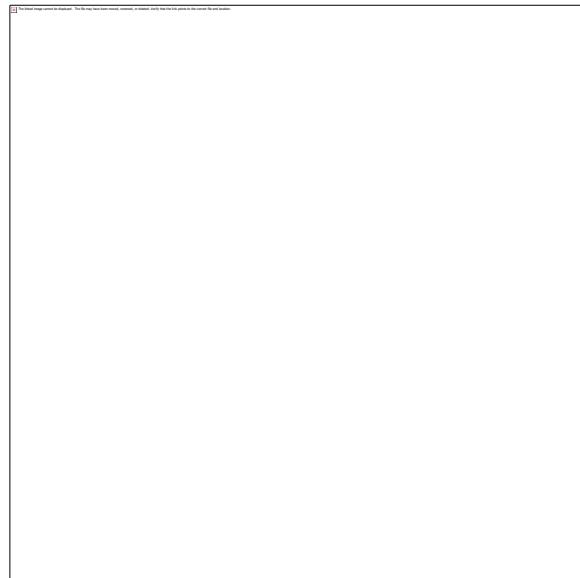
15. CIRCULAR ECONOMY AND WHOLE LIFE CYCLE MONITORING

(a) The development hereby consented shall be undertaken in full accordance with the approved Circular Economy Statement (ref: Detailed

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Circular Economy Statement - version 02 - dated 16.09.2021 - prepared by AECOM) and Whole Life Carbon Assessment (ref: Whole Life Carbon Assessment - version 01 - dated 14.09.2021 - prepared by AECOM) hereby approved, or such other updated statement or assessment submitted to the LPA.

(b) Prior to occupation of the development hereby consented, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA (at CircularEconomyLPG@london.gov.uk) along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the LPA, prior to occupation of the relevant building.

(c) Prior to the occupation of the development hereby consented, the post construction tab of the GLA's whole life carbon assessment template shall be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The Post Construction Assessment shall provide an update of the information submitted at planning submission stage (including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used) and shall be submitted to the GLA (at ZeroCarbonPlanning@london.gov.uk) along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the LPA, prior to occupation of the relevant building.

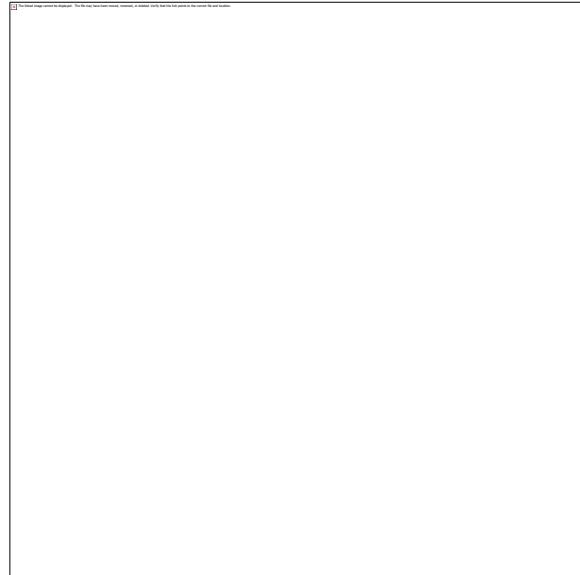
REASON:

To ensure that the proposal responds appropriately to climate change

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policies by reducing carbon emissions and minimising waste streams in accordance with: the National Planning Policy Framework 2021; Policies SI7 (Reducing Waste and Supporting the Circular Economy) and SI2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policies P69 (Sustainability Standards) and P70 (Energy) of the Southwark Plan 2022.

Signed: *Stephen Platts* Director of Planning and Growth

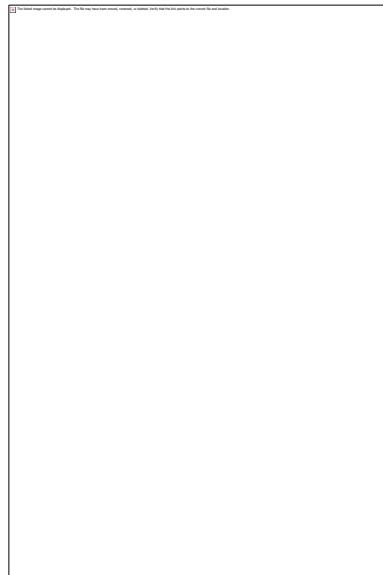
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Informative Notes to Applicant Relating to the Proposed Development

1. FIRE RISK ASSESSMENT/STATEMENT

Paragraph 3.12.9 of London Plan Policy D12 explains that Fire Statements should be produced by someone who is: "third-party independent and suitably-qualified". The Council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The Council accepts fire statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.

The fire risk assessment/statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development. The legal responsibility and liability lies with the 'responsible person'. The responsible person being the person who prepares the fire risk assessment/statement not planning officers who make planning decisions.

2. PARENT APPLICATION (DECISION NOTICE AND S106 LEGAL AGREEMENT) 18/AP/1604

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The applicant is reminded that this Reserved Matters Application is bound by the conditions and s106 legal agreement attached to Outline Planning Permission 18/AP/1604

3. ADDITIONAL PUBLIC REALM

For the avoidance of doubt the applicant is advised that Reel Walk, the piazza and the interim landscape on the northermost section of Park Walk all form part of the Additional Public Realm captured by Schedule 18 of the s106 agreement, which sets out controls in respect of standards of construction, maintenance, access and permitted closures.

