



LOCAL DEVELOPMENT FRAMEWORK

CONSULTATION REPORT

Canada Water Area Action Plan
Publications/submission version

No.	Title
Appendix 1	Inspector's report (the main document is available with the agenda pack and the appendices A and B are available on the website)
Appendix 2	Canada Water AAP adoption version (available with the agenda pack)
Appendix 3	Canada Water AAP adoption version consultation report (available on the website)
Appendix 4	Canada Water AAP adoption version final sustainability appraisal (available on the website)
Appendix 5	Canada Water AAP adoption version equalities impact assessment (available on the website)

January 2010

Contents

Page 2	1	INTRODUCTION
Page 4	2	WHO AND HOW WE CONSULTED
Page 9	3.	SUMMARY OF REPRESENTATIONS MADE AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT
Page 46	4	MONITORING THE CONSULTATION
Page 49	5	APPENDICES
Page 49		APPENDIX 1: Canada Water Area Action Plan Issues & Options consultation plan
Page 59		APPENDIX 2: Canada Water Area Action Plan Preferred Options consultation plan
Page 78		APPENDIX 3: Canada Water Area Action Plan Publication/Submission version consultation plan
Page 93		APPENDIX 4: Breakdown of consultees on the Planning Policy database
Page 94		APPENDIX 5: Consultation carried out in the Canada Water Area
Page 111		APPENDIX 6: Issues and options stage notification letter
Page 114		APPENDIX 7: Issues and Options stage press advertisement
Page 115		APPENDIX 8: Document locations
Page 117		APPENDIX 9: Preferred option notification letter
Page 119		APPENDIX 10: Preferred option press advert
Page 120		APPENDIX 11: Publication stage notification letter
Page 122		APPENDIX 12: Publication/submission press advert
Page 123		APPENDIX 13: Albion Street cafe Conversations (see separate report)
Page 123		APPENDIX 14: Marketlink Research Report (see separate report)
Page 123		APPENDIX 15: Youth event consultation
Page 127		APPENDIX 16: Table of representations received at issues and options and preferred options stages
Page 127		APPENDIX 17: Table of representations received at publication stages
Page 127		Appendix 18: Summary of Questionnaire Responses at preferred options stage
Page		Appendix 19: List of representors at publication/submission stage
Page		Appendix 20: Consultation Plan for Further Changes
Page		Appendix 21: Further changes consultation letters
Page		Appendix 22: Further changes press notice

Page **Appendix 23: table of representations received during the
further changes consultation**

1 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

- 1.1.1 The purpose of this document is to demonstrate the consultation undertaken in developing the Publications/submission for the Canada Water Area Action Plan (AAP). This document is prepared under Regulation 30 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008).
- 1.1.2 This report shows who has been consulted, how they were consulted and a summary of the main issues raised during the consultation. The report will also demonstrate compliance with the Council's adopted Statement of Community Involvement (SCI).
- 1.1.3 This report is structured as follows:
- This first introductory section sets out the purpose of the report, the objectives for consultation and outlines the background to the AAP.
 - The second section identifies who and how we consulted, in compliance with Regulations 25 and 27 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008).
 - The third section sets out a summary of the consultations made to date, including those made in response to consultation on the publication/submission draft AAP (Regulation 28 responses) and explains how these were taken into account in the development of the AAP.
 - Finally, the last section sets out how the consultation was monitored and how this has been taken into account.

1.2 THE OBJECTIVES OF CONSULTATION

- 1.2.1 The consultation undertaken during the course of developing the Publications/submission Canada Water AAP meets and exceeds the government requirements under the Planning Regulations. It has also been carried out in accordance with the Council's Statement of Community Involvement (SCI) which was adopted on January 29th 2008.
- 1.2.2 During the initial stages of preparing the Canada Water AAP a Consultation Strategy (October 2008) was prepared to guide consultation through the course of the plan's preparation. The consultation strategy was based upon a thorough understanding of stakeholders and previous consultation that had been undertaken in the area. The strategy recognises that the methods of consultation need to respond to and effectively involve the diverse local population. The strategy sets out consultation principles which are:
- Empower local people to participate in the Canada Water Area Action Plan
 - Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.

- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easy to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement.

1.2.3 The consultation strategy sets out that a Consultation Plan would be prepared for each stage of plan making. The Consultation Plans for the Issues and Options, Preferred Options, and Publication/Submission Draft are set out in Appendices 1, 2 and 3 respectively. This Plan elaborates on the overarching Consultation Strategy, providing more detail with regards to the planned consultation events.

1.3 BACKGROUND

1.3.1 The preparation of Canada Water AAP started in January 2008. The following reports have been produced to develop the Publications/submission version of the Canada Water AAP.

- Sustainability Appraisal Scoping Report (March 2008) – has been subject to a 6 week consultation from 14 March 2008 to 25 April 2008
- An Issues and Options Report– this was published in January 2009 and sets out a number of options for future development in the AAP area. This was subject to a 12 week consultation period. An Interim Sustainability Appraisal and stage 1 Equalities Impact Assessment were also published in January 2009 and subject to the same consultation period.
- A Preferred Options report – this was published July 21 2009 and sets out the preferred option for future development in the AAP area. This was subject to a 15 week consultation period. Formal consultation took place from September 1 2009 to November 6 2009. An Sustainability Appraisal and stage 2 Equalities Impact Assessment were also published in July 2009 and subject to the same consultation period.
- Publication/submission AAP: This was published in December 2009. Formal consultation commenced on 29 January 2010 for six weeks. The Equalities Impact Assessment and the Sustainability Appraisal were updated to reflect any changes.
- Further changes consultation: following the receipt of the Inspectors Report on the Core Strategy it was necessary to make further changes to the AAP to include 3 new SINC designations in policy 18 and to add minimum dwelling sizes to policy 23. These changes were subject to a 12 week consultation from 11 March 2011 – 2 June 2011

2. WHO AND HOW WE CONSULTED

2.1 WHO WAS CONSULTED?

- 2.1.1 Regulation 30 (d) (i) states that local planning authorities should prepare a statement setting out which bodies and persons were invited to make representations under regulation 25 (pre-publication consultation).
- 2.1.2 Regulations 25 and 27 of the Town and Country (Local Development) (England) Regulations 2004 (amended 2008) states that local planning authorities must notify appropriate organisations (“specific and general consultation bodies”) which may be affected by or have an interest in development plan documents (DPD’s), which include AAPs, and invite them to make representations. In addition, the Regulations state that the local planning authority must also consider whether it is appropriate to invite representations from local residents or businesses in the area. Southwark’s SCI sets out a list of statutory and non-statutory consultees for DPD’s (Appendix E of the SCI).
- 2.1.3 Specific Consultation Bodies: All the statutory organisations set out in Appendix E of the SCI have been notified at each stage of the AAP preparation process.
- 2.1.4 General Consultation Bodies: Notification letters were sent to individuals and organisations at issues and options, preferred option and publication/submission draft stages. These included all the local and other consultees set out in Appendix E of the SCI. A breakdown of these consultees is set out in Appendix 4.
- 2.1.5 Local residents and businesses: At issues and options, preferred option and publication/submission draft stages notification letters were sent to all the residents whose details we maintain on a consultation mailing list. A breakdown of these consultees is set out in Appendix 4. All residents and businesses living within the AAP core area were notified.
- 2.1.6 Consultation was also carried out with the Canada Water Consultative Forum and the Rotherhithe Community council at each stage. The Canada Water Consultation Forum is an independent body established to promote, secure and implement a programme of sustainable development for the Rotherhithe Peninsula. Community councils are meetings between councillors and the public that give decision making back to the people it affects directly, eg the citizens of the area. These groups were involved through out the consultations. Council officers attended meetings and made presentations on the draft AAP.
- 2.1.7 Local residents and businesses have also been invited to participate in consultation through other means such as exhibitions, website updates, newsletters and a notification in the local press. Details of these are set out in section 2.2.
- 2.1.8 By consulting the specific and general consultation bodies, as well as local residents, community groups and businesses, we have met the requirements of Regulations 25 and 27 of the Town and Country (Local Development)(England) Regulations 2004 (amended 2008) and the council’s SCI.

2.2 METHODS OF CONSULTATION

- 2.2.1 Regulation 30 (d) (ii) states that local planning authorities should prepare a statement setting out how those bodies and persons were invited to make representations under regulation 25 (pre-publication consultation). This section, together with appendix 5, demonstrates how we have met and gone beyond the minimum requirements for consultation set out in Regulations 25 and 27 and the SCI. This section summarises the methods of consultation which we used at each stage of the process in order to meet the objectives of the Consultation Strategy and comply with the Regulations and the SCI. Appendix 5 contains a table with a full summary of the consultation which took place.
- 2.2.2 Throughout the various stages of preparation of the AAP different methods of consultation were used to ensure that consultation was carried out as widely as possible. Using a variety of methods enabled a wide range of people of different ages and from different backgrounds to get involved in the preparation of the document.

Evidence gathering

- 2.2.2 The consultation which took place at the first stage in preparing the AAP is set out below:
- Pre AAP consultation: Results of previous consultation undertaken in the area were reviewed. This included consultation on the Southwark Plan (2007), the Canada Water Supplementary Planning Document (February 2005) and Canada Water Masterplan (October 2005)
 - Sustainability appraisal scoping report: Consultation on the SA scoping report took place over a 6 week period from 14 March 2008 to 25 April 2008. It was publicised on the council's website, in local libraries and council offices and by means of an advert in the press. Notification letters were sent to statutory consultees.
 - Stakeholder meetings: Officers informed various groups in the area about the preparation of the AAP and the consultation on the scoping report in April 2008. Presentations were made at the Rotherhithe Community Council, the Canada Water Consultative Forum, landowners forum meeting, presentation to the council's development partner and Tenants and Resident's Associations.

Issues and options

- 2.2.3 The consultation that took place at issues and options stage is set out below;
- Publicity: Informal consultation took place over a 6 week period between 25th November 2008 and 9th January 2009. Formal consultation took place over a 6 week period between 9th January 2009 and 20th February 2009. Notification was undertaken by means of a mail out to contacts on

Southwark's Planning Policy database (see Appendix 6 for a copy of the letter) , Southwark's website, a newspaper advert (see Appendix 7) and by ensuring that information was available in libraries and council offices (see Appendix 8 for a full list of locations).

- Online consultation: During the formal consultation period the Issues and Options report was made available to interested parties on the planning policy team's online consultation web page. Here the document and consultation questionnaire were available to be viewed in HTML format, much like web pages. The consultation questionnaire was interactive and could be completed and submitted online in one easy process. Links from the council's/planning policy team's main Canada Water page were provided to the consultation page.
- Events and exhibitions: Five exhibitions took place at various locations around the Canada Water Area during the 12 week consultation period. This sought feedback on the issues and options from any interested parties. The dates, times and locations of these exhibitions are explained in Appendix 5.
- Stakeholder/ community group meetings: Officers attended various meetings during the course of the Issues and Options consultation period. Full details are provided in Appendix 5. Meetings attended included the Canada Water Consultative Forum, Rotherhithe Community Council, Redriff Tenants and Residents Association and the Bermondsey and Rotherhithe Green Enthusiasts.
- Focus groups: Southwark commissioned Marketlink to undertake a survey of local people's awareness of regeneration proposals at Canada Water and their views on the key themes of the AAP. 607 interviews were carried out to provide quantitative data. Qualitative data was provided by 24 in-depth telephone interviews and 2 focus groups. Further information is provided in Marketlink Research's report on Residents and Visitors Quantitative and Qualitative Research. In addition, Time and Talents and the Bermondsey and Rotherhithe Development Partnership organised a series of Cafe Conversations to discuss issues association with Albion Street and potential solutions. Further information is provided in the Cafe Conversations Report.

Preferred options

2.2.4 The consultation that took place at preferred options stage is set out below:

- Publicity: Informal consultation took place over a 6 week period between 21 July and 31st August 2009. Formal consultation took place over an 8 week period between 1 September 2009 and 6 November 2009. Notification was undertaken by means of a mail out to contacts on Southwark's Planning Policy database (see Appendix 9 for a copy of the letter) , Southwark's website, a newspaper advert (see Appendix 10) and by ensuring that information was available in libraries and council offices (see Appendix 8 for a full list of locations).
- Online consultation: During the formal consultation period the preferred option report was made available to interested parties on the planning policy team's online consultation web page. Here the document and consultation questionnaire were available to be viewed in HTML format, much like web pages. The consultation questionnaire was interactive and could be

completed and submitted online in one easy process. Links from the council's/planning policy teams main Canada Water page were provided to the consultation page.

- Events and exhibitions: Three exhibitions took place at various locations around the Canada Water Area during the consultation period. These included an exhibition at Albion Primary School, an exhibition in the Surrey Quays Shopping centre and also an exhibition at Alfred Salter Primary School. These sought feedback on the preferred options from any interested parties.
- Stakeholder/ community group meetings: Officers attended various meetings during the course of the preferred options consultation period. Meetings attended included the Canada Water Consultative Forum, Rotherhithe Community Council, Southwark Cyclists, Public Transport Consultative forum, Southwark Mobility Forum, Enterprise Partnership, Beautiful Feet Community Outreach, Bengali Community Development Project and the Bermondsey and Rotherhithe Green Enthusiasts.
- Youth consultation: Officers consulted young people who were participating in community sports programme five-a-side football games in the Rotherhithe area. A questionnaire was distributed and an overview of the Preferred Options was given. Appendix 15 sets out the questionnaire and summary of the comments received.

Publication/submission draft

2.2.5 The consultation that took place at publication/submission stage is set out below:

- Publicity: Informal consultation took place over a 6 week period between 18 December 2009 and 28 January 2010. Formal consultation took place over an 6 week period between 29 January 2010 and 12 March 2010. Notification was undertaken by means of a mail out to contacts on Southwark's Planning Policy database (see Appendix 11 for a copy of the letter) , Southwark's website, a newspaper advert (see Appendix 12) and by ensuring that information was available in libraries and council offices (see Appendix 8 for a full list of locations).
- Online consultation: During the formal consultation period the publication/submission version AAP was made available to interested parties on the planning policy team's web pages. Here the document was available to view and download. A consultation questionnaire was also available in pdf format and HTML format. Links from the council's/planning policy teams main Canada Water page were provided to the consultation page.
- Events and exhibitions: At this stage of the process, respondents can only submit representations on the soundness of the document and therefore no events or exhibitions were held.
- Stakeholder/ community group meetings: At this stage of the process, respondents can only submit representations on the soundness of the document and so fewer meetings were attended. A presentation was made to the Canada Water Consultative Forum and officers attended Rotherhithe Community Council documents to circulate documents and answer questions.

Further changes consultation

2.2.8 The consultation that took place for the further changes is set out below:

- We invited representations on the soundness of the proposed further changes to the Canada Water AAP publication/submission draft AAP between 22 April 2011 and 2 June 2011. The changes were available for inspection for information consultation from 11 March – 21 April 2011.
- The Plan for publicising the further changes is set out in Appendix 20. This Plan elaborates on the overarching Consultation Strategy, and outlines all of the consultation methods that were undertaken for the proposed further changes to the publication/submission version Canada Water AAP. It also sets out the different groups that were consulted and the consultation methods that are applicable to those groups.
- Specific Consultation Bodies: All the statutory organisations set out in Appendix E of the SCI have been notified of the further changes. (See appendix 21)
- General Consultation Bodies: Notification letters were sent to individuals and organisations on our consultation database (See appendix 21)
- Local residents and businesses: Notification letters were sent to all consultees on our consultation database (See appendix 21)
- Other groups: Consultation was also carried out with the Canada Water Consultative Forum, Friends of Russia Dock Woodlands and the Rotherhithe Community Council. The Canada Water Consultation Forum is an independent body established to promote, secure and implement a programme of sustainable development for the Rotherhithe Peninsula. The FRDW are a group of residents who help to protect and enhance the woodland and the Stave Hill ecological park, which together run through the middle of the Rotherhithe peninsula. Community councils are meetings between councillors and the public that give decision making back to the people it affects directly, e.g. the citizens of the area. These groups were involved throughout the publication of the proposed further changes to the AAP. Council officers attended meetings and made presentations on the proposed further changes.
- We also published a notification in the local press advertising the start of the consultation period for the proposed further changes and published them on our website. Details are set out in Appendix 22.
- We displayed the proposed further changes and a statement of the representations procedure in the libraries, the one-stop shops, town hall and neighbourhood housing offices.

3. SUMMARY OF REPRESENTATIONS MADE AND HOW THESE HAVE BEEN TAKEN INTO ACCOUNT

3.1 SUMMARY OF REPRESENTATIONS MADE

3.1.1 Regulation 30 (d) (iii) states that local planning authorities should provide a summary of the main issues raised by the representations made pursuant to regulation 25 (pre-publication consultation). The following section presents a summary of the main issues arising from the consultation which has been carried out and a brief explanation about how these issues have been considered in preparing the Publications/submission of the Canada Water AAP.

3.1.2 Further information on the issues which arise in this section can be found in Appendices 16 and 17 which contains a table of all the comments received and the council's response to them.

Issues and options consultation

3.1.3 The Issues and options document set out two different options for developing the Canada Water area. Option one focussed on building more homes, while option 2 described a regeneration approach which as well as homes, provided more jobs, shopping facilities and leisure opportunities.

3.1.4 During the consultation we collected consultees views about these two options and what people thought would be the best ways to make Canada Water the highly successful place that we believe it has the potential to be. In total, 112 representations were received in response to the issues and options report, this included 95 completed questionnaires, 20 emails and 7 written letters. A petition with 37 signatures relating specifically to the Fish Farm site was also submitted. The results of the questionnaire (number of people supporting either option) and the main issues raised in response to this formal consultation were:

3.1.5 Boundary of the AAP: There was strong support for the proposed boundaries of the AAP. 68 individuals/organisations agreed with the boundaries whilst 17 disagreed. The exclusion of Albion Street in the core area was given as a reason by some of those that disagreed.

3.1.6 The Vision and objectives: 48 individuals/organisations agreed with the vision and objectives and 37 disagreed. The main concerns raised were related to the development of a town centre. Some of those that disagreed felt that the area doesn't need any more development and are happy with the areas current characteristics. In contrast some of those that agreed with the vision felt that the area needs to become more vibrant and active with new shops and facilities.

