

## **Thames Tunnel Site Assessment**

### **1. Summary of the project**

The Thames Tunnel is a linear infrastructure project that will pass through the administrative areas of up to 13 London local authorities. The alignment of the tunnel will broadly follow the route of the River Thames from west London to Beckton Sewage Treatment Works in the east. The existing Combined Sewer Overflows to be intercepted will be connected to the Thames Tunnel and flows will be forwarded for treatment at Beckton STW.

The main elements of the proposed Thames Tunnel Project include;

- Main tunnel approximately 32km in length with an estimated 7.2m internal diameter
- Main shafts to facilitate tunnel construction and for permanent operational tunnel access
- Intermediate shaft sites to undertake planned inspections of tunnel boring machines and to provide access for this; and
- Combine Sewer Overflow (CSO) interception works

### **Main and Intermediate Shaft Site requirements**

#### 1. Site Size

Sites less than 1000sqm were not considered acceptable

Sites between 1000sqm and 5000sqm were considered acceptable

Sites in excess of 5000sqm were considered to be most suitable

The basis of this was that a small site could be used in conjunction with another site to produce a combined usable area.

#### 2. Distance from the River

Sites need to be less than 100 metres away from the River Thames.

Sites with a river frontage are most desirable in that they have the potential for direct access to wharfage or jetty facilities (either existing or purpose built).

### **Combined Sewer Overflow (CSO) Site requirements**

#### 1. Site size

Sites less than 600sqm were not considered to be acceptable

Sites between 600sqm and 1200sqm were considered to be acceptable

Sites in excess of 1200sqm were considered to be most suitable

#### 2. Distance from the River

Sites within 100m of the river were considered to be most suitable

Sites between 100m and 200m were considered to be acceptable

Sites further than 200m were considered least suitable

Exceptions were made for sites associated with CSOs that do not discharge directly into the River Thames and for some of the pumped CSOs.

## **2. Methodology**

We have carried out an assessment of the potential sites identified by Thames Water to inform our response to the consultation.

The potential sites were first assessed against 4 eliminating criteria;

1. If the site is Metropolitan Open Land (MOL) or Borough Open Land (BOL) in an area of open space deficiency
2. If the site is further than the required distance from the river
3. If the size of the site is too small to meet the minimum requirements
4. If the Southwark Plan allocates the site for facilities of regional or national significance.

If the sites met any of these criteria we have removed them from the list of potential sites and they have not been included in the subsequent stages of the assessment.

The remaining potential sites were assessed using 7 criteria;

1. The size of the site
2. Distance from the river Thames
3. The site designations
4. If the site is included in the Strategic Housing Land Availability Assessment (SHLAA)
5. If the site is included in the Employment Land Review (ELR)
6. If the site as permitted development or is designated as a proposals site
7. The site amenity

All of the sites identified by Thames Water in Southwark have been assessed, this included short listed sites and rejected sites.

### Scoring

<b>Criteria</b>	<b>Score 0</b>	<b>Score 1</b>	<b>Score 2</b>
Size of site	Less than minimum requirements	Between minimum and maximum requirements	Exceeds maximum requirements
Distance from river	Less than minimum requirements	Between minimum and maximum requirements	Exceeds maximum requirements
Site designations	Where site is MOL or BOL and not in area of open space deficiency,	Where the site is in a Conservation area, APZ or SINC	No designations
SHLAA Site	Site is included in	Site excluded from SHLAA (unless	N/A

	SHLAA	designated as MOL or BOL)	
Employment site	Site is included in ELR	Site excluded from ELR (unless designated as MOL or BOL)	N/A
Permitted development or Proposals Site	Site is a proposals site or has planning permission	Site is not a proposals site and has no planning permission (unless designated as MOL or BOL)	N/A
Amenity	Sensitive neighbouring uses	Some sensitive uses surrounding site	No sensitive uses surrounding site

### **3. Results**

#### **Southwark Council eliminated sites:**

##### 1. S40SK Potters Field Park

Reason:

The site is designated as metropolitan open land in an area of open space deficiency

##### 2. S41SK Potters Field Development Site

Reason:

The site is within a strategic cultural area. As set out in the Southwark Plan, the Strategic Cultural area includes Potter's Fields, which has been designated as a site for redevelopment that will include a major new arts or cultural use of London or nation-wide importance.