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Important Notes Relating to the Council's Decision

1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

- Please note that there is a right of appeal against a planning condition. Further information can be found at:
https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to cil.s106@southwark.gov.uk as soon as

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possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.

- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

[https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/com
munity_infrastructure_levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5)

- Completed forms and any CIL enquiries should be submitted to cil.s106@southwark.gov.uk

3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

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4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

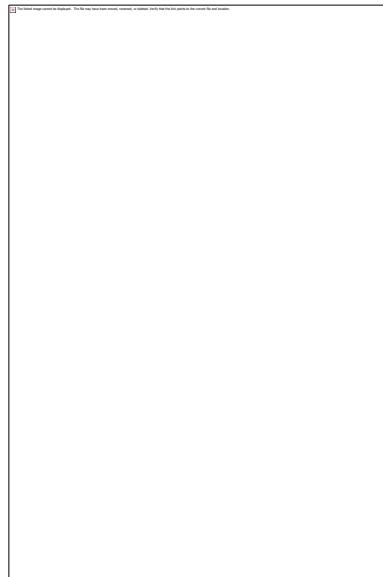
If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

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- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
 - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
 - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
 - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].

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- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

7. Other Approvals Required Prior to the Implementation of this Permission.

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

8. Works Affecting the Public Highway

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

9. The Dulwich Estate Scheme of Management

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised

RECOMMENDATION (DRAFT)

LBS Registered Number: 21/AP/3775

Date of issue of this decision:

www.southwark.gov.uk

to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

10. Building Regulations.

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

11. The Party Wall Etc. Act 1996.

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

APPENDIX 2

Relevant planning policies

National Planning Policy Framework (NPPF)

1. The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
2. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.
3. The relevant chapters of the NPPF are:
 - Chapter 2 - Achieving sustainable development
 - Chapter 5 - Delivering a sufficient supply of homes
 - Chapter 6 - Building a strong, competitive economy
 - Chapter 7 - Ensuring the vitality of town centres
 - Chapter 8 - Promoting healthy and safe communities
 - Chapter 9 - Promoting sustainable transport
 - Chapter 11 - Making effective use of land
 - Chapter 12 - Achieving well-designed places
 - Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
 - Chapter 15 - Conserving and enhancing the natural environment
 - Chapter 16 - Conserving and enhancing the historic environment

London Plan 2021

4. On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London.
5. The strategic objectives of the London Plan 2021 are to build strong and inclusive communities, make the best use of land, promote a healthy city, optimise housing delivery including affordable housing, conserve and enhance London's global competitiveness, and move towards a more resilient and sustainable city. Development proposals must comply with the various policies within the Plan and should follow the guidance set out within Supplementary Planning Documents, Guidance and Strategies.
6. The relevant policies of the London Plan 2021 are:
 - GG1 - Building strong and inclusive communities

- GG2 - Making the best use of land
- GG3 - Creating a healthy city
- GG4 - Delivering the homes Londoners need
- GG5 - Growing a good economy
- GG6 - Increasing efficiency and resilience
- Policy SD1 - Opportunity Areas
- Policy SD6 - Town centres and high streets
- Policy SD7 - Town centres: development principles and development plan documents
- Policy SD8 - Town centre network
- Policy SD9 - Town centres: Local partnerships and implementation
- Policy SD10 - Strategic and local regeneration
- Policy D1 - London's form, character and capacity for growth
- Policy D2 - Infrastructure requirements for sustainable densities
- Policy D3 - Optimising site capacity through design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D8 - Public realm
- Policy D9 - Tall buildings
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D13 - Agent of change
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H4 - Delivering affordable housing
- Policy H5 - Threshold approach to applications
- Policy H6 - Affordable housing tenure
- Policy H7 - Monitoring of affordable housing
- Policy H8 - Loss of existing housing and estate redevelopment
- Policy H10 - Housing size mix
- Policy S1 - Developing London's social infrastructure
- Policy S4 - Play and informal recreation
- Policy S6 - Public toilets
- Policy E1 - Offices
- Policy E2 - Providing suitable business space
- Policy E3 - Affordable workspace
- Policy E4 - Land for industry, logistics and services to support London's economic function
- Policy E8 - Sector growth opportunities and clusters
- Policy E9 - Retail, market and hot food takeaways
- Policy E11 - Skills and opportunities for all
- Policy HC1 - Heritage conservation and growth

- Policy HC5 - Supporting London's culture and creative industries
- Policy HC6 - Supporting the night-time economy
- Policy G1 - Green infrastructure
- Policy G4 - Open space
- Policy G5 - Urban greening
- Policy G6 - Biodiversity and access to nature
- Policy G7 - Trees and woodlands
- Policy SI 1 - Improving air quality
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 3 - Energy infrastructure
- Policy SI 4 - Managing heat risk
- Policy SI 5 - Water infrastructure
- Policy SI 6 - Digital connectivity infrastructure
- Policy SI 7 - Reducing waste and supporting the circular economy
- Policy SI 8 - Waste capacity and net waste self-sufficiency
- Policy SI 12 - Flood risk management
- Policy SI 13 - Sustainable drainage
- Policy T1 - Strategic approach to transport
- Policy T2 - Healthy Streets
- Policy T3 - Transport capacity, connectivity and safeguarding
- Policy T4 - Assessing and mitigating transport impacts
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T6.1 - Residential parking
- Policy T6.2 - Office parking
- Policy T6.3 - Retail parking
- Policy T6.5 - Non-residential disabled persons parking
- Policy T7 - Deliveries, servicing and construction
- Policy T9 - Funding transport infrastructure through planning