3.1.7 Shopping: 57 individuals/organisations chose option B and 19 chose option A. Strong support for option B comes with many individuals/organisations being concerned with the quality of any new retailers and a keen interest in smaller, independent local retailers being provided for. Street markets are also supported.

3.1.8 Albion Street: Option B was favoured with 45 supporters and 21 choosing option A. Comments regarding Albion Street clearly identify a desire for the streets retail

- use to be protected and enhanced. A street market and community uses are also supported and respondents feel the area will benefit from better links to Canada Water tube station.
- 3.1.9 The road network and car parking: There was strong support for option B with 52 supporting it and 25 supporting option A. Overall individuals/organisations agreed that the road network needs to be improved. Parking was also an important issue with some favouring less to reduce traffic whilst others were keen to protect parking and feel less parking wouldn't help local businesses and retailers develop.
- 3.1.10 Public Transport: 83 individuals/organisations chose option B and 7 individuals/organisations chose option A. Overall there was strong support for improving bus services, especially their frequency. Increased use of the river was supported but concerns with the cost of using river services were raised.
- 3.1.11 Walking and cycling: Option B was supported with 62 individuals/organisations choosing it and 18 people choosing option A. The main issue raised regarding walking and cycling was the development of the Sustrans Bridge between Rotherhithe and Canary Wharf which received strong support.
- 3.1.12 Leisure and entertainment: 54 individuals/organisations chose option B whilst 22 chose option A. The Seven Island Leisure Centre was an issue of concern for many individuals/organisations. It is generally felt that a swimming pool and associated facilities should continue to be provided in the area, some stated that its current location is ideal. Others felt the location was not important as long as continuous provision was provided if a new centre was to be built.
- 3.1.13 Tourism: 50 individuals/organisations choose option B and 20 choose option A. Overall respondents felt that South Dock marina may not be the best place for a hotel due to its remote location. Enhancements to the St Mary's conservation area were welcomed.
- 3.1.14 Building heights: Option B had more support with 43 individuals/organisations selecting it and 30 selecting option A. Respondent opinion regarding the issue of tall buildings was also split. Some were in favour of larger buildings (especially around Canada Water) whereas other preferred low rise development. Suitability for families and not recreating 60's style developments were some of the concerns.
- 3.1.15 Network of open spaces: 59 individuals/organisations chose option B and 23 chose option A. Overall the protection of existing open spaces and improvements to waterways was supported.
- 3.1.16 Housing: Option B was supported by 50 individuals/organisations whilst 21 supported option A. The Hawkstone estate was a main issue raised by respondents. Overall most individuals/organisations would like to see the estate improved and most appear to favour demolition and rebuild although a number of people favour refurbishment. Other concerns raised were the over provision of housing across the whole area and the effects this will have on traffic levels. The option to redevelop the fish farm site also raised a number of concerns as many

- local residents do not want to see the area developed. Responses also illustrated uncertainty regarding the current designation of the site.
- 3.1.17 Affordable housing: 48 individuals/organisations chose option B and 24 people chose option A. Many thought that the 50% target in option A was too high. Responses also raised the issue of what affordable housing means in real terms and the need to create mixed communities. Many feel the area has too many estates.
- 3.1.18 Tenure mix: Option B had marginally more supporters with 39 to option A's 31. Some respondents felt that the options were proposing the same thing. The main issue raised here was the provision of more family sized homes to provide for families.
- 3.1.19 Business floorspace: 54 individuals/organisations chose option B and 30 option A. Concerns related to existing unoccupied employment space in the area were raised in relation to the need for any more floorspace. The provision of space for small scale and flexible space which is suitable for small and medium sized enterprises was welcomed. The provision of apprenticeships, training and employment opportunities for local residents with local employers was raised as an important inclusion.
- 3.1.20 Children's services: With only one option 59 individuals/organisations chose option A compared to 17 who did not agree. The main concern was the need and location for a new secondary school with objections to St Paul's playing field being developed. Concerns were raised concerning the intake of existing schools. Some thought too many children from outside of the local area were filling places that should be held for local children.
- 3.1.21 Health: 65 individuals/organisations supported the single option A compared to 9 who did not agree. Overall no strong concerns were raised.
- 3.1.22 Police: With only one option 53 individuals/organisations chose option A compared to 13 who did not agree. Many respondents felt that the police station should remain as a fully operational police station and police presence should not be reduced.
- 3.1.23 Faith premises: Individuals/organisations chose option A and B 34 times each meaning neither option was fully supported. A number of comments received noted that the options seemed to offer the same thing.

Statutory consultees

GLA

- 3.1.24 The GLA noted that both option A and B were compliant with London Plan policy and overall they broadly support option B as it would fit better with London Plan policies. Although one comment related to tenure split explained "London Plan policy sets out that there should be a 30% overall target for family sized homes and a target of 42% for social rented accommodation and 16% for intermediate accommodation. As such neither option is in line with London Plan policy." The

GLA also noted that the delivery section of the document needs strengthening in line with the comments from Government Office for London and that a monitoring section needs to be added.

GOL

- 3.1.25 Overall GOL questioned the background to most of the options in the report asking if key stakeholders for each issue had been contacted. They also offered guidance about what should be included in the delivery and monitoring section of the AAP.

Natural England

- 3.1.26 Natural England supported the AAPs as a whole and welcomed the sustainability and transport objectives. They also supported option B. One concern was raised as the Canada and Surrey Waters SINC had not been referenced in the document.

English Heritage

- 3.1.27 English Heritage support the AAP in terms of structure and demonstrating a clear attempt to assess each of the options against key sustainability objectives but note that the baseline information in respect of the historic environment currently appears to be a bit inconsistent and incomplete. They suggest the discussion of the options for each issue should include a statement about how, or if, they relate to the historic environment. Alternatively, they suggest the borough should give consideration to including a specific strategy for the historic environment or if it is not deemed that there is sufficient historic environment to warrant this then consideration should be given to a broader environmental asset strategy which such assets could be incorporated into.

Environment Agency

- 3.1.28 Overall the Environment Agency supports the objectives of the AAP but feel the document should address issues related to the water quality in the Dock and Albion channel. They support option B overall but highlight the need to balance new development and placing additional stress on the environment. The agency also advise taking into account the sequential test in the allocation of sites in relation to flood risk.
- 3.1.29 As noted previously a petition was submitted which set out a strong objection to the inclusion of the Fish farm site as a possible development site for housing/mixed use development.

Preferred Options Consultation

- 3.1.30 The Preferred options document sets out the option that is considered to be the best way of developing the Canada Water area. This was largely based on Option 2 of the Issues and Options report;
- 3.1.31 Option two focused on more homes, more shops, enhanced leisure facilities and opportunities for local job creation. A greater scale of development would help pay for major road improvements, enhancements to Southwark Park and Russia Dock Woodland and a new leisure centre.
- 3.1.32 During the consultation we collected consultees views about the preferred option and whether people agreed that this would be the best way to make Canada Water the highly successful place that we believe it has the potential to be. The questionnaire asked respondents whether they agreed with the preferred approach to topics such as shopping, transport, leisure, places, homes and community. The questionnaire also sought respondents views on the overall vision and objectives of the AAP and on specific sites identified in the Canada Water area.
- 3.1.33 In total, approximately 1100 representations were received in response to the preferred option report from around 230 respondents. These were received from statutory consultees and members of the public and included 124 questionnaires submitted from residents on the Hawkstone estate.
- 3.1.34 In many instances, the responses of Hawkstone residents were very different from others submitted. For this reason, we have referred to the responses of Hawkstone residents separately. In appendix 18 we amalgamate all representations and show overall support and objection to the preferred options by percentage.
- 3.1.35 The results of the questionnaire (number of people supporting or disagreeing with the preferred option) and the main issues raised in response to this formal consultation were:
- 3.1.36 Boundary of the AAP: There was a mixed response on the proposed boundaries of the AAP. 122 residents of the Hawkstone estate disagreed with the proposed boundary, the inclusion of Hawkstone estate, the Fish Farm and Southwark Park in the core area was given as the reasons for this. However, of the other respondents, 61 individuals/organisations agreed with the boundaries whilst only 7 disagreed.
- 3.1.37 The Vision: 118 Hawkstone residents disagreed with the vision as they would like to see more focus on opportunities for existing residents, especially the elderly and more protection of open spaces. Of the other respondents, 56 individuals/organisations agreed with the vision and 14 disagreed. The main concerns raised by the non-Hawkstone residents related to the level of proposed development and the need to protect open spaces. In contrast those that agreed with the vision welcomed the town centre approach and felt that the area would benefit from new shops and facilities.

- 3.1.38 The Objectives: 116 Hawkstone residents disagreed with the objectives stating concerns over the loss of parking for residents and increased traffic congestion and pollution. There was more support for the objectives from the non-Hawkstone respondents. 54 individuals/organisations supported the objectives and 15 disagreed. The main issues raised related to protection of open spaces, the need for more community and youth facilities and concerns over the transport infrastructure and levels of parking.
- 3.1.39 Shopping in the town centre: 111 Hawkstone residents were in support of the town centre approach. Of the other respondents, 59 individuals/organisations supported the town centre approach to shops in the AAP area whilst 12 individuals/organisations disagreed with this approach. The main concern raised was the need to support independent shops in the area.
- 3.1.40 Cafe's and restaurants in the town centre: 97 Hawkstone residents disagreed with the preferred approach to cafes and restaurants on the basis that these would only be supported where local residents were in agreement and that more specific locations should be provided. Of the other respondents 61 individuals/organisations supported the provision of more cafes and restaurants in the area. 7 individuals/organisations disagreed, the main reasons given for this was the need to be more specific about the location of new cafes and restaurants and the impact this may have on parking and traffic.
- 3.1.41 Important shopping parades: The majority of respondents supported maintaining the 'protected shopping frontage' status. 108 Hawkstone residents supported this approach and 62 other individuals/organisations were also in support. Only 4 individuals/organisations disagreed.
- 3.1.42 Small scale shops, restaurants and cafes outside of the town centre: 107 Hawkstone residents disagreed with the approach to small scale shops, restaurants and cafes. 61 individuals/organisations of the non-Hawkstone respondents supported small scale local convenience facilities outside of the town centre and 6 individuals/organisations disagreed. The main issue raised was the need to specify the locations of these facilities, this was reflected in the comments received from the Hawkstone residents.
- 3.1.43 Markets: 60 individuals/organisations of the non-Hawkstone respondents supported the provision of new street markets in the area and 5 individuals/organisations disagreed. The main issue raised was the need to specify the locations of the new markets. This was reflected in the comments received from the 105 Hawkstone residents who disagreed with the approach to new street markets.
- 3.1.44 Walking and cycling: 103 Hawkstone residents disagreed with the preferred approach to walking and cycling, this was due to concerns that local residents need to be involved and support the projects. However, upgrading the network of pedestrian and cycle routes was supported by 62 other individuals/organisations and 4 people disagreed. The main issue raised regarding walking and cycling was the development of the Sustrans Bridge between Rotherhithe and Canary Wharf which received strong support.

- 3.1.45 Public Transport: 103 Hawkstone residents disagreed with the approach to public transport as there are already a significant number of buses stopping in the “Hawkstone triangle” and this leads to more noise, pollution and disruption. The approach to public transport improvements was supported by 68 other individuals/organisations and only 1 individual/organisation disagreed. Increased use of the river was supported. Concerns over the need for improved frequency of bus services and increases in traffic pollution were raised.
- 3.1.46 The road network: 111 Hawkstone residents were in support on the improvements to Lower Road. 60 other individuals/organisations also supported the approach to improvements around Lower Road whilst 6 individuals/organisations disagreed. The main concerns raised included the need for improvements over the road network as a whole and whether the improvements would have an adverse affect on bus journey times.
- 3.1.47 Parking for town centre users: 111 Hawkstone residents disagreed with the approach to shared parking, this was because there was concern that if enough parking is not provided for both residents and visitors this will lead to parking elsewhere in the AAP area. Of the other respondents, 58 individuals/organisations supported the approach to shared parking for the town centre where as only 8 individuals/organisations disagreed. Comments received supported shared parking however expressed concerns that enough parking would be provided to support the increased number of shops.
- 3.1.48 Parking for residential development in the core area: Of the non-Hawkstone respondents, 45 individuals/organisations supported limiting car parking within residential development and 21 individuals/organisations disagreed with this approach. This was the highest number of respondents who disagreed with an approach. Comments received were mostly concerned that limiting parking would not discourage car ownership and would result in more parking on nearby streets. 116 Hawkstone residents also disagreed with the approach for the same reason.
- 3.1.49 Leisure and entertainment: 63 individuals/organisations supported new leisure and entertainment facilities only 4 individuals/organisations disagreed. Concerns were raised over the exact location of these facilities however in general it was acknowledged that greater provision of such facilities were needed in the area.
- 3.1.50 Sport facilities: 113 Hawkstone residents disagreed with the approach to sports facilities, the main issue raised was the location of the proposed MUGA sports ground. Of the other respondents, 57 individuals/organisations supported improvements to sports facilities and 10 people disagreed with the approach. The Seven Island Leisure Centre was an issue of concern for many individuals/organisations, many respondents felt that refurbishing the existing centre would not bring it up to the required standard.
- 3.1.51 Arts, culture and tourism: 116 Hawkstone residents disagreed with the approach to protect and strengthen arts, cultural and tourism uses over the issue of location and local neighbour support for projects. However, 62 individuals/organisations of the non-Hawkstone respondents were in support of the approach whilst only 4 individuals/organisations disagreed. Overall respondents

- agreed with the approach but felt that the area was unlikely to compete with other attractions in London. Concerns were raised over the exact location of such facilities.
- 3.1.52 Design principles: 120 Hawkstone estate residents disagreed with the approach to stitch together the key development sites, the need for greater community involvement and support for projects was raised. The majority of other respondents were in support, 62 individuals/organisations supported the approach and 4 individuals/organisations disagreed. Respondents raised concerns over the deliverability of this approach in practice and the importance of considering safety issues in the design process.
- 3.1.53 Building heights on sites in and adjacent to the core area: 122 Hawkstone estate residents disagreed with the approach to building heights, the main reasons given were the concern over the level of effective community engagement on these proposals and the lack of investment in the area to provide necessary facilities and infrastructure. Of the other respondents, 48 individuals/organisations supported a range of building heights and potentially 2 tall buildings in the area whilst 19 respondents disagreed. In general there was support for a range of building heights however suitability for families and not recreating 60's style developments were some of the concerns.
- 3.1.54 Open spaces: 118 Hawkstone residents disagreed with the approach to open spaces and stressed the importance of gaining local residents support for proposals. 62 other individuals/organisations supported the approach to open spaces and 5 individuals/organisations disagreed. Overall, respondents raised the importance of protecting existing open spaces and encouraging more green open space in the area. Concerns were raised over development on Southwark Park.
- 3.1.55 Energy: Of the non Hawkstone Estate respondents, 62 individuals/organisations supported minimising energy consumption and achieving high Code for sustainable Homes ratings whilst 6 individuals/organisations disagreed. Respondents generally agreed with the approach and asked for higher standards. The main issue raised was the need to be more specific about what standards would be required of new development. However, 115 Hawkstone residents disagreed with the approach to energy, this was because of the need to clarify the standards required and the need to include reference to the retrofitting of these standards for existing development.
- 3.1.56 Housing: 118 Hawkstone residents disagreed with the approach to housing, this was due to concerns over the provision of housing for elderly and vulnerable people, the appropriateness of decent homes standards and the need for more social housing and not intermediate. 51 individuals/organisations supported the approach to require 30% family housing and 35% affordable housing, 13 individuals/organisations disagreed. Respondents mostly supported the objective on increasing the number of family homes and requiring the provision of affordable housing. The main concerns were that the percentages stated in the AAP were not high enough.

- 3.1.57 Jobs and Business Space: 114 Hawstone residents disagreed with the approach to jobs and businesses as they felt that provision of housing for local people should be addressed first. Of the other respondents 62 individuals/organisations supported the promotion of new office and light industrial space in the centre and 5 individuals/organisations disagreed. The provision of space for small scale and flexible space which is suitable for small and medium sized enterprises was welcomed. The provision of apprenticeships, training and employment opportunities for local residents with local employers was raised as an important inclusion.
- 3.1.58 Schools: 53 individuals/organisations of the non Hawstone estate respondents supported the new education campus and improvements to Albion primary school whilst 10 individuals/organisations disagreed. There was support for the provision of a new education facility however there were concerns over the size of the Rotherhithe Primary School site and the use of the park. 119 Hawstone residents disagreed with the approach to schools as they did not feel that Rotherhithe Primary School was an appropriate site.
- 3.1.59 Young people: 111 Hawstone residents disagreed with the approach to facilities for young people as locations should be specified and proposals should require support from local residents. Of the other respondents, 58 individuals/organisations supported the co-location of facilities for young people with other services and 7 individuals/organisations disagreed. Respondents supported the provision of more facilities for young people but were concerned that locations of these facilities should be identified.
- 3.1.60 Health facilities: 112 Hawstone residents agreed with the approach to health facilities although concerns were expressed regarding the need to specify locations and requiring support from local residents. 60 other individuals/organisations also supported the provision of new health facilities in the core area whilst 6 individuals/organisations disagreed. Respondents supported the provision of new health facilities in a central location.
- 3.1.61 Community facilities: 88 Hawstone residents disagreed with the approach to community facilities as locations should be specified and proposals should require support from local residents. However, 58 other individuals/organisations supported the co-location of new community facilities and only 4 individuals/organisations disagreed.
- 3.1.62 Canada Water sites: 118 Hawstone residents disagreed with the guidance for individual sites as outstanding matters for existing residents should be resolved before further development goes ahead. Of the other respondents, 48 individuals/organisations supported the guidance set out for the sites in the AAP area and 10 individuals/organisations disagreed. The main concerns were that the boatyard should remain as a waterway support facility, that the waste and sewerage infrastructure would need to be improved on the sites and that the proposals for Albion Street may not be deliverable.