##### 3. S71SK Durrands Wharf

Reason:

The site is designated as Borough Open Land in an area of open space deficiency.

##### 4. S08SK Open space at front of Tate Modern

Reason:

The site is within a strategic cultural area. As set out in the Southwark Plan, the Strategic Cultural Area extends along the River Thames to include Shad Thames area, and south to Union Street and Bermondsey Square. This is to enhance this stretch of the river as a destination in its own right and complement other visitor attractions which already exist in the area.

**Scores for the remaining Thames Water's sites:**

<b>Site Ref</b>	<b>Site</b>	<b>Type of site</b>	<b>Score</b>
S74SK	South Dock marina Boat Yard, calypso way	Intermediate shaft	7
CS31Xc	Earl Pumping Station boat yard, accessed via Calypso way	CSO	7
CS28Xa	Shad Thames Pumping Station, Foreshore	CSO	7
CS28Xf	Shad Thames Pumping Station, parking and garages to block of flats	CSO	6
CS28Xe	Shad Thames Pumping Station, playground	CSO	6
S45SK	Chambers Wharf, Chambers Street	Intermediate shaft	6
S54SK	Kings Stairs Gardens, Jamaica Road	Main/Intermediate shaft	4

**Scores for the Thames Water's Rejected sites:**

<b>Site Ref</b>	<b>Site</b>	<b>Type of site</b>	<b>Score</b>
CS28Xd	Shad Thames Pumping Station, Fair Street	CSO	6
S02SK	Cleared site off Stamford Street	Intermediate shaft	6
S72SK	Surrey Docks Farm, Rotherhithe street	Split main/intermediate shaft	4

#### **4. Site analysis**

##### **Thames Water Shortlisted sites:**

Site name: Chambers Wharf, Chambers Street

Site reference: S45SK

Type of Site: Intermediate shaft site

Included on Thames Water short list: Yes

Size of site	13,561sqm	2
Distance from river	Minimum distance: 40m Maximum distance: 110m	2
Site designations	Archaeological Priority Zone Thames Special Policy Area	1
SHLAA Site	Tier 1 SHLAA Site (ref 1011) 2011-2016 (511 units)	0
Employment site	No	1
Permitted development or Proposals Site	Proposals site 5P 07-AP-1262 pending	0
Amenity	Mixed use and residential	0
		<b>6</b>

Site name: King Stairs Gardens, Jamaica Road

Site reference: S54SK

Type of Site: Main/Intermediate shaft site

Included on Thames Water short list: Yes

Size of site	29,506sqm	2
Distance from river	Minimum distance: 0m Maximum distance: 213m	2
Site designations	Metropolitan Open Land Archaeological Priority Zone Thames Special Policy Area	0
SHLAA Site	N/A site designated as MOL	0
Employment site	N/A site designated as MOL	0
Permitted development or Proposals Site	N/A site designated as MOL	0
Amenity	Surrounded by residential	0
		<b>4</b>

Site name: South Dock Marina Boat Yard, Calypso Way

Site reference: S74SK

Type of Site: Intermediate shaft site

Included on Thames Water short list: Yes

Size of site	9,217sqm	2
Distance from river	Minimum distance: 0m Maximum distance: 69m	2

Site designations	Archaeological Priority Zone Thames Special Policy Area	1
SHLAA Site	Tier 4 SHLAA site (ref 4053) 2016-2021 16 units	0
Employment site	No	1
Permitted development or Proposals Site	Allocated in Canada Water AAP Proposals site 48P	0
Amenity	Residential and marina	1
		<b>7</b>