Relevant London-level Supplementary Planning Documents/Guidance and Strategies

7. The relevant London-level supplementary planning documents and guidance documents are as follows:

- Mayor of London: Accessible London - Achieving an Inclusive Environment (SPG, 2004)
- Mayor of London: Affordable Housing and Viability (SPG, 2017)
- Mayor of London: Climate Change Mitigation and Energy Strategy (2010)
- Mayor of London: Climate Change Adaptation Strategy (2011)
- Mayor of London: Crossrail Funding (SPG, 2016)
- Mayor of London: Environment Strategy (2018)

- Mayor of London: Housing (SPG, 2016)
- Mayor of London: Planning for Equality and Diversity in London (SPG, 2007)
- Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)
- Mayor of London: Shaping Neighbourhoods - Play and Informal Recreation (SPG, 2012)
- Mayor of London: Social Infrastructure (SPG, 2015)
- Mayor of London: The Control of Dust and Emissions During Construction and Demolition (SPG, 2014)
- Mayor of London: Transport Strategy (2018)

Southwark Plan 2022

8. The relevant policies of the NSP are as follows:

- ST1 - Southwark's Development Targets
- ST2 - Southwark's Places
- SP1 - Homes for all
- SP2 - Southwark Together
- SP3 - A great start in life
- SP4 - Green and inclusive economy
- SP5 - Thriving neighbourhoods and tackling health inequality
- SP6 - Climate emergency
- AV.15 - Rotherhithe Area Vision
- Policy P1 - Social rented and intermediate housing
- Policy P2 - New family homes
- Policy P8 - Wheelchair accessible and adaptable housing
- Policy P13 - Design of places
- Policy P14 - Design quality
- Policy P15 - Residential design
- Policy P16 - Designing out crime
- Policy P17 - Tall buildings
- Policy P18 - Efficient use of land
- Policy P21 - Conservation of the historic environment and natural heritage
- Policy P28 - Access to employment and training
- Policy P30 - Office and business development
- Policy P31 - Affordable workspace
- Policy P32 - Small shops
- Policy P35 - Town and local centres
- Policy P39 - Shop fronts
- Policy P43 - Outdoor advertisements and signage
- Policy P44 - Broadband and digital infrastructure
- Policy P45 - Healthy developments

- Policy P47 - Community uses
- Policy P49 - Public transport
- Policy P50 - Highway impacts
- Policy P51 - Walking
- Policy P53 - Cycling
- Policy P54 - Car parking
- Policy P55 - Parking standards for disabled people and the physically impaired
- Policy P56 - Protection of amenity
- Policy P59 - Green infrastructure
- Policy P60 - Biodiversity
- Policy P61 - Trees
- Policy P62 - Reducing waste
- Policy P64 - Contaminated land and hazardous substances
- Policy P65 - Improving air quality
- Policy P66 - Reducing noise pollution and enhancing soundscapes
- Policy P67 - Reducing water use
- Policy P68 - Reducing flood risk
- Policy P69 - Sustainability standards
- Policy P70 - Energy

Site allocation

9. The Southwark Plan includes a number of ‘Site Allocations’. Site Allocations are detailed development management policies specific to particular potential redevelopment sites in the borough. They specify, among other things, the land uses and development capacity of those sites. The application site is subject to draft Site Allocation NSP81. This is discussed in more detail in the ‘Principle of Development’ section of the Committee Report.

Relevant Local-level Supplementary Planning Documents

10. The relevant supplementary planning documents and guidance documents from the local development plan are as follows:
- 2015 Technical Update to the Residential Design Standards 2011 (SPD, 2015) [Hereafter referred to as the Council’s Residential Design Standards SPD]
 - Design and Access Statements (SPD, 2007)
 - Development Viability (SPD, 2016)
 - Heritage (SPD, 2021)
 - Section 106 Planning Obligations and Community Infrastructure Levy (SPD, 2015 with 2017 Addendum)
 - Sustainability Assessment (SPD, 2009)
 - Sustainable Design and Construction (SPD, 2009)

- Sustainable Transport (SPD, 2010)

Planning history of the site and nearby sites	Status
Reference and Proposal	
<p>18/AP/1604</p> <p>Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:</p> <p>Outline planning permission (all matters reserved) for demolition of all existing structures and redevelopment to include a number of tall buildings comprising the following mix of uses: retail (Use Classes A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation, leisure (including a cinema)(D2), community facilities (including health and education uses)(D1), public toilets, nightclub, flexible events space, an energy centre, an interim and permanent petrol filling station, a primary electricity substation, a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to Canada Water Dock, car parking, means of access, associated infrastructure and highways works, demolition or retention with alterations to the Press Hall and/or Spine Building of the Printworks; and</p> <p>Detailed planning permission for the following Development Plots in Phase 1:</p> <p>Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building, plus basement;</p> <p>Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure centre (D2), retail (A1-A5), and workspace (B1) in a 4, 5 and 6 storey building, plus basement;</p> <p>Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building;</p> <p>Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide a petrol filling station with kiosk, canopy and forecourt area.</p> <p>Each Development Plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.</p>	GRANTED - Major Application 29/05/2020
<p>20/AP/2495</p> <p>Reserved Matters application (access, appearance, landscaping, layout and scale) in relation to Zone L of the Canada Water Masterplan (hybrid planning permission 18/AP/1604) comprising of the construction of a sub-terranean Primary Sub-Station with a single storey access building, ventilation shaft and associated landscaping, servicing and car parking</p>	07/07/2021