GLA (&TfL)

- Evidence base needs to be substantively complete by submission stage

- The Council should clarify, on the basis of its 2009 Retail Study, any planned expansion of convenience floorspace in the area.
- Correction - Information regarding East London Line (ELL):
Upon reopening of the ELL in summer 2010:
 - trains will run from Dalston Junction in the north
 - 12 trains per hour (tph) in each direction through the core section (including Rotherhithe, Canada Water and Surrey Quays)
 - 4 tph will go to each of the southern termini (New Cross, Crystal Palace, West Croydon).
 The north terminus should be extended to Highbury and Islington by 2011 Phase 2 has been funded and will add an additional southern terminus at Clapham Junction by summer 2012, served by 4tph in each direction. Service through the core section of the ELL will then be 16tph in each direction
- Omission - No mention is made of Crossrail, which is expected to provide a significant reduction in crowding levels on the Jubilee Line.
- Concerns have been raised regarding the proposals for Lower Road
- An area-wide multi-modal trip generation analysis should be undertaken
- Omission - TfL considers that the AAP does not address the key issue of where the town centre parking should be located in principle
- TfL would like to see this section of the AAP offer a holistic design approach, developed in consultation with TfL and other key stakeholders
- The Council should note the Mayor's comments in respect of the housing policies in the Core Strategy and reflect these in the next version of the document.
- The next version of the document should include a target for the provision of new homes in the area and affordable housing requirements that are both consistent with those agreed in the final version of the Core Strategy, which should be in general conformity with the London Plan.
- The fact box on density is useful and the density ranges set out are potentially consistent with those in London Plan 3A.3 but the wording currently contains some inaccurate and inconsistent comments.
- No significant discussion about the Harmsworth Quay site has been presented in the AAP
- Site A (land north of Surrey Quays Road and Needleman Street) - TfL has strong concerns about the location for the bicycle station identified in the AAP.
- Omission - Given the relatively well-defined scope of intensification at Canada Water, TfL would welcome a strategic assessment of transport impacts across the whole study area.
- Omission - The AAP does not discuss any freight issues and would become of more relevance if the retail offer is significantly expanded as part of the area's regeneration.
- Omission - There is a need to ensure the provision of sufficient land for the development of an expanded transport system.

GOL

- Greater local distinctiveness needed. Show how development will achieve aims of AAP, with timescales and quantum of development.

- Show through the evidence base that there is only one realistic option for each policy area. We must show that we haven't closed off possible other options for consultation
- Delivery and Implementation – More information in this section and the work that has already taken place
- Monitoring – detailed explanation for monitoring of the plans progress
- How is our evidence base progressing?

Natural England

- Supports improvements of parks and public spaces
- Supports the recognition and inclusion of effects of climate change
- Supports the vision for a safe and attractive public realm
- Supports improved transport connections
- Commends the recognition of health impacts of sustainable development
- Recommend that contact and consultation is also undertaken with the Port of London Authority, should this scheme develop further.

English Heritage

- Support plans to improve the public realm,
- Welcomes the focus on supporting arts, culture and tourism in the area and reference to specific historic assets and museums in Rotherhithe
- Welcomes commitment to raising design standards and creating more distinctive places in the AAP is also welcomed
- Encourage consideration of the English Heritage and CABI joint Guidance on Tall Buildings (July, 2007). It is evident in figure 8 that the two locations for tall buildings are not within the viewing corridor to St Paul's Cathedral; however the impact on the setting of Southwark Park (Grade II Registered Historic Park and Garden) may need careful consideration in the Surrey Quays tall building location. Currently there is no recognition of Southwark Park's historic status as a Registered Historic Park and Garden in the open space network paragraph 3.4.3.
- Would be helpful to outline what historic assets are still remaining in the AAP area today.

Environment Agency

- Concern that there is no mention of flood risk management
- Suggest updating P4 in the Objectives section with the underlined text below:
- P4: To reduce the impact of development on the environment and help tackle climate change, flood risk, surface water flooding, pollution and waste.
- AAP could promote the River Thames further. Update Figure 5 and 6 to include existing river boat piers and discuss with TfL / Port of London Authority possible new piers and ways to promote use of the river to transport construction and demolition materials from the Canada Water area.

Thames Water

- Concerned that there is no reference to water or sewerage infrastructure. Lists the sites in the area –concerns with Waster Water Services
- Thames Tunnel project. Possibility that construction sites may be required within the wider Area Action Plan area. Need for a supportive policy for the project within the Core Strategy and this should be referenced within the Canada Water Area Action Plan.

Private sector respondents

Conrad Phoenix

- The core area, as currently defined, should be the sole area covered by the AAP
- The clause relating to car parking should be amended so that it seeks shared car parking 'wherever possible'; paragraphs 2 and 3 of the vision 'box' should be deleted
- Small restaurants and cafes outside of the town centre should be limited to 200sqm.
- Part 5 of the document should make clear that planning obligations must be both directly related to the proposed development and fairly and reasonably related in scale and kind to the proposed development.
- The AAP should recognise that basement car parking associated with individual shops cannot always be made publicly accessible if security is to be maintained
- Recommend that a residential car parking standard of 0.75 spaces per unit should be adopted
- The document should reflect the ability of sites around the Canada Water basin, together with Site E and the western part of the leisure park site, to accommodate development of up to nine storeys, with elements peaking at ten where it provides interest and variety
- Decathlon site (Site C) and Site E are capable of accommodating a larger number of dwellings than is estimated by the AAP. We believe they are capable of accommodating in excess of 440 and 230 units respectively.
- The AAP should recognise that it may not be possible to achieve 30% of all new homes with 3 or more bedrooms in the central area
- The document should make clear that new homes can, in principle, be provided at street level
- The provision of B use floor space should not be required on any site in Canada Water
- The preferred location for facilities for young people, new health facilities and new community facilities should be identified before submission of the AAP
- The Council should encourage complementary development in the Decathlon site (Site C), Surrey Quays Leisure park, Surrey Quays Shopping Centre and the overflow car park by setting out broad development principles in the AAP and through an approach based on informal cooperation
- Decathlon site (Site C), Surrey Quays Leisure Park, Surrey Quays shopping centre and overflow car park - The requirement for B uses should be deleted, unless evidence can be provided to justify it.

- Concerned that the attempt to deal with phasing and implementation has not been properly addressed. The AAP should properly reflect the special circumstances at Site C
- Site E Allocation: B1 use - The requirement for B1 uses on the boundary with Harmsworth Quays should be deleted, unless evidence can be provided to justify it.
- Retail use at Site E should be identified in the allocation as an 'other acceptable use'
- Active uses should not be required on Surrey Quays Road

Barratt Homes

- BH fully support the accommodation of the higher density Option B from the issues and options stage
- BH fully support the opportunity identified for a district landmark tower at Site A, and the recognition given for a smaller cluster of tall buildings to be located around the Canada Water public transport interchange.
- A general guide of 'comparable to the existing towers' is too prescriptive. It is suggested that a criteria based policy is developed in the AAP that reflects the Core Strategy to ensure that tall buildings are of sufficient design quality if they are to be allowed.
- The appropriate proportion of family accommodation should be considered on a site by site basis, with minimum requirement in line with the adopted UDP of 10% units being appropriate for Site A
- BH support the range of uses identified for Site A in the site specific policy section although it is not justified to restrict the retail use to class A1/A2/A3.
- The estimated capacity for Site A should be given as a range; 600-700 residential homes, 800-1200sqm of retail use and 200-400sqm of community use.
- It is not considered appropriate to specify that building heights along the north boundary should be at the lower end of the identified range
- Site A should be identified within the AAP as a priority.

British Land Canada Quays Ltd

- BLCQ welcome the Council's decision to accommodate the higher density Option B approach for Canada Water identified at the issues and options stage.
- Fully support the opportunity identified for a district landmark tower at Site A, and the recognition given for a small cluster of tall buildings to be located around the Canada Water public transport interchange.
- A general guide of 'comparable to the existing towers' is too prescriptive. It is suggested that a criteria based policy is developed in the AAP that reflects the Core Strategy to ensure that tall buildings are of sufficient design quality if they are to be allowed.
- The appropriate proportion of family accommodation should be considered on a site by site basis, with minimum requirement in line with the adopted UDP of 10% units being appropriate for Site A

Frogmore and CGNU Life Assurance Ltd

- The promotion of new retail and business floorspace, cafes and restaurants at the Surrey Quays Leisure Park and its designation within the Core Town centre boundary identified at Figure 4 is fully supported
- Flexibility should exist whereby the provision of car parking numbers can be determined on a site specific basis
- Consider that the Leisure Site is a highly suitable location within the Canada Water Town Centre for a tall building of up to 15 storeys. A criteria based policy should be developed in the AAP that reflects the Core Strategy to ensure that tall buildings are of sufficient design quality if they are not to be allowed.
- The decision to allow density to exceed 700hr/ha in opportunity areas and core action areas such as the Leisure Site is considered to be a sensible approach. However this distinction needs to be more transparent in the next version of the AAP.
- The criteria being developed to allow this higher density development is required to be more detailed. It is not clear what benchmarks are required to be achieved in order to deliver an exemplary standard of design, for example.
- Frogmore and CGNU Life Assurance Ltd are in agreement within the criteria required for the Surrey Quays Leisure Park noted in Section 4.1.5 of the AAP and in particular, the designation of student accommodation (sui generis) as an acceptable use on this site.
- it is considered that the south-west corner of the Leisure Site on the junction of Redriff Road and Surrey Quays Road is capable of delivering a landmark building
- Frogmore and CGNU Life Assurance Ltd also disagree with the statement that should the Leisure Site come forward for development independently

Tavern Quay Development Ltd

- Consider that both Tavern Quay sites should be identified as housing sites. It is proposed to identify the site 'Tavern Quay' in the CWAAP to include both sites 'TQ2 and 'TQ1'.

Surrey Quays Ltd

- It is considered that the council's aspiration of ensuring that this objective takes place through the creation of streets that are connected in to the existing street network will be difficult to achieve in practice and should not therefore present the only option for the future redevelopment of Canada Water.
- Surrey Quays Ltd have concerns as to how the Council is to promote new retail space on the sites listed in paragraph 3.1.1. In terms of the penultimate sentence (new department store) it is considered that such reference should be replaced with 'additional anchor tenant' to ensure all options remain open.
- it is considered that flexible use of car parking spaces allocated for retail use should only be made available to other users outside of trading hours.
- It is considered that the Council's aspiration of stitching together key development sites in and adjacent to the core area is admirable but in

practice will be difficult to achieve and should not therefore present the only option in terms of the future development of Canada Water

- It is considered that to stipulate the precise amount of bedrooms provided as part of future residential development is overly prescriptive, onerous and in the era of high density development is, in practice, impossible to achieve. Furthermore, the cost of providing at least 30% 3 bed units on all new housing development may not be financially viable, particularly in respect of affordable housing.
- The overall objective of seeking to increase the quantum of business-related development within Canada Water is supported however the promotion of this type of land use should not be at the expense of the potential to introduce retail-related development.

Voluntary sector organisations

BARGES

- Concern about the loss of green spaces throughout the area.
- Concern about the sheer scale and speed of redevelopment in the area.
- CWAAP does not sufficiently recognise the biodiversity and the very varied ecology of the area.

Southwark cyclists & Living Streets

- Continue to support strongly the creation of the Sustrans bridge
- The plan should make express provision for much more and better cycle parking at Canada Water
- The design of Salter Road continues to be an anachronism that is largely not dealt with in the plan
- The Council should continue to depress the amount of car parking provided in the area
- particularly support the return to 2 way movement along Lower Road and the signalisation of the roundabout at Rotherhithe Tunnel entrance
- Suggest that as at the Elephant & Castle, the roundabout is removed and replaced with a signalised junction
- Strongly support the proposals for the Decathlon site, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and overflow car park
- Stress the need to increase the number of proposed crossing points throughout the length of Lower Rd
- The report should make more of local opportunities such as the opportunities created by the quietening of Rotherhithe New Road once that gyratory is removed, and for the revival of Albion Street.
- There is not enough in the plan about the protection of valuable unofficial green spaces
- There is a general need for clearer programming of existing projects in the area

Other consultations:

Cafe Conversations

3.1.64 A series of four Albion Street Cafe Conversations were held in May and June 2009 with the aim of encouraging discussions amongst local people about their ideas and aspirations for the future of Albion Street. Funding for the conversations was provided by Southwark Alliance through the Area Management and Volunteer Centre Southwark (through the Active Citizens Hub) and the conversations were organised by the Canada Water Consultative Forum (CWCF) and Time and Talents. CWCF encouraged a number of local people with various levels of interest and expertise in the field of regeneration to volunteer and to help plan the conversations. The volunteers also acted as hosts and facilitators. The first three Albion Street Café Conversations were

- Yesterday, Today and Obstacles to tomorrow
- Business, Retail & Public Futures
- Arts, Culture and Visitors

3.1.65 The fourth conversation was intended to consolidate the suggestions from the first three and was titled:

- Vision for the Future

3.1.66 The final report is in Appendix 13 . The overwhelming message from all four conversations was that people wanted Albion Street to:

- Be revived and integrated into the community
- Regain its former status as a desirable and useful place to visit
- Host a cultural/arts activity in the Civic Centre once the library relocates
- Be a major player in realising the areas enormous arts, culture and visitor potential

3.1.67 The vision for the future of Albion Street is for:

‘A vibrant, busy, attractive and well-maintained street, with a range of retail, leisure and specialist provision that meets the needs of the diverse local community and which attracts visitors from a wider area.’

Market Link research

3.1.68 Southwark commissioned MarketLink Research to carry out quantitative and qualitative research in order to provide a wider understanding of local residents views on the regeneration of Canada Water, the area action plan and the consultation process. The quantitative results are based on 607 interviews conducted with 516 Rotherhithe and Surrey Docks residents and 91 visitors to Canada Water. The qualitative results were based on 2 focus groups and 24 in-depth telephone interviews. The results helped inform the preferred options.

3.1.69 The main conclusions of the study are set out in Appendix 14.

Youth Consultation

- 3.1.70 Youth between the ages of 8-16 years old, attending the Southwark Council Community Games programme of five-a-side evening football game (Southwark Park, astro turf) and the Millwall Street Pro Programme five-a-side evening football game (Redriff Primary School astro turf), were consulted on the Canada Water AAP Preferred Options during October 2009.
- 3.1.71 One of the objectives for the consultation of the draft AAP was to recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- 3.1.72 A tailored questionnaire was prepared which asked questions in relation to the themes set out in the Preferred Options consultation report. The questionnaire was prepared to make the consultation easy to understand and to make the consultation relevant and interesting to younger people who will be affected by the Canada Water Area Action Plan.
- 3.1.73 In total, 24 questionnaires were completed at the event. The results have been set out within Appendix 15.

Publication/submission version consultation

- 3.1.74 The council consulted informally on the publication draft between 18 December 2009 and 28 January 2010. Formal consultation took place between 29 January 2010 and 12 March 2010.
- 3.1.75 At publication stage, 29 representors submitted representations. These are listed in appendix 19.
- 3.1.76 The correspondence received from these representors has been split into 268 representations. Appendix 17 contains a table with the representations made at publication stage and the council's response. There are 270 representations in this table. The reason for the discrepancy with the current figure is that since the AAP was submitted, the database of representations has been rechecked and two duplicate representations have been deleted.
- 3.1.77 It should be noted that although the formal consultation period closed on 12 March, the council accepted representations until 16 March. The delegated report which noted the representations received and which approved minor amendments to the AAP was finalised on 17 March and signed on 18 March. The dates on which representations were received have been entered into the Representations database.
- 3.1.78 The comments which have been received post the finalisation of the delegated report are not in the database.

Statutory consultees

Government Office for London (GOL)

- It is important that there are clear links between evidence base and policy. It would be helpful to provide cross references to where this can be found.
- The vision could be further strengthened by indicating what development is being proposed, along with appropriate timescales.
- Appendix 6 could be made more robust by setting out what infrastructure is critical for the plan's delivery and how any shortfalls in funding will be addressed.
- For the AAP to be flexible it needs to show some evidence of how it will deal with changes in circumstances that may occur during the plan period. What contingencies are/will be put in place should this work not proceed on time and what are the implications to delivering the plans aim and objectives should it not proceed?
- It would be helpful to clarify whether the indicators and targets in Appendix 5 also applies to the targets and indicators set out in your recently published Core Strategy
- It would be helpful to clearly show all of the proposed sites, in particular those in the core area, on the one diagram.
- It is useful to make reference to the draft London Plan requirements and to consider the implications of these for the strategy.
- There appears to be missing text at the end of Policy 15 Building Blocks and the SWOT analysis at Appendix 2.
- Some of the cross references in Appendix 8: Schedule of proposals sites are incorrect
- It is not clear from Appendix 3 whether the AAP policies will supersede any of the UDP policies.

Greater London Authority (GLA)

- The prioritisation of seeking contributions to road network improvements is contrary to the prioritisation of affordable housing and public transport improvements in the London Plan and not in general conformity with the London Plan.
- There are potential general conformity issues relating to housing targets and affordable housing in so far as these relate to the borough-wide targets set out in the Core Strategy
- Canada Water AAP Policy 22: 'Affordable homes' states that there should be a 70:30 intermediate to social rented split in affordable housing provision in the area. This It should be noted that the draft replacement London Plan changes this affordable housing split to 60 percent social rented and 40 percent intermediate provision.
- Policy 24: 'Density of development' of the AAP does not appear to take account of this envisaged change in the setting as described in the London Plan and the boundary of the core area does not reflect the associated 800 metre distance from the town centre. The proposed policy is not considered to significantly harm the implementation of the London Plan and could be in general conformity, but it may nevertheless be appropriate to take this matter forward for discussion at any examination to ensure that the proposed approach to density in the core area is fully justified.
- The consideration given to appropriate building heights in the area with reference to strategically designated views is welcomed but it is

recommended that the supporting text at paragraph 4.5.15 is amended to accurately reflect the strategic policy requirements in relation to these views; details of this are set out in Appendix One.