Site name: Shad Thames Pumping Station, Foreshore

Site reference: CS28XA

Type of Site: CSO Site

Included on Thames Water short list: Yes

Size of site	1,860sqm	2
Distance from river	Minimum distance: 0m	2
Site designations	Conservation area Site of Importance for Nature Conservation (part of site) Archaeological Priority Zone (part of site) Thames Special Policy Area	1
SHLAA Site	No	1
Employment site	ELR C15	0
Permitted development or Proposals Site	No	1
Amenity	Surrounded by residential	0
		<b>7</b>

Site name: Shad Thames Pumping Station, Playground

Site reference: CS28XE

Type of Site: CSO Site

Included on Thames Water short list: Yes

Size of site	2,545sqm	2
Distance from river	Minimum distance: 410m	0
Site designations	Archaeological Priority Zone Other Open Space	1
SHLAA Site	No	1
Employment site	No	1
Permitted development or Proposals Site	No	1
Amenity	Surrounded by residential	0
		<b>6</b>

Site name: Shad Thames Pumping Station, Parking and garages to block of flats

Site reference: CS28XF

Type of Site: CSO Site

Included on Thames Water short list: Yes

Size of site	2,862sqm	2
Distance from river	Minimum distance: 370m	0
Site designations	Archaeological Priority Zone	1
SHLAA Site	No	1
Employment site	No	1
Permitted development or Proposals Site	No	1
Amenity	Surrounded by residential and a school	0
		<b>6</b>

Site name: Earl Pumping Station, Boat yard accessed via Calypso Way

Site reference: CS31XC

Type of Site: CSO Site

Included on Thames Water short list: Yes

Size of site	6,488sqm	2
Distance from river	Minimum distance 10m	2
Site designations	Thames Special Policy Area Archaeological Priority Zone	1
SHLAA Site	Tier 4 SHLAA site (ref 4053) 2016-2021 16 units	0
Employment site	No	1
Permitted development or Proposals Site	Allocated in Canada Water AAP	0
Amenity	Surrounded by residential and marina	1
		<b>7</b>

### Thames Water Rejected sites:

Site name: Cleared site off Stamford Street

Site reference: S02SK

Type of Site: Intermediate shaft site

Included on Thames Water short list: No

Size of site	5,438sqm	2
Distance from river	Minimum distance: 65m Maximum distance: 167m	2
Site designations	Archaeological Priority Zone	1
SHLAA Site	1 tier SHLAA Site (Ref 1016) 2011-2016 96 units	0
Employment site	ELR C12	0
Permitted development or Proposals Site	Planning permission March 2009 (96 units + mixed use)	0
Amenity	Mixed use – office, residential and commercial	1
		<b>6</b>

Site name: Surrey Docks Farm, Rotherhithe Street

Site reference: S72SK

Type of Site: Split Main/Intermediate shaft site

Included on Thames Water short list: No

Size of site	8,807sqm	2
Distance from river	Minimum distance: 0m Maximum distance: 113m	2
Site designations	Borough Open Land Thames Special Policy Area Archaeological Priority Zone (part of site) Site of Importance for Nature Conservation	0
SHLAA Site	N/A designated as BOL	0
Employment site	N/A designated as BOL	0
Permitted development or Proposals Site	N/A designated as BOL	0
Amenity	Surrounded by residential & Community use	0
		<b>4</b>

Site name: Shad Thames Pumping Station, Fair Street

Site reference: CS28XD

Type of Site: CSO Site

Included on Thames Water short list: No

Size of site	748sqm	1
Distance from river	Minimum distance: 330m	0
Site designations	Archaeological Priority Zone	1
SHLAA Site	No	1
Employment site	No	1
Permitted development or Proposals Site	No	1
Amenity	Surrounded by residential and offices TLRN road (Tooley Street)	1
		<b>6</b>