<p>21/AP/3841</p> <p>Non-material amendment to planning permission 20/AP/2495 dated 07/07/2021 for reserved matters (access, appearance, landscaping, layout and scale) in relation to Zone L of the Canada Water Masterplan (hybrid planning permission 18/AP/1604) comprising of the construction of a subterranean Primary Sub-Station with a single storey access building, ventilation shaft and associated landscaping, servicing and car parking.</p> <p>The amendments make minor design changes to the above ground structure.</p>	<p>Agreed 04/02/2022</p>
<p>21/AP/3338</p> <p>Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for Development Plots H1 and H2 (Development Zone H of the Masterplan), comprising the partial demolition, vertical and horizontal extension and refurbishment of the former Harmsworth Quays Printworks building to provide 45,504 sqm (GEA) of commercial floorspace comprising workspace (Use Class B1) and flexible workspace/retail (A1-A4/B1) with disabled car parking, cycle parking, landscaping, public realm, plant and associated works.</p> <p>This is an application for subsequent consent accompanied by an environmental statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Councils website (18/AP/1604).</p>	<p>12/07/2022</p>
<p>21/AP/3469</p> <p>Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for the construction of a single carriageway along Printworks Street to serve the Canada Water Masterplan and neighbouring developments and associated public realm and landscape improvements.</p>	<p>16/06/2022</p>

<p>21/AP/3793</p> <p>Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for the construction of an internal servicing street to serve Zones H and L of the Canada Water Masterplan, including associated public realm, car parking, service-bay and landscaping.</p>	<p>Pending consideration</p>
<p>21/AP/4235</p> <p>Non material amendment to planning permission 18/AP/1604 [dated 29.05.2020] in relation to Development Zones F, H and L for 'Hybrid planning permission for the comprehensive redevelopment of land including the Surrey Quays Shopping Centre, Surrey Quays Leisure Park, former Harmsworth Quays Printworks and land at Roberts Close for a range of land uses, new and improved public realm and associated infrastructure works'.</p> <p>The amendment seeks the following: to rectify minor areas of non-compliance with the approved Parameters Plans for Development Zones F, H and L in respect of location of development zones, minimum extent of public realm and height.</p>	<p>Agreed 16/06/2022</p>
<p>22/AP/1004</p> <p>Discharge of planning obligation Schedule 11, Part 2, Paragraphs 3.1 and 3.2 of the Section 106 Agreement 18/AP/1604 in respect of Zone L and F Housing delivery plan</p>	<p>Agreed 29/04/2022</p>

Consultation undertaken

Site notice date: 17/11/2021

Press notice date: 18/11/2021

Case officer site visit date: n/a

Neighbour consultation letters sent: 17/11/2021

Internal services consulted

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Urban Forester

Waste Management

Transport Policy

Statutory and non-statutory organisations

Environment Agency

Historic England

London Underground

Natural England - London & South East Re

Transport for London

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

23 Osier House 14 Quebec Way London
63 Sequoia House 18 Quebec Way
London

21 Elder House 16 Quebec Way London
17 Hornbeam House 22 Quebec Way
London

9 Sitka House 20 Quebec Way London
63 Hornbeam House 22 Quebec Way
London

45 Elder House 16 Quebec Way London
17 Sitka House 20 Quebec Way London
15 Hornbeam House 22 Quebec Way
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26 Sitka House 20 Quebec Way London
33 Hornbeam House 22 Quebec Way
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24 Hornbeam House 22 Quebec Way
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53 Sequoia House 18 Quebec Way
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65 Elder House 16 Quebec Way London
31 Osier House 14 Quebec Way London
22 Osier House 14 Quebec Way London
13 Osier House 14 Quebec Way London
11 Osier House 14 Quebec Way London
5 Elder House 16 Quebec Way London

2 Elder House 16 Quebec Way London
59 Osier House 14 Quebec Way London
52 Elder House 16 Quebec Way London
50 Elder House 16 Quebec Way London
35 Elder House 16 Quebec Way London
18 Elder House 16 Quebec Way London
17 Elder House 16 Quebec Way London
47 Osier House 14 Quebec Way London
46 Osier House 14 Quebec Way London
41 Osier House 14 Quebec Way London
26 Osier House 14 Quebec Way London
20 Osier House 14 Quebec Way London
30 Sitka House 20 Quebec Way London
19 Sitka House 20 Quebec Way London
18 Sitka House 20 Quebec Way London
45 Sequoia House 18 Quebec Way London
23 Sequoia House 18 Quebec Way London
20 Sequoia House 18 Quebec Way London
9 Osier House 14 Quebec Way London
Apartment 65 Claremont House 28 Quebec Way
Apartment 54 Claremont House 28 Quebec Way
Apartment 48 Claremont House 28 Quebec Way
Apartment 47 Claremont House 28 Quebec Way
Apartment 44 Claremont House 28 Quebec Way
Apartment 43 Claremont House 28 Quebec Way
Apartment 31 Claremont House 28 Quebec Way
Apartment 29 Claremont House 28 Quebec Way
Apartment 27 Claremont House 28 Quebec Way
Apartment 23 Claremont House 28 Quebec Way
Apartment 10 Claremont House 28 Quebec Way
Apartment 3 Claremont House 28 Quebec Way
50 Hornbeam House 22 Quebec Way London
43 Hornbeam House 22 Quebec Way London
32 Hornbeam House 22 Quebec Way London