Transport for London

- TfL considers that the AAP should identify the preferred location(s) for shared parking and the expected nature (including quantity of spaces, underground/surface/multi-storey deck, whether it will be chargeable, general hours of availability, etc.) as well as the expected point of vehicular access in order to enable a functional application of this policy to the Canada Water development sites.
- TfL would support the conversion of Lower Road to two-way operation, but want to see a right turn allowed into Redriff Way, possibly for buses only.
- TfL is very concerned that Policy 33 on S106 planning obligations does not mention public transport, and furthermore that this policy identifies road network improvements as the explicit priority for planning obligations.
- TfL therefore also requests that Policy 33 specifically refer to a requirement for developments to fully mitigate their transport impacts, including both local and strategic contributions as appropriate, in order to ensure that sufficient mitigation is secured for strategic public transport improvements
- TfL London Buses is seeking the provision of standing spaces and associated drivers facilities at the southern end of the shopping centre site to enable future network expansion in line with London Plan Policy 3C.4 and the Land for Transport SPG. TfL would welcome inclusion of this in this section.
- TfL encourages the council to set out appropriate maps and strategies in the AAP to ensure that new paths through these sites will be suitably located to provide convenient connection to existing paths within the woodland and, where possible, to the existing street pattern to the east of Russia Dock.
- Omission: No significant discussion about the Harmsworth Quay site has been presented in the AAP.
- General omission: TfL considers there is a need to ensure the provision of sufficient land for the development of an expanded transport system. TfL suggests that the AAP acknowledges the need to safeguard land for existing and future transport functions, in line with the 'Land for Transport' (March 2007) document
- General omission: The AAP does not discuss any freight issues, which are of particular relevance given the existing comparison retail and shopping centre, and would become of more relevance if the retail offer is significantly expanded as part of the area's regeneration.
- Correction to factual information regarding Tube/rail stations in the AAP area (applies throughout document): The area covered by this application has three stations. Upon the reopening of the East London Line (which will be part of the London Overground rail network, i.e. not London Underground/the Tube), there will be two Overground rail stations (Rotherhithe and Surrey Quays) and one Underground/Overground interchange station (Canada water)
- Correction to factual information regarding East London Line (East London Line): Upon reopening of the ELL in summer 2010, 12 trains per hour (tph) in each direction through the core section (including Rotherhithe, Canada

Water, and Surrey Quays); 4 tph will go to each of the southern termini (New Cross, Crystal Palace, West Croydon). Following the opening of ELL Phase 2 to Clapham Junction by summer 2012, service through the core section of the ELL will be 16tph in each direction.

Environment Agency

- Support objectives P1-5 under 'Places: Better and safer streets, squares and parks' and also L1-2 under 'Leisure: a great place to visit, relax an and have fun'.
- Pleased to see the inclusion of 'flood risk' within Objective P5
- Pleased to see how the Canada Water Area Action Plan promotes the enjoyment of rivers and water space.

Natural England

- Natural England has no further comments to add to the Canada Water Area Action Plan consultation document, however, we would commend and encourage to the intention of the Council to provide an increase in the provision of open space area within the Plan Area.
- The Background Paper on Infrastructure includes the recognition and provision of Green Infrastructure and this is welcomed and commended.
- Also welcomed is the recognition of the role Green Infrastructure can play in the provision of Sustainable Communities and the quality of life, health, recreation and leisure benefits than can be achieved through the variety of Green Infrastructure provisions identified by the Council.
- Natural England accepts the conclusion reached under Chapter 8 of this report that Tasks 2 and 3 of the Appropriate Assessment are not required in respect of the Canada Water Area Action Plan.

English Heritage

- In general English Heritage welcomes the approach proposed in the Canada Water AAP.
- Welcome the reference to the historic environment in terms of providing a 'portrait' of the area and through analysis of the areas character.
- Only heritage assets that fall within the study area have been considered
- The level of detail on the historic environment in the urban design background paper is limited and incomplete.
- Concerns with regards to the methodology used and the level of consideration given to the impact of tall buildings on heritage assets.
- EH/CABE Guidance on Tall buildings (2007) encourages local authorities to develop more detailed three-dimensional urban design frameworks in order to assess the impact of building heights on the surrounding context. It is not clear if this type of modelling has been undertaken.
- Suggest that the definition provided in the EH/CABE guidance on Tall Buildings (2007) should be used

Thames Water

- Within Section 6 it states that in 2005 Thames Water confirmed that both water supply and foul trunk sewer infrastructure should have capacity to serve development of this scale. These comments date from 2005 and as such are out of date and superseded by our comments in relation to the preferred options dated October 2009.
- The time required to provide such water and wastewater infrastructure should not be underestimated.
- Thames Water are disappointed that the Thames Tunnel project, which is of national significance and which may well run through the area covered by the area action plan is not mentioned in the plan.

NHS Southwark

- We welcome the overall treatment of health in the submission version.
- We consider that area action plans will be strengthened if the health evidence base is a little more detailed and specific.

Metropolitan Police Authority

- The statement that the MPA are currently negotiating with Conrad Phoenix to occupy new space on the Decathlon site does not reflect the current position which is that no policing floorspace will be provided at this site.
- S106 Planning obligations policy indicates that the Council will use s106 planning obligations to ensure the delivery of key infrastructure however no definition is provided in the policy as to what constitutes 'key infrastructure'.

London Borough of Lewisham

- Welcome the references to Lewisham throughout the AAP
- The need for improved connections between the two boroughs should be mentioned.
- Figure 7 should show an additional link between LB Southwark and Lewisham.
- It should be recognised that the existing and new residential populations for Deptford and New Cross will require additional school places.
- It should be made clear in paragraph 2.3.1 that Lewisham's core strategy is in draft form and has not been subject to examination in public.

The Coal Authority

- The Coal Authority have no objection to the AAP.

Non statutory consultees

Port of London Authority

- Figure 4 and paragraph 4.3.5 make reference to a proposed Thames crossing. Any crossing will need early discussions with the PLA to ensure that it does not have a detrimental impact on navigation, river regime or environment.

- All other diagrams should be reviewed to make it clear that it is proposed by Sustrans and does not yet have consent.
- The pier just upstream of Rotherhithe tunnel should be removed from the diagram and it does not perform the same function as Greenland Pier and Nelson Pier.
- There is no reference to the use of the river for the transport of construction materials to and waste materials from development sites.
- It is questioned why the infrastructure plan is not seeking s106 funding to implement a programme of improvements/funding for river transport infrastructure and services.
- It is surprising that the Council is considering alternative development on the car park site. What is the evidence for this?

Woodland Views

- Disagree with this decision to remove the Quebec Way Industrial Estate from the core area
- The council's directives regarding building heights on the Site are too restrictive.
- The council's attempt to re-designate Surrey Quays ward as a suburban zone would appear to be self-defeating

British Land Canada Quays

- BLCQ fully support the vision statement set out under Section 3: 'Our strategy for Canada Water' and would like to see this go further
- Welcome the approach taken in the retail policies to encourage expansion and diversification of more shopping, café, restaurants and markets.
- Whilst the aspiration to reduce car travel is welcome this should be managed through innovative measures such as a sharing of spaces with expanded retail/ leisure uses, car clubs, green transport plans and enhanced public transport.
- The encouragement of low parking levels for new residential is preferred to prescriptive limits within the guidance.
- BLCQ encourage a more ambitious proposal whereby Canada Water is promoted as a leisure destination.
- BLCQ consider Site A should take a lead on this as the most suitable location in Canada Water for a tall building, and that the height in the action area should be determined through analysis of townscape and design in each case.
- The AAP should provide an opportunity for renewal of existing housing estates over its 15 year lifespan
- Planning obligations need to be tailored carefully in each case to ensure impacts are sufficiently mitigated but without undermining viability.

Surrey Quays Ltd

- We consider that Lower Road should also be added to the list of appropriate sites as the delivery of enhanced retail provision should be considered across the defined town centre as a whole.

- SQL does not support the absolute requirement to provide small shops within large retail development.
- Surrey Quays support the general principle of highways improvements but object to the proposals to levy a standard charge on new developments in the area to assist with funding it
- The Council's Feasibility Study (Benoy) and Financial Appraisal (CBRE) both dated February 2010 have been published very late in the process and appear to have been undertaken retrospectively to support the emerging policy
- The affordable housing policy is too rigid in that it does not allow a mechanism through which a further reduction in the level of affordable housing can be justified
- The policy wording should be amended to allow a more flexible approach to family housing.
- SQSC and associated car parking should be omitted from the list of sites where office development is directed
- There is no evidence base to support a new health facility at the Surrey Quays Shopping Centre
- It is considered premature to prioritise S106 funding of road improvements, when it may be the case that funding of other improvements may be more relevant to a particular development.

Conrad Phoenix

- Question the reliability of the car parking survey information
- It is requested that the DPD parking standards are consistent with the London Plan and that a similar level of flexibility is applied.
- There is no evidence for the assertion that office space for local occupiers is 'much needed'
- It is wrongly assumed that simply developing new floorspace will generate new jobs.
- Policy 17 should be revised so that the prevailing building heights are between five and ten storeys.
- No evidence has been presented to demonstrate that schemes of the densities sought in the central area can accommodate the high proportion of units with 3, 4 or 5 bedrooms.
- The AAP wrongly asserts that the ELR forecasts a requirement for 36,000sqm and 47,000sqm of new office space in Southwark by 2026 to meet the needs of the local office market.
- Policy 33 says that the Council will use Section 106 planning obligations to ensure the delivery of key infrastructure and to mitigate the impact of development. No mention is made of road improvements, and we are therefore concerned that the AAP does not conform generally to the London Plan.
- The AAP has underestimated the impact of the proposed planning obligations on viability
- The highways impacts of the new developments have not been assessed in a robust and consistent manner
- Wider concerns about the soundness of the allocation. These relate to the deliverability of residential development on the remainder of the site.

Frogmore and CGNU Life Assurance Ltd

- Welcome the approach taken in the retail policies to encourage expansion and diversification of more shopping, café, restaurants and markets.
- Flexibility should exist whereby the provision of car parking numbers can be determined on a site specific basis as there is a need for a commercial balance to be struck in respect of leisure and retail uses.
- Consider that the Leisure Site is a highly suitable location within the Canada Water Town Centre for a tall building of up to 15 storeys and maintain that the planning and design guidelines which exist are more than adequate to robustly assess a building's design quality and local impact.

DMGT plc

- Insufficient weight has been given to the noise and disturbance to future residential occupiers from Harmsworth Quays Printers lawful business activities.
- The plan is ineffective as drafted because the noise climate should be a major driver of scheme design and mitigation measures.

Southwark Living Streets

- The proposed changes do not alter the overall balance between those wishing to visit the area by car and those who wish to visit the area using sustainable forms of transport
- The quality of links across Lower Rd remain poor and Lower Rd will remain a massive barrier to pedestrian and bicycle movements.
- We feel that the targets that are being proposed of a 200% increase in cycling (2000 to 2020) and 15% in walking (2001 to 2015) are extremely unambitious.

The Theatres Trust

- In spite of our reservations about the use of the word 'arts' in this document we find the AAP to be sound and particularly note policies 11 and 13 as being supportive towards the provision of cultural facilities.

Hawkstone Tenants and Residents Association

- Information in the Background Infrastructure Document about police and fire is unsatisfactory and weak.
- Without a robust plan for the future provision and timely delivery / arrival of ambulance services the CW AAP is unsound
- We do not see any information about how the new Major Town Centre proposal (contained in the Core and CW AAP) will be supported to be safe and sustainable by a high level of investment into the infrastructure and services.
- We see no money provided to install, repair and upgrade CCTV systems in the CWAAP.

- It is not entirely clear what kind of jobs will be generated and whether local residents will find themselves suitable for employment
- £3 billion of development with only £18 million of s106 contribution or in kind is unjust, unsound and entirely unreasonable
- The plans for a “Major Town Centre” require a very large amount of investment into the area and infrastructure in order to be sustainable and £18 million is not adequate.
- Oppose CW AAP 17 and any policy for a new secondary school in Rotherhithe.
- Southwark do not conduct “consultation” that complies with various local, national and regional requirements
- We object and protest against the removal of open space designation on Site 40H and protection to open space amenity spaces located on the Hawkstone (Silwood) Estate.
- The council has deliberately withheld information and data on the roads and pollution in order to push on with its early Canada Water developments
- The Council’s evidence base for its policy preferences is very weak. It uses out of date information. It is selective and incomplete and fails to be comprehensive
- Object to any other use of the Rotherhithe Primary school site than D1 primary/nursery
- Disagree with the site selection process and feel that other, more appropriate sites have not been considered
- The Fish farm should be removed from the core area.
- Object to the inclusion of Southwark Park in the core area.
- Object to town centre boundary not including neighbouring estates
- Object to removal of the Strategic View wider consultation zone policy 3.2.1
- There is inconsistent use of borough wide figures and figures for Canada Water.
- Object to the lack of protection of open space on housing estates
- Would like to see Quebec Way Industrial Estate retain its educational classification.
- Consider that decisions relating to the provision of community facilities cannot be left to the forthcoming Development Management DPD policies.

Simon Hughes MP

- Would like to see direct reference to use of the river in all business and economic plans where possible
- The area could be a real hub for the boat repair industry and this should be included in the vision for the area.
- P3 should include reference to opportunities for employment and economic activity, e.g. boat repair, as well as recreation.

Cllr Richard Livingstone

- Rotherhithe primary school site is too small to accommodate an 11-16 secondary school, sizable school sixth form and a re-provisioned primary school. Quebec Industrial Estate should be the preferred site.

Other responses

- The Quebec Way Industrial Estate site would be the most appropriate site for the new secondary school
- Concerned about the density of building taking place.
- Lack of the evidence that the Canada Water area can support an additional retail
- Additional transport infrastructure is needed immediately
- Need to address the servicing of new schemes
- Need to address leisure pursuits for youth
- A refurbished 7 islands is not acceptable. Canada Water residents were promised a new state of the art swimming pool
- No strategy for the on going maintenance of playgrounds
- Need to ensure more family homes delivered on remaining schemes
- Queen's Way Industrial Estate must remain an employment site
- The Jamaica Road crossing is key to linking the various green spaces
- Support the introduction of a market on Albion Street
- The AAP has not been able to demonstrate a serious effort to provide linkage between Canada Water and Albion Street

Further changes consultation

- 3.1.80 We invited representations on the soundness of the proposed further changes to the Canada Water AAP publication/submission draft AAP between 22 April 2011 and 2 June 2011. The changes were available for inspection for information consultation from 11 March – 21 April 2011.
- 3.1.81 In total 31 representations were received from 23 respresentors. This includes a representation from Thames Water which was subsequently withdrawn on 5 July 2011.
- 4.1 Appendix 23 contains a table of all the comments received and the council's response to them. These representations have been submitted to the Secretary of State alongside the proposed further changes to the publication/submission draft AAP.

Statutory consultees

Greater London Authority

- 4.2 The Council is proposing to designate three new Sites of Importance for Nature Conservation (SINC) through changes to Canada Water AAP Policy 18: Open spaces and biodiversity. These sites are Deal Porter's Walk, Durand's Wharf and King's Stairs Gardens. This proposed change is in general conformity with London Plan Policy 3D.14, and draft replacement London Plan Policy 7.19.
- 4.3 The Council is proposing to change Canada Water AAP Policy 23: Family homes to include minimum space standards for new residential development. These are

consistent with those proposed in the draft replacement London Plan and supported. The proposed change is in general conformity with London Plan Policy 3A.6, and draft replacement London Plan Policy 3.5.

Natural England

- 4.5 The Council's aim/aspiration to designate three new Sites of Importance for Nature Conservation, Deal Porters Walk, Durands Wharf and King Stairs Garden is to be encouraged and encouraged. Natural England welcomes the increase in protection for these sites providing ecological and biodiversity enhancements for the area. Links to other green/open spaces should also be considered and encouraged, providing green chains through the area, benefiting both wildlife and people.

Environment Agency

- 4.6 Support the designation of the sites as Sites of Importance for Nature Conservation.

The Coal Authority and the Highways Agency

- 4.7 The Coal Authority and Highways Agency both stated they had no comments on the proposals.

General Consultation Bodies

Open Spaces Society

- 4.8 The Open Spaces Society welcomes this proposed designation and the additional protection that we hope it will provide for these sites. The designation of these sites is sound in planning terms.

Private sector respondents

Surrey Quays Ltd

- 4.9 Policy 23 and Table 1 is considered to be unsound as it is overly restrictive and lacks flexibility. It does not accord with the emerging London Plan Policy 3.5 that seeks to assure that developments "should" meet the space standards set out in the draft plan.

Residents

- 3.1.82 4.10 In total 15 residents submitted representations in support of the proposed further change to designate three new SINCs.

3.2 HOW THESE ISSUES BEEN TAKEN INTO ACCOUNT

Regulation 30 (d) (iv) states that local planning authorities should provide a statement which outlines how the representations received at pre-publication stage were taken into account.

Boundary of the AAP:

- 3.2.1 Following consultation on the issues and options most people agreed with the boundary of the AAP, however several considered Albion Street should be included. We altered the boundary of the core area so that it includes Albion Street because of the development opportunities on Albion Street and the need to improve it. In response to the preferred options consultation, we took the Fish farm, the Water Gardens and Woodland Crescent out of the core area. We are instead proposing to designate the Fish farm site as open space and the Water Gardens and Woodland Crescent sites are already re-developed. We have not extended the core area to cover 24-28 Quebec Way or the Quebec Industrial Estate as we consider that the character of these sites should be suburban. The Housing Background paper paragraphs 7.4, 7.4.1 and 7.4.2 set out the justification for this approach.

Vision:

- 3.2.2 The main concerns raised at issues and options were related to the transformation of the town centre. Some of those that disagreed felt that the area does not need any more development and are happy with the areas current characteristics. In contrast some of those that agreed with the vision felt that the area needs to become more vibrant and active with new shops and facilities. The vision we consulted on at preferred options promoted a town centre which will have a much more diverse range of shops than at present. This approach was in line with Option B of the issues and options and was supported by the majority of respondents. Following the preferred options consultation, we have amended the vision to include reference to the link between open spaces and healthy lifestyles. The Hawkstone residents considered there should be reference to more protection of open spaces. The vision we consulted on at preferred options already noted the need to provide a network of open spaces and therefore we did not consider that additional references to open space are necessary.

Objectives:

- 3.2.3 Following the preferred options consultation, we have amended the objectives to refer to the need to promote health lifestyles (L1). We considered that the objectives covered transport infrastructure, open spaces and community facilities adequately and therefore have not added additional references to these issues.