31 Hornbeam House 22 Quebec Way London
21 Hornbeam House 22 Quebec Way London
14 Hornbeam House 22 Quebec Way London
12 Hornbeam House 22 Quebec Way London
Apartment 75 4 Maple Way London
Apartment 81 4 Maple Way London
Apartment 74 4 Maple Way London
55 Osier House 14 Quebec Way London
38 Osier House 14 Quebec Way London
70 Sequoia House 18 Quebec Way London
60 Elder House 16 Quebec Way London
41 Elder House 16 Quebec Way London
6 Hornbeam House 22 Quebec Way London
62 Osier House 14 Quebec Way London
52 Hornbeam House 22 Quebec Way London
54 Sequoia House 18 Quebec Way London
11 Sitka House 20 Quebec Way London
67 Sequoia House 18 Quebec Way London
47 Sequoia House 18 Quebec Way London
39 Sequoia House 18 Quebec Way London
22 Sequoia House 18 Quebec Way London
51 Elder House 16 Quebec Way London
33 Osier House 14 Quebec Way London
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37 Elder House 16 Quebec Way London
32 Elder House 16 Quebec Way London
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37 Osier House 14 Quebec Way London
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40 Sitka House 20 Quebec Way London
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13 Sitka House 20 Quebec Way London

59 Sequoia House 18 Quebec Way
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Apartment 61 Claremont House 28
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Apartment 51 Claremont House 28
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Apartment 32 Claremont House 28
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Apartment 19 Claremont House 28
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Apartment 8 Claremont House 28
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29 Hornbeam House 22 Quebec Way
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2 Hornbeam House 22 Quebec Way
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Apartment 84 4 Maple Way London
Apartment 82 4 Maple Way London
4 Roberts Close London Southwark
45 Hornbeam House 22 Quebec Way
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Osier House 14 Quebec Way London
44 Sequoia House 18 Quebec Way
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32 Sitka House 20 Quebec Way London
43 Osier House 14 Quebec Way London
73 Sequoia House 18 Quebec Way
London
29 Sitka House 20 Quebec Way London
East Warehouse Canada Water Retail
Park Surrey Quays Road
58 Hornbeam House 22 Quebec Way
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8 Sitka House 20 Quebec Way London
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38 Sitka House 20 Quebec Way London
Unit B Hornbeam House 22 Quebec
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18 Sequoia House 18 Quebec Way