Shopping in the town centre:

- 3.2.4 In response to the issues and options many respondents favoured option B for the shopping and Albion Street options. Option B was taken forward at preferred options to include providing a substantial increase in the amount of shopping floorspace in the area. The shopping policy received broad support at preferred options. We amended Policy 1 to provide more support for independent shops. We also set out

the amount of retail space to be provided in the town centre within the Policy, to meet the GLA's concern. Section 5.1 of the Retail background paper sets out our justification for the policy.

Cafes and restaurants in the town centre:

- 3.2.5 Consultation at issues and options and preferred options found that many people would like to see more places to eat and drink in the area. For cafes and restaurants in the town centre, we set out in the preferred options that our preferred approach is to support provision of new cafes and restaurants through the redevelopment of the following sites: Site A, Site B, the shopping centre and overflow car park, the Decathlon site and Surrey Quays Leisure Park. This policy has not been substantially changed following the preferred options consultation. It seeks new cafe and restaurants in the town centre which is defined on Figure 5 of the AAP. Many of the proposals sites which are set out in Appendix 8 also require retail uses, including cafes and restaurants. Section 5.2 of the Retail background paper sets out our justification for the policy.

Important shopping parades:

- 3.2.6 Following the issues and options consultation, comments regarding Albion Street clearly identified a desire for the street's retail use to be protected and enhanced. The preferred options proposed protection of the Albion Street and Lower Road shopping frontages status in line with the Core Strategy and to ensure the proportion of hot food takeaways does not rise above 15% to protect the parade's vitality. This policy has not been substantially changed and received broad support at preferred options stage. Section 5.3 of the Retail background paper sets out our justification for the policy.

Small scale shops, restaurants and cafes outside of the town centre:

- 3.2.7 For small scale shops, restaurants and cafes outside the town centre we set out that our preferred approach is permit proposals for small scale shopping (to meet day-to-day convenience needs), cafes and restaurants in the AAP area. Developments on the following sites will be expected to provide an A class use: Odessa Street Youth Club, Docklands Settlement, the Boatyard, Tavern Quay, Surrey Docks Stadium and the Surrey Docks Farm. This policy has not been substantially changed. Locations for new retail uses are set out in the proposals sites in appendix 8. Section 5.8 of the Retail background paper sets out our justification for the policy.

Markets:

- 3.2.8 A street market and community uses were supported along Albion Street at Issues and options stage. At preferred options stage, many people stated that they wanted the locations of markets to be specified. The publication/submission AAP indicates that possible locations for new markets are the new plaza and Albion Street. Section 5.9 of the Retail background paper sets out our justification for the policy.

Walking and cycling:

- 3.2.9 Following consultation on the issues and options, support was provided for Option B which proposed to improve provision for walking, cycling in the area. The preferred

options set out that improvements would be made through securing s106 funding from development proposals and working with TfL. The policy has not been substantially changed from the preferred options. The AAP is consistent with the Core Strategy Policy 2 which sets out the objective of planning places and development with priority for walking and cycling, whilst maximising the use of public transport and minimising car use. AAP Policy 6 sets out on Figure 7 proposed improvements to the pedestrian and cycle network. This has been informed by a Public Realm study of the area. Developments are expected to incorporate the links shown, within their sites. The principle of seeking s106 is set out in core strategy policy 14 and CW AAP policy 33. CW AAP policy 33 states that we will seek contributions to walking and cycling routes. In AAP appendix 7 we set out assumptions behind s106 contributions.

- 3.2.10 The Thames Path was added to the list of strategic routes in response to representations. All projects on routes will be subject to further consultation with local people and groups at detailed design stage. Section 3 of the Infrastructure background paper sets out our justification for the policy.

Public transport:

- 3.2.11 Overall there was strong support at issues and options for improving bus services, especially their frequency. This was addressed at the preferred options stage, with our preferred approach to improve provision for public transport in line with option B through securing s106 funding from development proposals and working with TfL.
- 3.2.12 The concerns raised at preferred options over the need for improved frequency of bus services and increases in traffic pollution have been addressed by amending the policy to reflect the fact that we will need to improve bus services at weekends. AAP Policy 7 sets out that we will work with TfL to improve the frequency, quality and reliability of public transport. In paragraph 4.3.10 of the AAP, we indicate that where pump priming is needed to fund new bus services, working with TfL we will negotiate s106 planning obligations with developers.
- 3.2.13 In response to TfL's representations we have included a reference to cross rail in the SWOT analysis in appendix 2. Our assessment of the impact of development on public transport services has suggested that additional physical capacity (bus stands, bus stops etc) will not be required. There is however scope to improve existing arrangements which we have made clear in policy 7.
- 3.2.14 Section 3 of the Infrastructure background paper sets out our justification for the policy.

The road network:

- 3.2.15 Many respondents at issues and options and preferred options raised some concerns regarding the road network and parking. At preferred options, we set out that we are proposing to create a road network that is less complicated and easier to find your way around that will in turn, improve the environment for pedestrians and cyclists.
- 3.2.16 The policy has not been changed significantly. We have addressed the concerns raised regarding the impact on journey times, by stating in the policy that one of our objectives will be to ensure that bus journey times are not affected by the

- improvements. AAP Policy 8 sets out a series of measures that will ensure that the highway network can accommodate growth. It also requires transport assessments to be submitted to demonstrate that developments can mitigate their impact on the highway network.
- 3.2.17 Lower Road, is a strategic road, and any changes to it require the agreement of TfL. Objective D1 and paragraph 6.3.7 state that we will continue to work with TfL
- 3.2.18 In response to TfL's concerns, we have tested the proposals using the multi-modal study. We will share the results with TfL and have published the Development Impact Report to accompany the AAP. We have also attached greater emphasis to the need to ensure that developments are adequately serviced.
- 3.2.19 The AAP needs to be consistent with Core Strategy Policy 14 which sets out that we will work with our partners and infrastructure providers to identify and deliver elements of infrastructure to support growth at the right time.
- 3.2.20 We are working with Lewisham Council, in order to take into account the planned growth on several large sites within that borough, which would have an impact on the road network. We continue to meet with them on a regular basis.
- 3.2.21 CW AAP policy 33 states that we will seek contributions to road network improvements. In AAP appendix 7 we set out assumptions behind s106 contributions. Southwark's s106 Planning Obligations supplementary planning document sets out standard charges for strategic transport improvements.
- 3.2.22 Section 3 of the Infrastructure background paper sets out our justification for the policy.

Parking for town centre users:

- 3.2.23 Parking was an important issue at the issues and options consultation with some favouring less to reduce traffic whilst others were keen to protect parking and some respondents felt less parking may have adverse impacts on existing local businesses and residential streets. At preferred options we set out that our preferred approach for parking provision was option B which included shared spaces between town centre uses and restricted spaces for residential development. Our objective is to encourage people in the area to use sustainable types of transport and providing large amounts of car parking tends to lead to more people travelling by car. The area has good access to public transport services and an extension to the current controlled parking zone will restrict on-street parking.
- 3.2.24 Following preferred options, we have not changed the policy significantly as shared parking is an important part of the vision for the area. AAP Policy 9 requires car parking for retail and leisure developments in the town centre to be made available to the general public as "town centre" car parking.
- 3.2.25 While concerns about the number of parking spaces are noted, national planning policies, the London Plan and Core Strategy advise that we should set maximum standards in order to encourage people to use other types of transport. Car parking levels provided would be within the maximums set out in our future borough-wide Development Management DPD.

- 3.2.26 We would manage overspill parking by extending the CPZ at Canada Water. Future residents would not be issued with permits to park on street.
- 3.2.27 In response to TfL's concerns about the locations of parking, we consider that the key principles are adequately set out in the policy. Some flexibility is required in order to ensure that development on the keys sites is able to proceed independently of other sites. In proposals site CWAAP 7 we emphasise that there would be benefits of landowners working together to enable a more efficient approach to parking.
- 3.2.28 Section 3 of the Infrastructure background paper sets out our justification for the policy.

Parking for residential development in the core area

- 3.2.29 Our preferred approach for parking provision is option B which includes shared spaces between town centre uses and restricted spaces for residential development.
- 3.2.30 Some respondents felt less parking may have adverse impacts on existing local businesses and residential streets. Respondents at preferred options were mostly concerned that limiting parking would not discourage car ownership and would result in more parking on nearby streets.
- 3.2.31 We have not amended the policy. The maximum car parking for each home will be limited to 0.3 spaces.
- 3.2.32 The core area has good access to public transport and a standard which is lower than the borough-wide maximum is appropriate. Reducing the amount of car parking will also be important to managing the impact of proposals on the road network.
- 3.2.33 We would manage overspill parking by extending the CPZ at Canada Water. Future residents would not be issued with permits to park on street. A forthcoming Development Management DPD will set out in further detail our new policy for car parking in the borough.
- 3.2.34 Section 3 of the Infrastructure background paper sets out our justification for the policy.

Leisure and entertainment:

- 3.2.35 Concerns were raised at issues and options consultation over the exact location of new facilities in the area, however in general it was acknowledged that greater provision of such facilities were needed in the area. The preferred options set out that we will support provision of new leisure and entertainment facilities of an appropriate scale in the town centre and there should be no loss of leisure and entertainment floorspace on the Surrey Quays Leisure Park site. We encourage provision of more entertainment and leisure facilities and also protect those, such as the cinema that already exist in the area.
- 3.2.36 This policy has not been amended significantly. Policy 11 of the Canada Water AAP states that development on the Surrey Quays Leisure Park must not result in a loss of leisure and entertainment floorspace for the cinema.

3.2.37 Section 3 of the Infrastructure background paper sets out our justification for the policy.

Sports facilities:

3.2.38 The Seven Island Leisure Centre was an issue of concern for many individuals/organisations, and many respondents at issues and options felt that refurbishing the existing centre would not bring it up to the required standard. It was generally felt that a swimming pool and associated facilities should continue to be provided in the area, some stated that its current location is ideal. Our preferred approach set out in the preferred options was to support improvements to sports facilities in the AAP area. This will include the refurbishment of the Seven Islands Leisure Centre retained on its current site.

3.2.39 We have not changed our approach to sports provision. There are currently no other available sites on which the 7 Islands could be re-provided and therefore we intend to refurbish the existing centre.

3.2.40 We have set Table A6.1 of the Canada Water AAP sets out further leisure and sports facilities refurbishment projects currently in the pipeline which include refurbishment of the Seven Islands Leisure Centre; improvements to the sports facilities in Southwark Park; new sports facilities in schools.

3.2.41 Section 3 of the Infrastructure background paper sets out our justification for policy 12.

Arts, culture and tourism:

3.2.42 The majority of people felt that option B of the issues and options consultation was the best option for tourism. However, some felt that South Dock Marina was not the best site for a hotel and that the area already has enough hotel provision. Enhancements to the St Mary's conservation area were welcomed

3.2.43 In response to the issues and options consultation responses our preferred option was to protect and strengthen arts, cultural and tourism facilities in the area through: Continuing to protect business and community uses in the strategic cultural area around St Mary's conservation area; Supporting the use of the docks for water related leisure and tourism activities which do not affect their openness and permitting proposals for small scale local convenience shopping, cafes and restaurants where opportunities exist; Providing a new hotel through development in the town centre and proposing the redevelopment of the St. George's Wharf site to accommodate a hotel and residential uses as acceptable land uses, alongside the improvement of the boat yard.

3.2.44 This policy has not been amended significantly and we have designated CWAAP 23: St. George's Wharf as a proposal site, to include a hotel and residential uses as other acceptable land uses on the site, alongside the boatyard uses and retail uses.

3.2.45 A feasibility study undertaken for St. George's Wharf site (South Dock Marina) provides an assessment of possible uses for South Dock marina, which includes a hotel. Although there is already a hotel in the area, the GLA Hotel Demand Study (2006) estimates that Southwark needs to provide an additional 2,500 hotel beds by 2026 to meet growing needs in south London.

- 3.2.46 The policy continues to protect the area around St Mary's church as a designated a strategic cultural area in line with the Core Strategy designation.
- 3.2.47 Section 3 of the Infrastructure background paper sets out our justification for Policy 13. A plan showing places of interest in Rotherhithe is included in appendix 6 of the paper.

Design principles:

- 3.2.48 The design policies have not been amended significantly. Concerns about the deliverability have been noted. We have tested the proposals through a feasibility study (Benoy Town Centre Study 2010) and viability appraisal (CBRE Canada Water Financial Viability Study 2010) and are confident that they could be delivered. All proposals will be subject to further consultation with local people and groups at planning application stage. We have drawn attention to the fact that Southwark Park is a historic registered park in the description of the characteristics of the area in part 2 of the AAP to address English Heritage's representations.

Buildings heights on sites in and adjacent to the core area:

- 3.2.49 Following consultation on the issues and options, option B had more support in terms of building heights but people's opinions regarding the issue of tall buildings was split, some were in favour of larger buildings (especially around Canada Water) whereas others preferred low rise development. Our preferred approach set out that we want to achieve a range of heights in the core area.
- 3.2.50 In general there was support at preferred options stage for a range of building heights however suitability for families and not recreating 60's style developments were some of the concerns.
- 3.2.51 The policy has not been amended significantly. General heights on the shopping centre site and around Surrey Quays Road of between 5 and 8 storeys would help enable mixed use developments which will help support shops and businesses and create more life at different times of day. They also enable sufficient development to take place to make redevelopment of key sites in the town centre viable. With a tube station, an overground station and a bus station, the town centre area can support a higher amount of development.
- 3.2.52 We consider that there is scope for 2 tall buildings in the core area. We have set out in the policy that tall buildings (which are over 30m in height) should be situated in important locations, as indicated in Figure 8. These comprise one district landmark tower of comparable height to the Canada Estate towers on Site A (which now has planning permission) and one local landmark up to around 15 storeys located on the south west corner of the shopping centre site. In the reasons we stated explicitly that we do not think that the Leisure Park is suitable for a tall building. When viewed from Greenland Dock, a tall building in that location would appear prominent and isolated from other buildings of similar height.
- 3.2.53 The Core Strategy Borough-wide Tall Buildings Study and the Canada Water Design background paper provide further justification for the policy.

Open spaces:

- 3.2.54 Overall the protection of existing open spaces and improvements to waterways was supported at the issues and options stage. However, the option to redevelop the fish farm site raised a number of concerns as many local residents do not want to see the area developed. A petition was submitted which set out a strong objection to the inclusion of the Fish farm site as a possible development site for housing/mixed use development. We addressed this concern through the preferred options consultation which set out that the site will be designated as open space with community use as an acceptable use. We also set out that development in the core area must provide high quality public open spaces, with careful consideration given to providing safe, direct and attractive pedestrian and cycle routes to connect open spaces and help link up open spaces in the network surrounding the core area.
- 3.2.55 In response to concerns at preferred options about the impact of the development proposals on open spaces and green infrastructure, we have specified that landscaping strips should be provided on key sites including, Mulberry Business Park, Site E, Quebec Industrial estate and 24-28 Quebec Way. The landscaped areas in these locations contribute to the green character of the area and were planned in by the LDDC.
- 3.2.56 We have also specified where new play space should be provided. This is set out in policy 19 and Figure 11. Our strategy should ensure that all residential homes have access to a range of play spaces, consistent with the standards in the Mayor's SPG.
- 3.2.57 Overall our strategy set out in Policy 18 remains to continue protecting spaces identified on the Southwark Plan proposals map, to provide new spaces in the core area which have a variety of functions and to improve links between open spaces.
- 3.2.58 We made changes to policy 18 (Open Spaces and Biodiversity) to designate three SINCS, King Stairs Gardens, Durand's Wharf and Deal Porters Way. This change was informed by using GiGL information and Phase 1 habitat surveys which have confirmed that the sites have high nature conservation value.
- 3.2.59 In addition, we have set out in Policy 14 that development in the core area should strengthen pedestrian and cycle links from the town centre to open spaces, and also to enhance the open space network through the introduction of new spaces.
- 3.2.60 Section 3 of the Infrastructure paper sets out our justification for the Policies.

Energy:

- 3.2.61 Respondents generally agreed with the preferred approach of requiring all new development to reduce carbon emissions through implementing the energy hierarchy, that is:
- Reduce energy consumption through building design and efficiency measures;
 - Connect to local community heating or CHP networks where possible;
 - Use renewable technologies.
- 3.2.62 However, many respondents, particularly those from the Hawkstone Estate also asked for higher standards to be met.

3.2.63 The Canada Water Energy Study identifies the opportunity to establish a district heating network. We have amended the policy to reflect the recommendations of the Canada Water Energy Study by designating a strategic district heating network around the core of the AAP area. This is set out in Figure 12 of the AAP The Core Strategy Policy 13 standards and targets will apply across the AAP area, which includes residential development should achieve at least Code for Sustainable Homes Level 4.

3.2.64 Section 3 of the Infrastructure Paper set out further justification for Policy 20.

Housing:

3.2.65 At issues and options consultation, option B received the majority of support. The Hawkstone Estate was a main issue raised by respondents and also the provision of more family sized homes. Overall most individuals/organisations responded that they would like to see the estate improved and most appeared to favour demolition and rebuild although a number of people favoured refurbishment. The preferred approach set out that we will refurbish homes in John Kennedy House and the low rise blocks and bring them up to Southwark's decent homes standards.

3.2.66 Many respondents at issues and options consultation thought that the 50% target in option A was too high. The preferred approach addressed this by setting out a requirement for 35% of new homes to be affordable and 30% of new homes to have three bedrooms or more to provide for families in the area.

3.2.67 In response to the GLA's concerns at preferred options, we have set out the housing targets to be achieved in the area.

3.2.68 We have continued to require 35% of homes to be affordable. Our Affordable Housing Viability Study sets out this requirement is achievable. The proportions of family homes we require in Policy 23 reflects borough-wide needs set out in the Strategic Housing Market Assessment and Housing Requirements Study the suburban character of much of the AAP area, and the practicalities of providing outdoor amenity space for family homes.