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33 Sitka House 20 Quebec Way London
24 Sitka House 20 Quebec Way London
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59 Hornbeam House 22 Quebec Way
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5 Hornbeam House 22 Quebec Way
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Apartment 80 4 Maple Way London
Apartment 72 4 Maple Way London
6 Elder House 16 Quebec Way London
Hawker House Canada Street London
13 Sequoia House 18 Quebec Way
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38 Elder House 16 Quebec Way London
25 Sitka House 20 Quebec Way London
19 Osier House 14 Quebec Way London
46 Sequoia House 18 Quebec Way
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69 Hornbeam House 22 Quebec Way
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35 Sitka House 20 Quebec Way London
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Apartment 70 Claremont House 28
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65 Hornbeam House 22 Quebec Way
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Apartment 83 4 Maple Way London
Apartment 73 4 Maple Way London
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28 Hornbeam House 22 Quebec Way
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10 Osier House 14 Quebec Way London
61 Osier House 14 Quebec Way London
50 Sequoia House 18 Quebec Way
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72 Sequoia House 18 Quebec Way
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Dirtybird Restaurant Printworks Surrey
Quays Road
6 Sitka House 20 Quebec Way London
55 Hornbeam House 22 Quebec Way
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4 Hornbeam House 22 Quebec Way
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75 Sequoia House 18 Quebec Way
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56 Elder House 16 Quebec Way London
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36 Sitka House 20 Quebec Way London
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74 Sequoia House 18 Quebec Way
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71 Sequoia House 18 Quebec Way
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60 Sequoia House 18 Quebec Way
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35 Sequoia House 18 Quebec Way
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Apartment 69 Claremont House 28
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67 Hornbeam House 22 Quebec Way
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61 Hornbeam House 22 Quebec Way
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Apartment 79 4 Maple Way London
Unit 1 Canada Water Retail Park Surrey
Quays Road
Unit A Sequoia House 18 Quebec Way
29 Sequoia House 18 Quebec Way
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55 Elder House 16 Quebec Way London
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19 Sequoia House 18 Quebec Way
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14 Sequoia House 18 Quebec Way
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40 Hornbeam House 22 Quebec Way
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7 Osier House 14 Quebec Way London
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1 Osier House 14 Quebec Way London
Unit 4 Canada Water Retail Park Surrey
Quays Road
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Quebec Way
Apartment 42 Claremont House 28
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Apartment 37 Claremont House 28
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Apartment 18 Claremont House 28
Quebec Way
Apartment 17 Claremont House 28
Quebec Way
Apartment 14 Claremont House 28
Quebec Way
Apartment 13 Claremont House 28
Quebec Way
60 Hornbeam House 22 Quebec Way
London
51 Hornbeam House 22 Quebec Way
London
30 Hornbeam House 22 Quebec Way
London
18 Hornbeam House 22 Quebec Way
London
Unit 2 And 3 24 Quebec Way London
Unit 1 24 Quebec Way London
2 Roberts Close London Southwark
34 Sequoia House 18 Quebec Way
London
66 Hornbeam House 22 Quebec Way
London
20 Sitka House 20 Quebec Way London
7 Hornbeam House 22 Quebec Way
London
41 Sitka House 20 Quebec Way London
64 Sequoia House 18 Quebec Way
London
36 Hornbeam House 22 Quebec Way
London
58 Sequoia House 18 Quebec Way
London
Printworks Surrey Quays Road London
15 Sequoia House 18 Quebec Way
London
11 Elder House 16 Quebec Way London
54 Osier House 14 Quebec Way London
5 Sequoia House 18 Quebec Way
London
63 Elder House 16 Quebec Way London
58 Elder House 16 Quebec Way London
57 Elder House 16 Quebec Way London
46 Elder House 16 Quebec Way London
9 Elder House 16 Quebec Way London
3 Elder House 16 Quebec Way London
18 Osier House 14 Quebec Way London
12 Osier House 14 Quebec Way London
68 Sequoia House 18 Quebec Way
London
66 Sequoia House 18 Quebec Way
London
32 Sequoia House 18 Quebec Way
London
54 Hornbeam House 22 Quebec Way
London
26 Hornbeam House 22 Quebec Way
London
Apartment 63 Claremont House 28
Quebec Way
Apartment 62 Claremont House 28
Quebec Way
Apartment 46 Claremont House 28
Quebec Way
Apartment 15 Claremont House 28
Quebec Way
Apartment 9 Claremont House 28
Quebec Way
44 Hornbeam House 22 Quebec Way
London
13 Hornbeam House 22 Quebec Way
London
Apartment 78 4 Maple Way London
6 Roberts Close London Southwark

5 Roberts Close London Southwark
3 Roberts Close London Southwark
Tedi London Building 11 Quebec Way
London
3 Sequoia House 18 Quebec Way
London
42 Sitka House 20 Quebec Way London
16 Sequoia House 18 Quebec Way
London
23 Elder House 16 Quebec Way London
28 Sitka House 20 Quebec Way London
10 Sitka House 20 Quebec Way London
21 Osier House 14 Quebec Way London
Alfred Salter Primary School Quebec
Way London
23 Sitka House 20 Quebec Way London
49 Hornbeam House 22 Quebec Way
London
41 Sequoia House 18 Quebec Way
London
10 Sequoia House 18 Quebec Way
London
1 Sequoia House 18 Quebec Way
London
62 Elder House 16 Quebec Way London
28 Osier House 14 Quebec Way London
16 Osier House 14 Quebec Way London
13 Elder House 16 Quebec Way London
2 Sequoia House 18 Quebec Way
London
50 Osier House 14 Quebec Way London
34 Osier House 14 Quebec Way London
27 Osier House 14 Quebec Way London
24 Osier House 14 Quebec Way London
39 Sitka House 20 Quebec Way London
34 Sitka House 20 Quebec Way London
31 Sitka House 20 Quebec Way London
22 Sitka House 20 Quebec Way London
69 Sequoia House 18 Quebec Way
London
62 Sequoia House 18 Quebec Way
London
57 Sequoia House 18 Quebec Way
London
48 Sequoia House 18 Quebec Way
London
43 Sequoia House 18 Quebec Way
London
37 Sequoia House 18 Quebec Way
London

11 Sequoia House 18 Quebec Way
London
68 Hornbeam House 22 Quebec Way
London
64 Hornbeam House 22 Quebec Way
London
46 Hornbeam House 22 Quebec Way
London
34 Hornbeam House 22 Quebec Way
London
Apartment 55 Claremont House 28
Quebec Way
Apartment 68 Claremont House 28
Quebec Way
Apartment 67 Claremont House 28
Quebec Way
Apartment 64 Claremont House 28
Quebec Way
Apartment 59 Claremont House 28
Quebec Way
Apartment 52 Claremont House 28
Quebec Way
Apartment 50 Claremont House 28
Quebec Way
Apartment 45 Claremont House 28
Quebec Way
Apartment 40 Claremont House 28
Quebec Way
Apartment 39 Claremont House 28
Quebec Way
Apartment 38 Claremont House 28
Quebec Way
Apartment 33 Claremont House 28
Quebec Way
Apartment 25 Claremont House 28
Quebec Way
Apartment 16 Claremont House 28
Quebec Way
Apartment 7 Claremont House 28
Quebec Way
48 Hornbeam House 22 Quebec Way
London
9 Hornbeam House 22 Quebec Way
London
Apartment 76 4 Maple Way London
Apartment 71 4 Maple Way London
Unit B Sequoia House 18 Quebec Way
1 Roberts Close London Southwark

Re-consultation:

APPENDIX 5

Consultation responses received

Internal services

Archaeology
Design and Conservation Team [Formal]
Local Economy
Ecology
Environmental Protection
Highways Development and Management

Flood Risk Management & Urban Drainage
Urban Forester
Waste Management
Transport Policy

Statutory and non-statutory organisations

Environment Agency
Historic England

London Underground
Natural England - London & South East Re
Transport for London

Metropolitan Police Service (Designing O

Neighbour and local groups consulted:

Flat 29 Claremont House London
Apartment 42 Claremont House 28 Quebec Way London
17 Wolfe Crescent London SE16 6SF
Apartment 19 Claremont House, 24-28 Quebec Way, Canada Water 24-28 Quebec Way London
Flat 22 Sequoia House 18 Quebec Way London
Apartment 46 Claremont House, 28 Quebec Way London
15, Claremont House London SE16 7FS
17 Wolfe Crescent London SE16 6SF
56 Myddleton Avenue London N4 2FG

APPENDIX 6

Design Review Panel Report

Overview of Southwark Design Review Panel, 15 June 2021

1. Chair: Hilary Satchwell
Panel Members: Ann Griffin; Gwenaël Jerrett; Zeyna Soboh; Timothy Burgess
(Confidential in advance of an application)
2. CANADA WATER ZONE L
Architects: Haworth Tomkins
Clients: British Land
Planning Consultants: DP9
3. The Panel welcomed the opportunity to review this important Reserved Matters proposal, one of the first proposals to come forward under the recently approved Canada Water Masterplan Outline Permission. They thanked the Applicants for their clear and detailed presentation, which had been sent to the Panel in advance. The Chair noted that Tibbalds (where they are a director) have been working on a project with Haworth Tomkins but that this did not represent a prejudicial conflict of interest.
4. The Panel investigated further:
 - The sustainability strategy and the structural frame
 - Air-source heat pumps and the amount of space they need and their visual
 - impact
 - Achieving biodiversity net-gain – how this would be quantified
 - Extent of green roofs
 - Single-aspect homes and their location within the scheme
 - Internal light level assessments and how these have informed the design
 - Parking for wheel-chair homes – acceptability of 7% shortfall
 - Community Room – how will this be used and who will manage it?
 - Bike storage and the western frontage of L1 and L2
 - Why no maisonettes on Reel Walk or Printworks Street?
 - Location and design of UKPN sub-station entrance
 - Whether the Garden in L1 should be public or communal (semi-private?)
 - Brick colour strategy between the two buildings
 - The rain garden design of the public footway area
 - The detailed design of the private amenity linked to the communal gardens in
 - L1 and L2
 - The detailed design of the UKPN vent in L2 – not available at the time

5. The Panel generally endorsed the proposal and felt that it had resolved a complex brief well. They felt the complex modelling and articulation of the design was successful and they welcomed the inclusion of maisonettes and terraced houses at ground level. They raised a number of detailed comments about the building layout and architectural expression as well as the landscape and public realm.

Public realm and landscape

6. The Panel enjoyed how play had been incorporated into the landscape but questioned the different characters of each courtyard and wanted to understand more about how these would work. They noted that the presentation did not include details of the palette of materials which will give the landscape design it sense of quality and materiality. This is important in the context of the Masterplan as a whole and could be criticised if one courtyard is considered to be different from the other when both are providing communal amenity for residents. They also highlighted that the design did not extend to the private gardens of the maisonettes on either side of the courtyard garden and these should be considered as part of the landscape design overall.
7. Looking ahead to future reviews of the Masterplan schemes the Panel highlighted the principles set out in the consented Public Realm Design Guidelines. They encouraged the developers to refer to these important principles of the overarching consent and to demonstrate how future RMA proposals comply with these Design Guidelines.
8. The Panel referred to the visualisation on p54 (L1 courtyard) and felt it appeared a tough and joyless compared to the other landscape drawings – dominated by the deck-access structures and reminiscent of the industrial character of the area. They encouraged a closer connection between the landscape and the architecture especially on these communal spaces with landscape extending ideally to the edge of the buildings. The quality of each space will depend on how it is designed in detail, and managed with seating, lighting and well-chosen planting that will endure. In this regard the Panel felt the proposals were somewhat sketchy and lacked detail at this stage.
9. An important feature of the L1 courtyard is the separation between the public realm and the communal amenity. Early visualisations showed a fence-line and gate separating the public from the communal spaces which the Panel questioned. They encouraged the designers to consider this more carefully, acknowledging the need for security and privacy but also highlighting how this would appear to passers-by. From the discussion it became clear that the L1 courtyard is intended to be for residents only, and therefore the thresholds between public and private need to be more clearly articulated and sensitively handled. The Panel suggested a more subtle and layered approach using

landscape to distinguish the public from the private with gates introduced discretely and only if necessary.