3.2.69 We have made changes to policy 23 (Family Homes) to include a table showing minimum dwelling sizes which allows for varying levels of occupancy in new dwellings. Provided the average minimum size is met, developers are able to provide for all occupancy levels. This is an adjustment to the approach used in the Core Strategy in which the approach did not allow, for example, a 2 bedroom, 3 person unit. The AAP approach allows developers greater scope to vary dwelling sizes to suit the needs and circumstances of an individual development. The standards proposed in the AAP have also been brought closer into alignment with the London Plan, by linking the standards to occupancy and setting the standards at levels directly derived from the draft replacement London Plan.

3.2.70 We have committed in Policy 22 of the AAP to bringing homes on the Hawkstone Estate up to Southwark's decent homes standards. While a number of residents consider that this standard is not high enough, it is a standard which applies across the borough and there is not scope to change it in the AAP.

3.2.71 Section 7 of the Housing background paper sets out our justification for the housing policies

Jobs and business space:

- 3.2.72 Concerns related to existing unoccupied employment space in the area were raised at the issues and options consultation in relation to the need for any more floorspace. The provision of space for small scale and flexible space which is suitable for small and medium sized enterprises was welcomed. The provision of apprenticeships, training and employment opportunities for local residents with local employers was raised as an important inclusion.
- 3.2.73 The preferred options set out the promotion of a business cluster primarily focused around Harmsworth Quays print works, through the provision of around 12,000 sqm of new office and light industrial space (Use Class B1) in the area. In addition, the approach set out that business space should be designed flexibly to accommodate a range of unit sizes. The preferred approach also set out that in accordance with the Core Strategy and our existing planning guidance we would target training and employment opportunities which are created by new development towards local people and aim to maximise the proportion of goods and services procured locally and open up supply chain opportunities for local businesses.
- 3.2.74 Our approach to jobs and business space has been informed by our Employment Land Review (2010) and its recommendations and has not changed significantly from preferred options stage. While the concerns of Hawkstone residents provided at the preferred options stage and Conrad Phoenix's concerns are noted, we consider that some business space will make a contribution towards a balanced town centre. With good access to the tube station and buses and good accessibility to supporting shops and services within the town centre, Canada Water is an attractive location to provide new business space. This approach is supported by our evidence base as well as the draft Replacement London Plan and the 2009 London Office Policy Review. We do not share Conrad Phoenix's view that there is already an oversupply of office space locally. At the point of writing this report, the Dock Offices were fully occupied, the Water Gardens were under offer and 5 of 52 units were vacant at St Olav's/City Business Park.
- 3.2.75 Section 5 of the Employment background paper sets out our justification for Policy 25.

Schools:

- 3.2.76 The main concern raised at issues and options was the need and location for a new secondary school with objections raised to St Paul's playing field being developed.
- 3.2.77 We set out in the preferred options our approach to the provision of a new school which included continuing to work with partners and school governors to provide a new education campus on the site of Rotherhithe Primary school. St. Pauls playing field will be designated as new open space with community use as an acceptable use.
- 3.2.78 Our approach to the provision of a new school has not changed significantly. We are continuing to identify Rotherhithe primary school as our preferred site for a new secondary school. We have designated CWAAP 17: Rotherhithe Primary School, as a proposal site for the new secondary school. It is a site which meets minimum size

requirements, has good transport links, has good access to other amenities such as open space and leisure facilities and is in council ownership.

- 3.2.79 Section 3 and Appendices 1, 2 and 5 of the Infrastructure background paper and the Delivery of Proposal Sites background paper sets out our justification for Policy 26 and 28.

Young people:

- 3.2.80 The preferred options set out the approach to co-locate new facilities for young people with other services. Opportunities provided by the development of new schools and other community and health facilities would be used to improve access to services for young people. This approach received support through consultation.
- 3.2.81 We have tried to specify locations where this is possible. These locations include the new library, the new school and Docklands Settlement. The new library will be the venue for the Southwark Youth Forum.
- 3.2.82 This approach is consistent with the Children and Young People's plan which identifies opportunities to use capital investment in schools and other projects to improve services for young people
- 3.2.83 The Delivery of Proposal Sites background paper sets out the sites appropriate for the provision of community facilities.

Health facilities:

- 3.2.84 Overall no strong concerns were raised at the issues and options consultation. The preferred approach set out that we will work with the primary care trust to meet the needs generated by the increased population by providing new health facilities in the core area.
- 3.2.85 This policy has not been amended significantly since preferred options. We have identified the shopping centre and overflow car park sites as our preferred location for additional facilities. Proposal CWAAP 7 includes the requirement for D1 community facilities.
- 3.2.86 Section 3 of the Infrastructure background paper and the Delivery of Proposal Sites background paper sets out our justification for Policy 29.

Community facilities:

- 3.2.87 Many respondents at the issues and options stage felt that the police station should remain as a fully operational police station and police presence should not be reduced.
- 3.2.88 The preferred approach set out the requirement to retain police facilities on the current site at Rotherhithe Police Station unless appropriate facilities can be provided elsewhere.
- 3.2.89 The approach in respect of police facilities has not been amended. We have designated Rotherhithe Police station as a proposal site (CWAAP 14) to allow for its redevelopment, subject to the police facilities being re-located elsewhere in the area.

The council will work with the Metropolitan Police Authority over the AAP plan period to deliver the best possible solution that meets the demands of the area and the needs of the authority. Policy 27 refers to the location of police facilities in accessible locations, in a way which different facilities can compliment and support each other

- 3.2.90 In response to representations at the preferred options stage about the need to provide more pre-school facilities, we have specified that there will be a need to provide around 100 new child care spaces over the life of the AAP within Policy 28. Section 3 and Appendix 3 of the Infrastructure background paper set out our justification for Policy 28.

Canada Water sites:

- 3.2.91 The main concerns raised at the preferred options stage were that the boatyard should remain as a waterway support facility, that the waste and sewerage infrastructure would need to be improved on the proposal sites and that the proposals for Albion Street may not be deliverable.
- 3.2.92 Boatyard activities are a required use for St George's Wharf. We have amended the proposals site policy to clarify that proposals on the site should not compromise the operation of the boatyard.
- 3.2.93 Policy 30 sets out the promotion of the regeneration of Albion Street
- 3.2.94 The Delivery of Proposals Sites, s106 Planning Obligations and the Infrastructure background papers set out our justification for the proposal sites and their delivery.

Delivery and implementation

- 3.2.95 We have added a new section in the AAP on delivery and implementation (Part 6) to help meet GOL's concerns. Appendix 5 contains a monitoring framework and Appendix 6 describes how key infrastructure projects will be implemented, by setting out who is involved, funding and timescales for implementation.
- 3.2.96 More information has been added to the AAP about power and water infrastructure. This is set out within section 6.4 (Infrastructure Plan). The AAP also emphasises that we will continue to share plans with Thames Water, EDF and other utilities suppliers to ensure that adequate capacity is made available in time to meet development needs.
- 3.2.97 To address TfL's concerns about Surrey Quays Road, we have signalled our intention coordinate improvements in the new s106 Policy 33, as well as in proposals site CWAAP 7.
- 3.2.98 Additional text has been added about flood risk to address the Environment Agency's representation. This clarifies that borough-wide policies in the Core Strategy regarding the need to ensure that development is resilient to flooding will apply to the AAP area.
- 3.2.99 The Infrastructure and S106 Planning Obligations background papers set out further information on delivery and implementation of the AAP.

4 MONITORING THE CONSULTATION

4.1.1 The Consultation Strategy states that throughout the consultation programme monitoring will take place to ensure that the objectives of the Strategy are being met. This includes the monitoring of the respondents age, gender and ethnicity. A monitoring form was included in the consultation questionnaires. Table 1 below sets out the diversity of the respondents that took part in the issues and options, preferred options and draft AAP publication consultations and shows how these results influenced our approach as we progressed through the AAP preparation process. The results were obtained by those that completed the monitoring

Table 1. Monitoring the consultation

Group	How consulted	Actions
<p>Gender</p> <p>i.e.</p> <ul style="list-style-type: none"> • Women • Men • Transgender 	<p>In response to the issues and options 60% of respondents were male and 40% were female.</p> <p>In response to the preferred options 49% of respondents were male and 51% were female. No information was gathered regarding transgender respondents.</p> <p>No data was obtained during the publication/submission or the further changes consultations</p>	<p>We provided attractions for children during the preferred options consultation which may have attracted more women to participate. This included a Canada Water 'Fun Day' which involved a children's face painter and balloon modeller.</p>
<p>Age</p> <p>i.e.</p> <ul style="list-style-type: none"> • Under 16 • 16-24 • 25-35 • 36-55 • 56 & over 	<p>Respondents to the issues and options questionnaires were of a range of age groups, as follows: 0% under 16 year olds 6% 16-24 year olds 34% 25-35 year olds 49% 36-55 year olds 11% over 56 years old</p> <p>Respondents to the preferred options questionnaires were of a range of age groups, as follows: 0% under 16 year olds 11% 16-24 year olds 21% 25-35 year olds 37% 36-55 year olds 31% over 56 years old</p>	<p>During the issues and options consultation there was a notable low response rate from under 16 year olds, 16-24 year olds and those over 56 years old. The 16-24 year old age group was targeted for consultation at the preferred options stage, through attending sports events and tailoring a consultation questionnaire for this age group to complete (appendix 15) Officers attended the Southwark Youth Providers Network meeting to obtain further information and contacts for targeting youth</p>

	<p>24 young people completed the youth consultation questionnaire.</p> <p>No data was obtained during the publication/submission or the further changes consultations</p>	in the consultation period.
<p>Disabled People</p> <p>i.e.</p> <ul style="list-style-type: none"> • Disabled or not 	<p>In response to the issues and options questionnaire no respondents were disabled.</p> <p>8 respondents to the preferred options questionnaire were disabled.</p> <p>No data was obtained during the publication/submission or the further changes consultations</p>	Local disability groups and the Southwark Mobility forum were consulted in the preferred options consultation.
<p>Ethnicity</p> <p>i.e.</p> <ul style="list-style-type: none"> • White • Mixed • Asian or Asian British • Black or Black British • Chinese or other ethnic group 	<p>The ethnic diversity profile of respondents to the issues and options consultation received were as follows: 74% White British 3% Irish 14% Other white 3% Other Asian or Asian British 0% Black/Black British 6% Other Chinese or other ethnic group</p> <p>The ethnic diversity profile of respondents to the preferred options consultation received were as follows: 64% White British 3% Irish 7% Other white 17% Bangladeshi 4% Chinese 2% African 3% Other</p>	In order to encourage participation from minority groups that were under represented at issues and options consultation events, at the preferred options consultation we scheduled meetings with target groups. Southwark minority ethnic group forums and local groups were targeted and encouraged to respond to the consultation.

	No data was obtained during the publication/submission or the further changes consultations	
Sexual orientation	This information was not recorded	
Faith/Belief	This information was not recorded	

APPENDIX 1: Canada Water Area Action Plan Issues & Options consultation plan

CONSULTATION PLAN:

**CANADA WATER AREA ACTION PLAN ISSUES AND
OPTIONS**

London Borough of Southwark

November 2008

INTRODUCTION

We are currently consulting on issues and options for the Canada Water area action plan (AAP). The purpose of this document is to set out the consultation plan for this stage in the process. This plan elaborates on the overarching consultation strategy for the Canada Water AAP, providing more detail on the planned consultation events. This document should therefore be read in conjunction with the consultation strategy.

The Consultation Plan is structured as follows:

- Canada Water AAP: this section sets out the purpose and scope of the Canada Water AAP
- Consultation Strategy: this section summarises the consultation principles and approach outlined within the Consultation Strategy
- Consultation Plan; this section outlines the consultation approach for the issues and options stage of the AAP
- Next steps: this section describes how the consultation responses received at the issues and options stage will be reported and fed into the next stage of the AAP preparation process

THE CANADA WATER AAP

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2020, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

It will build on the work we have done in preparing the 2007 Southwark Plan and supplementary guidance for Canada Water. Like those documents, the focus of the AAP will be a core area around Canada Water. However, the AAP will also look a wider set of measures that are needed help the area fulfil its potential and build on some of its key strengths, particularly its attraction for families, its fantastic leisure opportunities and with great parks, the docks and green links, the quality of its environment.

The AAP is being prepared to manage this change. It will identify the measures that need to take place and crucially, unlike the Southwark Plan, it will set out how and when these changes will be delivered. It will guide future investment in Canada Water and will be used to make decisions on planning applications.

The core area identifies in the issues and options will be the main focus for transformation. The wider AAP area extends beyond this core area to ensure future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

The consultation strategy provides a framework for consultation and public engagement in the preparation of the AAP. It sets out the principles which will be used to guide consultation on the AAP. These are:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement

It also states that the council will be clear about:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

The strategy outlines how consultation will meet statutory minimum requirements. In accordance with our Statement of Community Involvement, it also sets out our ambition to go beyond the statutory requirements, to engage more continuously and intensively and enable those people with a stake in the area to be able to participate and influence the preparation of the AAP.

The strategy emphasises that to help break down barriers to consultation, particular needs such as access, transport, childcare and translation will be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At the end of the process, we will also prepare a “statement of compliance” showing what consultation has taken place and how this has influenced the preparation of the AAP.

ISSUES AND OPTIONS CONSULTATION PLAN

The 2004 Planning and Compulsory Purchase Act (amended 2008) and the council’s Statement of Community Involvement require consultation at issues and options stage to be ongoing and informal.

While preparing the issues and options report, the council has undertaken some consultation. The aim has been to use existing consultation structures and events where possible. Consultation undertaken to date has included presentations given to Rotherhithe Community Council and the Rotherhithe Area Housing Forum. Several exhibitions have been held, including at the Event in Southwark Park, at the Rotherhithe Festival and at the Hawkstone Estate Fun day.

Formal consultation on the issues and options report will begin on January 9 2009 and continue for 6 weeks until February 20 2009. We may not be able to consider comments received after 5pm, 20 February 2009..

The draft document will be available to view from 18th November 2008 on the council’s website:
<http://www.southwark.gov.uk/canadawateraap>

The following table outlines all of the consultation actions that will be undertaken at the issues and options stage of the Aylesbury AAP. These actions are set out under the following headings and the objective of each action is clearly defined:

Statutory and wider public;

Council meetings;

Other forums;

Local residents;

Shoppers;

Landowners;

Schools;

Service providers; and

Neighbouring boroughs

Consultation Plan:

Canada Water Area Action Plan Issues and Options stage consultation plan

Table 1: Consultation Timetable

Consultee	Date	Method and objective of consultation
Statutory and wider public		
	9 January 2009	Action: To place an advert in the press. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To carry out mail out to all contacts on planning policy database. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To place all documents on Southwark's planning policy webpage. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	January 2009	Action: To place issues and options report and accompanying documents in libraries, one-stop shops area, housing offices and council offices. Objectives: To raise awareness about consultation. To comply with statutory requirements.
	tbc	Action: Publish Canada Water newsletter. Objectives: To raise awareness about consultation.
Council meetings		
	17 March 2008	Action: To make presentation to Rotherhithe community council on AAP consultation. To undertake a workshop. Objective: To raise awareness, to involve local people in discussing issues and options for the area.
	tbc	Action: To report the Issues and Options to Planning Committee. Objective: To obtain comments from members of the Planning Committee to inform the decision to of the Executive member for Regeneration. To comply with Southwark' constitution.
	tbc	Action: To make presentation to Rotherhithe community council on issues and options. To undertake a workshop

		Objective: To raise awareness, to involve local people in discussing issues and options for the area. To comply with Southwark' constitution.
	tbc	Action: To report the draft issues and options report to Planning Committee Objectives: To obtain comments on the draft from members of the planning committee.
	29 July 2008	Action: Attend Rotherhithe Area Housing Forum to give presentation on AAP. Objective: To raise awareness of the AAP and answer questions.
Other forums		
	Dec 08 - Jan 09	Action: To make a presentation to Canada water consultative forum. Objectives: To raise awareness about consultation, to understand local people's views on issues, to discuss options.
	tbc	Action: To make a presentation to Southwark Equalities Panel. Objective: To raise awareness of the AAP and obtain comments from the panel.
	Tbc	Action: To make a presentation on the AAP to Southwark Disabilities Forum. Objective: To raise awareness of the AAP and obtain comments from the forum.
	Tbc	Action: To make a presentation on the AAP to Southwark Pensioners Forum. Objective: To raise awareness of the AAP and obtain comments from the forum.
	Tbc	Action: To make a presentation on the AAP to Southwark Multi-Faith Forum. Objective: To raise awareness of the AAP and obtain comments from the forum.
Local residents		
	23 April 2008	Action: Attend Hawkestone special meeting to discuss housing and AAP issues. Objective: To raise awareness of the AAP
	26 April 2008	Action: Hold exhibition on AAP at St George's Day festival Objective To raise awareness, to understand local people's views on issues, to discuss options.
	12 July 2008	Action: Hold exhibition on AAP at The Event, Southwark Park Objective To raise awareness, to understand local people's views on issues, to discuss options.
	03 August 2008	Action: Hold exhibition on AAP at Carnaval, Burgess Park.

		Objective: To raise awareness, to understand residents' views on issues, to discuss options.
	09 August 2008	Action: Hold exhibition on AAP at Hawkstone Fun Day. Objective: To raise awareness, to understand residents' views on issues, to discuss options.
	09 August 2008	Action: Hold exhibition on AAP at Rotherhithe Festival. Objective: To raise awareness, to understand residents' views on issues, to discuss options.
	Jan - Feb 2009	Action: Hold second exhibition on Hawkstone Estate. Objective: To raise awareness, to understand residents' views on issues, to discuss options. To provide feedback on progress towards preferred options.
	Oct 08 - Feb 09	To attend meetings with local community groups, TR&As etc as required.
Shoppers		
	Mid 2008	Action: Undertake survey of 200 shoppers in the town centre. Objectives: To improve understanding of shoppers' views on the facilities available, the shopping environment and where improvements can be made.
	Jan 08 - Feb 09	Action: Hold exhibitions on AAP in the Surrey Quays shopping centre. Objectives: To raise awareness among users of the shopping centre, to understand shoppers views on issues, to discuss options.
Landowners		
	15 April 2008	Action: Make a presentation to Canada Water Landowners' Forum. Objectives: To raise awareness about the AAP.
	April-ongoing – further meeting to be arranged ASAP	Action: Meet Canada Water landowners in the area. Objectives: To raise awareness about the AAP, to discuss the aspirations of landowners, development timescales etc.
Schools		
	Jan – Feb 09	Action: Hold exhibition on AAP in a schools (Bacons college, Rotherhithe School, Albion Primary School) Objective: To raise awareness and enthuse young people, to understand their views, to discuss options.
Service providers		
	April - Sept 2008	Action: Regular meetings with Southwark Primary Care Trust. Objective: To raise awareness of the AAP, to understand the aspirations and plans of the PCT,

		to dovetail these with the AAP timetable.
	Jan - Feb 2009	Action: Meet police and emergency services. Objective: To raise awareness of the AAP, to understand their plans, to dovetail these with the AAP timetable.
Neighbouring boroughs		
	07 July, 04 Aug 2008	Action: Undertake joint site visits with Lewisham Objective: To gain understanding of developments in Lewisham.