10. The Panel asked about wider improvements like traffic calming measures at Quebec Way –at the junction with Reel Walk– or Reel Street. They encouraged the designers to consider these in the wider context of the Masterplan. These will need to be considered as the design is developed. They suggested that there could be an inherent unfairness in the different design between the L1 courtyard and that of L2. These two spaces differ in their purpose and design and offer a different experience to the occupiers of the buildings. Whilst the public space is welcomed at L2, it is not clear how much of that space will actually provide dedicated communal amenity benefit for residents of L2 and L3.
11. The sub-station vent is an important feature of the L2 courtyard that the design team were not able to present this to the Panel. This is a potentially dominant and intrusive feature that the Panel were not able to investigate or comment on. They were not able to fully comment on the quality of the proposals for the courtyard space at L2 as a consequence.

Layout and architectural expression

12. The Panel supported the use of maisonettes on the ground floor – these generally help to ground the buildings and help to establish a double-height datum with active edges to the street. However, they felt the expression of the maisonettes on the ground floor was understated and more could be made of them to ensure that they make each home feel special. They encouraged the designers to give the maisonettes more attention as individual homes perhaps with greater depth and a stronger sense of identity. They felt the current maisonette design could have a stronger residential language by addressing their specific location on the ground floor and a closer connection to their defensible external space.
13. The double-height communal lobbies on the corners are welcomed and give each block a generous and prominent entrance feature. However, the Panel felt the route to the entrance lobby appears circuitous, with spaces that are dominated by fences and could appear austere and uninviting. The Panel suggested that these lobbies could benefit from further design development and perhaps the involvement of an artist. The inclusion of colour and ideas like the incorporation of seating, glazed tiles or mosaic as well as limiting the dominance of the fenced enclosure could help to give these spaces more of a sense of joy and energy. Potentially the involvement of an artist could further transform these entrance halls into bright and welcoming spaces that will contribute positively to the distinct identity of each block.

14. The Panel questioned why the maisonette typology was not also used on Reel Walk or Printworks Street but acknowledged that the bike storage proposed in these locations was large and generous and that the first floor apartments would also offer these streets a degree of natural surveillance.
15. Success in terms of the architectural character of these blocks will rely on the quality of design and architectural detailing. The Panel asked for bay studies of typical features to be submitted with the application in order to embed the quality of design at the Planning stage. They questioned the distinct choice of brick colours between the blocks and felt the red and the grey bricks might be too different from each other unless part of a wider strategy. To assist they suggested the use of a 'family' of similar bricks where the tonality of the brick or a unique pattern or bond could more subtly differentiate one block from the other.
16. The retail spaces at the base of L3 appear to have been highlighted with arches which and it wasn't clear if this was yet a strong enough part of the wider elevational design. Limited information was presented about this block and the detailed design of these retail spaces so the Panel were not able to comment on this aspect of the design to the same extent. Retail frontages typically require areas for signage and ventilation as well as glazed shopfronts with doors. Without more information about the retail spaces including cross sections and elevations it will be difficult to gauge how successful these retail units will be once occupied and used.

Sustainability

17. The Panel understood that air-source heat pumps was the favoured technology for these blocks but noted that limited information had been provided about the environmental ambitions of the scheme including other measures like the use of renewable energy etc. They wanted to see more information about the size of the plant proposed and any screening which they felt would be necessary because the rooftops were visible from nearby vantage points like Stave Hill.

Conclusion

18. The Panel were positive and generally supported the proposal and felt it held a lot of promise. As one of the first phases of the consented Masterplan it was imperative that this design becomes the quality benchmark for the Masterplan as a whole. They suggested improvements to the detailed landscape design and the architectural expression to be included the application in due course and followed through to construction.

APPENDIX 7

Proposed Land Use Schedule

1. The schedule below lists the various proposed uses on site according to their classification under SI 1987/764 rather than the more recent September 2020 amendment of the Order.

<u>Use Class</u>	<u>Floor(s)</u>	<u>Description</u>	<u>Format</u>	<u>GIA / area (sq. m)</u>
Block L1 unit fronting Reel Street	00		Internal	57
Block L2 unit fronting the square	00		Internal	59
Block L2 unit fronting Reel Street	00	Classes A1-A4, B1 and D1 (flexi commercial/ community)	Internal	82
Block L3 unit at jcn of Reel Street and Quebec Way	00		Internal	63.5
Block L3 unit at jcn of Park Walk and Quebec Way	00		Internal	42.5
Block L3 unit fronting the piazza	00		Internal	110
Total flexible Classes A1-A4, B1 and D1				414
84 dwellings at Block L1	00-09	Class C3	Internal	8,312
Back-of-house facilities (cycle parking, sprinkler tanks, plant etc) at Block L1	00	Class C3 (ancillary to residential)		294
90 dwellings at Block L2	00-09	Class C3	Internal	7,793
Back-of-house facilities (cycle parking, sprinkler tanks, plant etc) at Block L2	00	Class C3 (ancillary to residential)	Internal	388
63 dwellings at Block L3	01-08	Class C3	Internal	5,740

Back-of-house facilities (cycle parking, sprinkler tanks, plant etc) at Block L2	01-08	Class C3 (ancillary to residential)	Internal	248
Total Class C3				22,775
Substation facilities in the L2 square	00	Sui Generis (ancillary to substation)	Internal	92
Total Sui Generis				92
TOTAL PROPOSED INTERNAL AREAS – GIA				<u>23,281</u>

2. Under the new Use Classes Order of September 2020, the land uses listed in the above table by their former classification of Classes A1, A3 and D1 fall into the new Class E (commercial, business and services). Class C3 and the Sui Generis substation use remain unchanged by the new Use Classes Order.