Appendix 1 – Planning Policy Mailing List

It is proposed to include ALL individuals, groups and organisations in the Planning Policy Consultation Mailing List. These comprise:

Type of organisation	Number
Business	560
Community	1113
Council Office	15
Government	8
Health	24
Individual	178
Library	21
Media	1
Councillors	63
MP	2
NHO	16
Resident	175
School	74
Statutory (refer Appendix 2)	43
T&RA	171

Appendix 2: Statutory consultees mailing list

Organisation
Natural England (London Region)
London Fire & Civil Defence
Metropolitan Police
The National Trust
Bromley Council
DEFRA
Highways Agency
Lambeth Council
Lewisham Council
London Transport Buses
National Grid Company Plc.
British Telecommunications
British Waterways Board
Church Commissioners for England
Civil Aviation Authority
Commission for Architecture & Built Environment
Commission for Racial Equality
Corporation of London
DEFRA - GO South East
Department of Trade and Industry
Diocesan Board of Finance
English Heritage (London Region)
Environment Agency
Government Office for London
Greater London Authority
Highway Agency
London Ambulance Service
London Ambulance Service NHS Trust

Organisation
London Development Agency
London Fire and Emergency Planning Authority
London Fire Brigade
London Transport Buses
Metropolitan Police Service Property Services
National Grid
Network Rail
Port of London Authority
Southwark Police
Sport England - London Region
Strategic Rail Authority
Thames Water Property Services
Thameslink Trains
Transport for London



LOCAL DEVELOPMENT FRAMEWORK

CONSULTATION PLAN

Canada Water Area Action Plan
Preferred Options

July 2009

INTRODUCTION

The Council is preparing an Area Action Plan (AAP) for Canada Water. The AAP will form part of the Local Development Framework (LDF) and it will set out a vision for the future of Canada Water and provide planning policies that will help achieve this vision.

This document sets out the consultation process involved in the second stage of the preparation of the AAP. This is referred to as the **Preferred Options** stage and documents produced include:

The Preferred Options Report	This identifies the preferred options that will be taken forward to guide development in the area as a result of consultation on the issues and options stage of the Canada Water AAP and the gathering of more evidence and background information.
A Sustainability Appraisal	This assesses the social, economic and environmental impacts of the options presented.
An Equalities Impact Assessment	This identifies the main issues in relation to equality, diversity and social cohesion that the AAP will have an impact on.
A Preferred Options Statement of Compliance - Consultation Report	This sets out who we consulted on the AAP at the issues and options stage, when they were consulted and how.
Officer comments on the representations received on the Issues and Options report.	This sets out the officer responses to each representation received on the issues and options stage and how we have taken them into consideration when drafting the preferred options report.
Consultation Strategy	This sets out how we will consult on the AAP, who will be involved and when.
Appropriate Assessment Screening	This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Habitats Directive Appropriate Assessment (AA) process are needed for the Canada Water Area Action Plan preferred options.
A Consultation Plan (THIS DOCUMENT)	This sets out the timetable for consultation relating specifically to the preferred

The purpose of this document is to set out the consultation plan for this stage in the process. This plan elaborates on the overarching consultation strategy for the Canada Water AAP. This document should therefore be read in conjunction with the consultation strategy.

The Consultation Plan is structured as follows:

- Canada Water AAP: this section sets out the purpose and scope of the Canada Water AAP;
- Consultation Strategy: this section summarises the consultation principles and approach outlined within the Consultation Strategy;
- Consultation Plan; this section outlines the consultation approach for the preferred options stage of the AAP.
- Appendix 1: List of Consultees
- Appendix 2: List of Statutory Consultees and Locations to find documents

THE CANADA WATER AAP

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

It will build on the work we have done in preparing the 2007 Southwark Plan and supplementary guidance for Canada Water. Like those documents, the focus of the AAP will be a core area around Canada Water. However, the AAP will also look at a wider set of measures that are needed to help the area fulfil its potential and build on some of its key strengths, particularly its attraction for families, its fantastic leisure opportunities and great parks, the docks and green links and the quality of its environment.

The AAP is being prepared to manage this change. It will identify the measures that need to take place and crucially, unlike the Southwark Plan, it will set out how and when these changes will be delivered. It will guide future investment in Canada Water and will be used to make decisions on planning applications.

The core area identified in the preferred options will be the main focus for transformation. The wider AAP area extends beyond this core area to ensure future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

The consultation strategy provides a framework for consultation and public engagement in the preparation of the AAP. It sets out the principles which will be used to guide consultation on the AAP. These are:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.

- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement

It also states that the council will be clear about:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

The strategy outlines how consultation will meet statutory minimum requirements. In accordance with our Statement of Community Involvement, it also sets out our ambition to go beyond the statutory requirements, to engage more continuously and intensively and enable those people with a stake in the area to be able to participate and influence the preparation of the AAP.

The strategy emphasises that to help break down barriers to consultation, particular needs such as access, transport, childcare and translation will be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At the end of the process, we will also prepare a “statement of compliance” showing what consultation has taken place and how this has influenced the preparation of the AAP.

PREFERRED OPTIONS CONSULTATION PLAN:

Consultation timeframe

We have found that the statutory six weeks consultation period is too short for planning policy documents. We will therefore carry out a period of **six weeks informal** consultation in addition to the statutory **6 week formal** consultation period. We will do this in order to make sure there is enough time for you to submit comments and understand the information prior to the commencement of the formal consultation period. This means that we will carry out a 3 month consultation period for the AAP at the preferred options stage.

The six week informal period is from 21 July 2009 – 1 September 2009. **The six week formal consultation period runs from 1 September 2009 – 13 October 2009.**

The following table outlines all of the consultation methods that will be undertaken at the preferred options stage of the Canada Water AAP. It also sets out the different groups that we will be consulting and the consultation methods that are applicable to those groups.

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
Consultation on the Preferred Options: This identifies the preferred options that will be taken forward to guide development in the AAP area as a result of consultation on the issues and options stage of the AAP.	Present all documents to Planning committee Objective: To obtain comments from members of the Planning Committee to inform the decision of the Executive member for Regeneration. To comply with Southwark' constitution.	Planning committee members	28 July 2009
	Present all documents to Executive Objective: To obtain approval from the Executive to commence formal consultation on the preferred options. To comply with Southwark's constitution	Executive committee members	29 July 2009
	Display the preferred options report and accompanying documents on the council's website. Objective: To comply with statutory requirements, inform local residents and stakeholders Statutory Requirement	ALL	21 July - 13 October 2009

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Mail out to statutory consultees, planning policy mailing lists for planning policy documents and affected properties. This mail out will use the consultation database that has been compiled by the Council over the course of the plan preparation process.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the preferred options.</p> <p><i>Statutory Requirement</i></p>	ALL on planning policy consultee database	Week commencing 31 August 2009
	<p>Display the preferred options documents and a statement of the representations procedure in the council's offices, libraries, the one-stop shops and neighbourhood housing offices. A list of these locations is shown in Appendix 2.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders of the preferred options documents.</p> <p><i>Statutory Requirement</i></p>	ALL	Week commencing 31 August 2009
	<p>Press notice in local newspaper to indicate the start of the formal consultation period on the proposed preferred options and supporting documents.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the preferred options</p> <p><i>Statutory Requirement</i></p>	ALL	Week commencing 31 August 2009

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Planning Officers will present information at Rotherhithe Community Council and Rotherhithe Area Housing Forum.</p> <p>Objective: To update the progress being made on the AAP to a wide audience and to explain how and when individuals can get involved in the formal consultation.</p>	Councillors and Local Residents	21 July – 13 October 2009
	<p>Workshops and on-going meetings with internal staff</p> <p><i>Objective:</i> To ensure that the preferred options are supported and that any issues are addressed at an early stage.</p>	Staff from Major Projects Team, Economic Development, Environment, Transport, Housing, Development Management, Children's Services	Throughout the consultation period 21 July – 13 October 2009
	<p>Planning Officers and Major Projects team officers will hold several public exhibitions at local events and in widely used public spaces across the AAP area such as Surrey Quays Shopping Centre</p> <p>Objective: To ensure that information about the preferred options is widely available at convenient times and in convenient locations to the wider public. To update the progress being made on the AAP to a wide audience and to explain how and when individuals/groups can get involved in the formal consultation.</p>	ALL	Throughout the consultation period 21 July – 13 October 2009

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Inform the Willowbrook Centre (independent local charity offering free, professional advice on planning, regeneration and development issues) of the consultation process. Willowbrook Centre to engage with Equality Target Groups and consult on the preferred options.</p> <p>Objective: To ensure Equalities Target Groups are consulted and appropriate engagement is undertaken.</p>	<p>Equalities Target Groups - identified in our Statement of Community Involvement (SCI)</p>	<p>Throughout the consultation period 21 July – 13 October 2009</p>
	<p>Advertise consultation through other Publications, Websites & Local Radio across Southwark: Publish the Canada Water newsletter (prepared by Major Projects team)</p> <p>Objective: To publicise the preferred options and period of consultation</p>	<p>ALL - including Equalities Target Groups identified in our Statement of Community Involvement (SCI)</p>	<p>Throughout the consultation period 21 July – 13 October 2009</p>
	<p>Posters and Leaflets displayed and / or distributed across the AAP area.</p> <p>Objective: To publicise the preferred options and period of consultation</p>	<p>ALL</p>	<p>Throughout the consultation period 21 July – 13 October 2009</p>

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Planning Officers will present information to Community groups, Schools and Equality Target Groups within the AAP area and facilitate workshops as and where appropriate</p> <p>Objective: To engage key community and under represented groups in the regeneration of the area. To ensure that information about the preferred options is widely available. To update the progress being made on the AAP to a wide audience and to explain how and when individuals/groups can get involved in the formal consultation.</p>	<p>ALL - including Equalities Target Groups identified in our Statement of Community Involvement (SCI)</p>	<p>Throughout the consultation period 21 July – 13 October 2009</p>

**CONSULTATION PLAN:
Canada Water AAP: Preferred options**

Individual/ Organisation Name	Method of Consultation	When consulted	Contact
Local groups	<ul style="list-style-type: none"> - Preferred options report and accompanying documents on website - Mail out advising of consultation on the Preferred Options report to those groups on our consultation database - Press notice - Display at council offices/libraries etc - Planning Officer presentations at community group meetings 	<ul style="list-style-type: none"> - 21 July – 13 October 2009 - w/c 31 August 2009 - w/c 24 August 2009 - w/c 31 August 2009 - 21 July – 13 October 2009 	All local groups in Canada Water database
Councillors	<ul style="list-style-type: none"> - Planning Committee - Executive Committee - Community Councils - Preferred options report and accompanying documents on website - Mail out advising of consultation on Preferred options report and accompanying documents - Press Notice 	<ul style="list-style-type: none"> - 28 July 2009 - 29 July 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 - w/c 31 August 2009 - w/c 31 August 2009 	All Councillors in Southwark
Statutory consultees	<ul style="list-style-type: none"> - Mail out advising of consultation on preferred options report and accompanying document - Meetings as required 	<ul style="list-style-type: none"> - w/c 31 August 2009 - 21 July – 13 October 2009 	See list of statutory consultees in Appendix 2
Consultees on planning policy database	<ul style="list-style-type: none"> - Mail out advising of consultation on preferred options report and accompanying documents to all consultees on the planning policy database 	<ul style="list-style-type: none"> - w/c 31 August 2009 	All consultees on planning policy database
General public	<ul style="list-style-type: none"> - Preferred options report and accompanying documents on website - Mail out advising of consultation on Preferred Options and accompanying documents to all consultees on the planning policy database - Display documents at council offices/libraries etc - Press notice 	<ul style="list-style-type: none"> - 21 July – 13 October 2009 - w/c 31 August 2009 - w/c 31 August 2009 - w/c 31 August 2009 	All consultees on planning policy database

	<ul style="list-style-type: none"> - Community Councils & Area Housing Forums - Website - Posters & Leaflets - Other Publications, websites and local radio - Planning Officer presentations at community groups etc - Exhibitions 	<ul style="list-style-type: none"> - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 	
Staff	<ul style="list-style-type: none"> - Email preferred options report to internal council officers and invite comments - Meet with specialist officers if required - Organise workshops - Internal publications and website 	<ul style="list-style-type: none"> - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 	Relevant officers involved in the Canada Water AAP
Equalities Target Groups	<ul style="list-style-type: none"> - Willowbrook Centre to engage with Equality Target Groups and attend forums - Publications & Websites - Planning Officer presentations at community groups 	<ul style="list-style-type: none"> - 21 July – 13 October 2009 - 21 July – 13 October 2009 - 21 July – 13 October 2009 	All Equality Target Groups within the Canada Water database

Where possible we will link our consultation on the AAP with other consultation events happening in the borough at the same time as the AAP consultation. As well as this AAP we will also be consulting on an AAP for Peckham and Nunhead and the over-arching planning document for the borough, the Core Strategy.

Appendix 1

LIST OF CONSULTEES

It is proposed to include ALL individuals, groups and organisations in the Planning Policy Consultation Mailing List. These comprise:

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

Appendix 2

STATUTORY CONSULTEES*

* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust

- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by

virtue of a direction given under Section 106 (3)(a) of the
Communications Act 2003

- Any person who owns or controls electronic communications apparatus situated in any part of the borough

Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

LIST OF LOCATIONS IN WHICH YOU CAN FIND THE DOCUMENTS***Council offices (Opening times 9am-5pm Monday-Friday)***

- Town Hall - Peckham Road, London, SE5 8UB
- Chiltern House - Portland Street, London, SE17 2ES

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

APPENDIX 3: Canada Water Area Action Plan Publication/Submission version consultation plan



Local Development Framework

CONSULTATION PLAN

Canada Water Area Action Plan Publications/submission version

No.	Title
Appendix A	Canada Water AAP publication/submission version
Appendix B	Canada Water AAP publication/submission version consultation plan
Appendix C	Canada Water AAP publication/submission version consultation report
Appendix D	Canada Water AAP publication/submission version draft sustainability appraisal
Appendix E	Canada Water AAP publication/submission version equalities impact assessment
Appendix F	Canada Water AAP publication/ submission version appropriate assessment

November 2009

INTRODUCTION

The Council is preparing an Area Action Plan (AAP) for Canada Water. The AAP will form part of the Local Development Framework (LDF) and it will set out a vision for the future of Canada Water and provide planning policies that will help achieve this vision.

This document sets out the consultation process involved in the final stage of the preparation of the AAP. This is referred to as the **Publications/submission** stage and documents produced include:

The Publications/submission AAP	This sets out the policies that will be taken forward to guide development in the area as a result of consultation on the preferred options stage of the Canada Water AAP and the gathering of more evidence and background information.
A draft Sustainability Appraisal	This assesses the social, economic and environmental impacts of the policies presented.
An Equalities Impact Assessment	This identifies the main issues in relation to equality, diversity and social cohesion that the AAP will have an impact on.
A Publications/submission Statement of Compliance -Consultation Report	This sets out who we consulted on the AAP at the preferred options stage, when they were consulted and how.
Officer comments on the representations received on the Preferred options report.	This sets out the officer responses to each representation received on the preferred options stage and how we have taken them into consideration when drafting the Publication/submission AAP.
Consultation Strategy	This sets out how we will consult on the AAP, who will be involved and when.
Appropriate Assessment	This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Habitats Directive Appropriate Assessment (AA) process are needed for the Canada Water Area Action Plan Publications/submission.

A Consultation Plan (THIS DOCUMENT)

This sets out the timetable for consultation relating specifically to the Publications/submission stage of the AAP.

The purpose of this document is to set out the consultation plan for this stage in the process. This plan elaborates on the overarching consultation strategy for the Canada Water AAP. This document should therefore be read in conjunction with the consultation strategy.

The Consultation Plan is structured as follows:

- Canada Water AAP: this section sets out the purpose and scope of the Canada Water AAP;
- Consultation Strategy: this section summarises the consultation principles and approach outlined within the Consultation Strategy;
- Consultation Plan; this section outlines the consultation approach for the Publications/submission stage of the AAP.
- Appendix 1: List of Consultees
- Appendix 2: List of Statutory Consultees and Locations to find documents

THE CANADA WATER AAP

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

It will build on the work we have done in preparing the 2007 Southwark Plan and supplementary guidance for Canada Water. Like those documents, the focus of the AAP will be a core area around Canada Water. However, the AAP will also look at a wider set of measures that are needed to help the area fulfil its potential and build on some of its key strengths, particularly its attraction for families, its fantastic leisure opportunities and great parks, the docks and green links and the quality of its environment.

The AAP is being prepared to manage this change. It will identify the measures that need to take place and crucially, unlike the Southwark Plan, it will set out how and when these changes will be delivered. It will guide future investment in Canada Water and will be used to make decisions on planning applications.

The core area identified in the AAP will be the main focus for transformation. The wider AAP area extends beyond this core area to ensure future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

The consultation strategy provides a framework for consultation and public engagement in the preparation of the AAP. It sets out the principles which will be used to guide consultation on the AAP. These are:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.

- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement

It also states that the council will be clear about:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.
- How consultation on the area action plan will feed into preparing the core strategy for Southwark which is being prepared at the same time.

The strategy outlines how consultation will meet statutory minimum requirements. In accordance with our Statement of Community Involvement, it also sets out our ambition to go beyond the statutory requirements, to engage more continuously and intensively and enable those people with a stake in the area to be able to participate and influence the preparation of the AAP.

The strategy emphasises that to help break down barriers to consultation, particular needs such as access, transport, childcare and translation will be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At the end of the process, we will also prepare a “statement of compliance” showing what consultation has taken place and how this has influenced the preparation of the AAP.

PUBLICATIONS/SUBMISSION CONSULTATION PLAN:

Consultation timeframe

We have found that the statutory six weeks consultation period is too short for planning policy documents. We will therefore carry out a period of **six weeks informal** consultation in addition to the statutory **6 week formal** consultation period. We will do this in order to make sure there is enough time for you to submit comments and understand the information prior to the commencement of the formal consultation period. This means that we will carry out a 3 month consultation period for the AAP at the Publications/submission stage.

The six week informal period is from 18 December 2009 – 28 January 2009. **The six week formal consultation period runs from 29 January 2010 to 12 March 2010.**

The following table outlines all of the consultation methods that will be undertaken at the publications/submission stage of the Canada Water AAP. It also sets out the different groups that we will be consulting and the consultation methods that are applicable to those groups.

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
Consultation on the Preferred Options: This identifies the preferred options that will be taken forward to guide development in the AAP area as a result of consultation on the issues and options stage of the AAP.	Present all documents to Planning committee Objective: To obtain comments from members of the Planning Committee to inform the decision of the Executive member for Regeneration. To comply with Southwark' constitution.	Planning committee members	8 December 2009
	Present all documents to Executive Objective: To obtain approval from the Executive to commence formal consultation on the Publications/submission AAP. To comply with Southwark's constitution	Executive committee members	15 December 2009
	Display the Publications/submission AAP and accompanying documents on the council's website. Objective: To comply with statutory requirements, inform local residents and stakeholders Statutory Requirement	ALL	18 December 2009 – 12 March 2010

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Mail out to statutory consultees, planning policy mailing lists for planning policy documents and affected properties. This mail out will use the consultation database that has been compiled by the Council over the course of the plan preparation process.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the Publications/submission AAP.</p> <p><i>Statutory Requirement</i></p>	ALL on planning policy consultee database	Week commencing 25 January 2010
	<p>Display the Publications/submission AAP and supporting documents and a statement of the representations procedure in the council's offices, libraries, the one-stop shops and neighbourhood housing offices. A list of these locations is shown in Appendix 2.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders of the Publications/submission AAP.</p> <p><i>Statutory Requirement</i></p>	ALL	Week commencing 25 January 2010

CONSULTATION TIMETABLE			
Stage in preparing the AAP– Preferred Options Report	Method and Objective of Consultation	Consultee	Date
	<p>Press notice in local newspaper to indicate the start of the formal consultation period on the proposed Publications/submission AAP and accompanying documents.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the Publications/submission AAP.</p> <p><i>Statutory Requirement</i></p>	ALL	Week commencing 25 January 2010
	<p>Planning Officers will present information at Rotherhithe Community Council and Rotherhithe Area Housing Forum.</p> <p>Objective: To update the progress being made on the AAP to a wide audience and to explain how and when individuals can get involved in the formal consultation.</p>	Councillors and Local Residents	18 December 2010 to 12 March 2010
	<p>Inform the Willowbrook Centre (independent local charity offering free, professional advice on planning, regeneration and development issues) of the consultation process. Willowbrook Centre to engage with Equality Target Groups and consult on the preferred options.</p> <p>Objective: To ensure Equalities Target Groups are consulted and appropriate engagement is undertaken.</p>	Equalities Target Groups - identified in our Statement of Community Involvement (SCI)	Throughout the consultation period 18 December 2010 to 12 March 2010

**CONSULTATION PLAN:
Canada Water AAP: Publications/submission**

Individual/ Organisation Name	Method of Consultation	When consulted	Contact
Local groups	<ul style="list-style-type: none"> - Publications/submission AAP and accompanying documents on website - Mail out advising of consultation on the Publications/submission AAP to those groups on our consultation database - Press notice - Display at council offices/libraries etc - 	<ul style="list-style-type: none"> - 18 December 2009 to 12 March 2010 - w/c 25 January 2010 - w/c 25 January 2010 - w/c 25 January 2010 	All local groups in Canada Water database
Councillors	<ul style="list-style-type: none"> - Planning Committee - Executive Committee - Community Councils - Publications/submission AAP and accompanying documents on website - Mail out advising of consultation on Publications/submission AAP and accompanying documents - Press Notice 	<ul style="list-style-type: none"> - 8 December 2009 - 15 December 2009 - 18 December 2009 to 12 March 2010 - 18 December 2009 to 12 March 2010 - w/c 25 January 2010 - w/c 25 January 2010 	All Councillors in Southwark
Statutory consultees	<ul style="list-style-type: none"> - Mail out advising of consultation on Publications/submission AAP and accompanying document - 	<ul style="list-style-type: none"> - w/c 25 January 2010 	See list of statutory consultees in Appendix 2
Consultees on planning policy database	<ul style="list-style-type: none"> - Mail out advising of consultation on Publications/submission AAP and accompanying documents to all consultees on the planning policy database 	<ul style="list-style-type: none"> - w/c 25 January 2010 	All consultees on planning policy database
General public	<ul style="list-style-type: none"> - Publications/submission AAP and accompanying documents on website - Mail out advising of consultation on Publications/submission AAP and accompanying documents to all consultees on the planning policy database 	<ul style="list-style-type: none"> - 18 December 2009 to 12 March 2010 - w/c 25 January 2010 	All consultees on planning policy database

	<ul style="list-style-type: none"> - Display documents at council offices/libraries etc - Press notice - Community Councils & Area Housing Forums - Website - 	<ul style="list-style-type: none"> - w/c 25 January 2010 - w/c 25 January 2010 - 18 December 2009 to 12 March 2010 - 18 December 2009 to 12 March 2010 	
Staff	<ul style="list-style-type: none"> - Email Publications/submission AAP to internal council officers and invite comments - 	<ul style="list-style-type: none"> - 18 December 2009 to 12 March 2010 	Relevant officers involved in the Canada Water AAP
Equalities Target Groups	<ul style="list-style-type: none"> - Willowbrook Centre to engage with Equality Target Groups and attend forums - 	<ul style="list-style-type: none"> - 18 December 2009 to 12 March 2010 	All Equality Target Groups within the Canada Water database

Where possible we will link our consultation on the AAP with other consultation events happening in the borough at the same time as the AAP consultation. As well as this AAP we will also be consulting on an AAP for Peckham and Nunhead and the over-arching planning document for the borough, the Core Strategy.

Appendix 1

LIST OF CONSULTEES

It is proposed to include ALL individuals, groups and organisations in the Planning Policy Consultation Mailing List. These comprise:

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

Appendix 2

STATUTORY CONSULTEES*

* Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur.

We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- British Telecommunications
- Bromley Council
- Corporation of London
- English Heritage (London Region)
- Environment Agency
- Government Office for London
- Greater London Authority
- Lambeth Council
- Lewisham Council
- LFEDA
- London Development Agency
- Natural England
- Secretary of State
- Secretary of State for Transport
- Thames Water Property Services
- The Coal Authority
- Southwark Primary Care Trust

- Any of the bodies from the following list who are exercising functions or a function in the borough:
 1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
 2. Sewage undertakers
 3. Water undertakers.
- Any person to whom the electronic communalisations code applies by

virtue of a direction given under Section 106 (3)(a) of the
Communications Act 2003

- Any person who owns or controls electronic communications
apparatus situated in any part of the borough

Local consultees

All Councillors

- Liberal
- Labour
- Conservatives
- Green Party

LIST OF LOCATIONS IN WHICH YOU CAN FIND THE DOCUMENTS

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

APPENDIX 4: Breakdown of consultees on the Planning Policy database

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

APPENDIX 5: Consultation carried out in the Canada Water Area

Consultation Event	Date of Event	Details of Event	Outcome	SCI Requirement	Regulations Requirement
STATUTORY					
Mailouts to statutory and general consultees on the Council's database	7 th January 2009 (Issues and Options report) 27 th August 2009 (Preferred Options report) 29 th January 2010 (Publication AAP)	Objective: To ensure that key stakeholders were involved at each stage of the AAP process Action: Letter sent out inviting consultees to make comments on the Issues and Options and Preferred Options reports and the publication/ submission draft. Description: Copies of these letters are presented in Appendices 6, 9 and 11.	Received responses which are presented in section 3 below. These have been taken into account in preparing the submission draft.	✓	✓
Advertisement in Local Newspapers	8 th January 2009 (Issues and Options report) 27 th August 2009 (Preferred Options report) 28 th January 2010 (Publication AAP)	Objective: To ensure a wide audience was made aware of the AAP consultation and how to get involved. Action: The publication of the Issues and Options report, the Preferred Options report and the Publication/submission Report, was advertised in a local newspaper at the start of a 6 week consultation period. Description: Copies of these advertisements are presented in Appendices 7, 10 and 12.	Raised awareness of the consultation and advised how people could participate.	✓	✓
Council Website, libraries, one	January 2009 (Issues and Options report)	Objective: To ensure documents were accessible to everyone interested in being involved in the Canada Water	Raised awareness of the consultation and advised how people	✓	✓

stop shops and council offices	August 2009 (Preferred Options report) January 2010 (Publication AAP)	AAP. Action: Relevant documents were made available on the Council's website, at libraries, council offices and one stop shops in the borough. Description: The documents including the questionnaire were available in a number of accessible locations. In addition an interactive questionnaire that users could fill in and submit on-line was available on the website for the issues and options and preferred options consultation. The documents were available on the council website for at least 12 weeks. Details of where documents were available are presented in Appendix 8.	could participate.		
OTHER					
Rotherhithe Community Council meetings	10 December 2008	Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the publics views. Action: Presented document, invited members of the public to take part in consultation exercise and answered questions. Detail: Posted board that explained issues and asked members of the public to place coloured dot in a section for option A and B to inform us of their preferred option.	Obtained comments on the issues and options to help inform the preparation of the Canada Water Preferred Options AAP report	✓	
	4 February 2009	Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the publics views.	Obtained comments on the issues and options to help inform the		

		<p>Action: Presented the document, ran topic based workshops and answered questions.</p> <p>Detail: Officers took questions from the floor for a substantial amount of time and also ran three topic specific workshops. Boards were also posted that explained issues and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A, B or provide further preferences.</p>	preparation of the Canada Water Preferred Options AAP report	✓	
	15 September 2009	<p>Objective: Raise awareness of the Preferred Options AAP consultation document and obtain the publics views.</p> <p>Action: Presented the document and answered questions.</p> <p>Detail: Presentation of preferred option report, displayed pop up banners and took questions.</p>	Obtained comments on the Preferred Options to help inform the preparation of the submission/publication draft of the Canada Water AAP	✓	
	1 March 2010	<p>Objective: Raise awareness of the publication/submission draft AAP t and obtain the publics views.</p> <p>Action: Made an announcement and circulated hard copies of the document.</p> <p>Detail: Made an announcement publicising the consultation period and circulated hard copies of the document. Answered questions informally during the break in the meeting.</p>	Obtained comments on the Preferred Options to help inform the preparation of the submission/publication draft of the Canada Water AAP	✓	

Canada Water Consultative Forum	1 December 2008 14 September 2009 22 February 2010	Objective: Raise awareness of the Issues and Options, preferred options and publication draft AAP document and obtain the public's views. Action: Present document and answer questions Detail: Presented document to the forum. Explained the consultation document and the objectives and purpose of preparing the AAP.	Raised awareness of the Issues and Options, Preferred Options and publication/ submission draft AAP consultation document. Distributed copies of the document and questionnaires.	✓	
BARGES meetings	10 November 2008 28 September 2009	Objective: Raise awareness of the Issues and Options and preferred options AAP consultation document and obtain the public's views. Action: Presented the issues and options and preferred options documents, informed the group of the consultation periods and methods and answered questions. Detail: Questions were answered on the document as a whole and specifically on green issues. At preferred options stage, the group requested clarification on the council's open space audit and the types and categories of open space that could be designated in the AAP.	Obtained community views – primarily on open space provision and environment issues	✓	
Bermondsey and Rotherhithe Area Faith Meeting	21 January 2009	Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the public's views Action: Presented document and answered questions	Raised awareness of the AAP. Encouraged more people to get involved and respond to consultation	✓	

		Detail: Explained the consultation document and the objectives and purpose of preparing the AAP			
Silverlock Tenants Hall exhibition	27 January 2009	<p>Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the public's views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions</p> <p>Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A, B or provide further preferences.</p>	Raised awareness of the AAP. Encouraged more people to get involved and respond to consultation	✓	
Hawkstone Estate	Hawkstone Fun Day 9 August 2009	<p>Objective: Raise awareness of the forthcoming Issues and Options AAP consultation.</p> <p>Action: Presented display panels setting out main issues affecting the AAP area.</p> <p>Detail: Used a display to publicise the AAP, answer questions and discuss local issues.</p>	Helped raise awareness of forthcoming consultation on the AAP.	✓	
	Hawkstone Estate over 50s party 10 December 2008	<p>Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the public's views.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p>	Obtained community views to help inform the Preferred Options AAP	✓	

		<p>Detail: Explained the consultation document and the objectives and purpose of preparing the AAP</p> <p>Presented a board that explained issues and asked members of the public to place coloured dot in a section for Option A and Option B to inform us of their preferred option.</p>			
Silwood Estate Community Group meeting	4 February 2009	<p>Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the public's views.</p> <p>Action: Present document, invite members of the public to take part in consultation exercise and answer questions</p> <p>Detail: Explained the consultation document and the objectives and purpose of preparing the AAP. Posted details of all of the issues raised in the AAP and asked the group to fill in questionnaires. This gave the opportunity for them to choose either option A, B or provide further preferences.</p>	<p>Raised awareness of the AAP. Encouraged more people to get involved and respond to consultation. Distributed copies of the document and questionnaires.</p>	✓	
Redriff Tenants Association AGM	10 March 2009	<p>Objective: Raise awareness of the Issues and Options AAP consultation document and obtain the public's views.</p> <p>Action: Present document and answer questions</p> <p>Detail: Explained the consultation document and the objectives and purpose of preparing the AAP.</p>	<p>Raised awareness of the Preferred Options AAP consultation document. Distributed copies of the document and questionnaires.</p>	✓	

Southwark Public Transport Consultative Forum	10 September 2009	<p>Objective: Raise awareness of the Preferred Options AAP consultation document and obtain the publics views.</p> <p>Action: Present document and answer questions</p> <p>Detail: Explained the consultation document and the objectives and purpose of preparing the AAP.</p>	Raised awareness of the Issues and Options AAP consultation document. Distributed copies of the document and questionnaires	✓	
Youth Providers Network meeting	16 September 2009	<p>Objective: Raise awareness of the Preferred Options AAP consultation document and obtain contact details for youth groups.</p> <p>Action: Presented document and discussed ways of disseminating information to youth groups</p> <p>Detail: Seek advice on how to consult with youth and the appropriate groups and forums to target</p>	Obtained information on the appropriate ways to consult youth in the area. Distributed copies of the document and questionnaires	✓	
Enterprise Partnership	23 September 2009	<p>Objective: Raise awareness of the document and obtain the publics views.</p> <p>Action: Presented document and answer questions</p> <p>Detail: Provided a presentation on the Preferred Options, in particular on Employment and Retail proposals.</p>	Raised awareness of the document and obtained views on quantum of Retail development proposed in the area	✓	
Southwark Mobility Forum	23 September 2009	<p>Objective: Raise awareness of the Preferred Options AAP consultation document and obtain the publics views.</p> <p>Action: Presented documents and</p>	Raised awareness of the Preferred Options AAP consultation document. Distributed copies of the document	✓	

		answered questions Detail: Explained the consultation document and the objectives and purpose of preparing the AAP.	and questionnaires.		
Southwark Equalities and Diversity Panel	23 February 2009 22 September 2009	Objective: Raise awareness of the Issues and Options and Preferred Options AAP consultation documents and obtain feedback on the draft Equalities Impact Assessment Action: Presented Equalities Impact Assessment stages 1 (February 09) and 2 (September 09) and answer questions Detail: Discussion on whether the AAP has adequately taken into account equality and diversity issues	Obtained feedback from the Panel on the content of the AAP EQIA	✓	
Southwark Cyclists	9 September 2009	Objective: Raise awareness of the Preferred Options AAP consultation document and obtain the publics views. Action: Presented the Preferred Options document and answered questions Detail: Explained the consultation document and the objectives and purpose of preparing the AAP. Discussed the Canada Water Public Realm Study and the Preferred Options.	Southwark Cyclists expressed support for the vision and objectives. Wanted to have further consideration of the Pedestrian and Cycling Network map in the document and the Public Realm Study in more detail.	✓	
Issues and options Exhibitions	The Event, Southwark Park 12 July 2008 Rotherhithe Festival 9 August 2008	Objective: Raise awareness of the Issues and Options AAP consultation document and obtain publics views. The aim of attending the Rotherhithe Festival and The Event and was to raise awareness of forthcoming consultation and gat views on key	Obtained community views to help inform the Preferred Options AAP	✓	

	<p>Pumphouse Museum Exhibition 14 January 2009</p> <p>Rotherhithe Library Exhibition 17 January 2009</p> <p>Surrey Quays Shopping centre Exhibition 19-24 January 2009</p> <p>Lewington centre exhibition 4 February 2009</p> <p>Brunel museum exhibition 7 February 2009</p>	<p>issues facing the area.</p> <p>Action: Presented document, invited members of the public to take part in consultation exercise and answered questions.</p> <p>Detail: Posted details of all of the issues raised in the AAP and asked members of the public to fill in questionnaires. This gave the opportunity for them to choose either option A, B or provide further preferences.</p>			
Preferred options Exhibitions	<p>Rotherhithe Festival 04 July 2009</p> <p>Albion Primary School 14 September 2009</p> <p>Surrey Quays shopping centre exhibition 8-12 September 2009</p>	<p>Objective: Raise awareness of the Preferred Options AAP consultation document and obtain the public's views.</p> <p>Action: Public Exhibition at Albion Primary School library, Surrey Quays Shopping Centre and Rotherhithe Festival.</p> <p>Detail: Six Pop-Up banners displaying the Preferred Options set up in the centre of the Shopping Centre, Albion Primary school and at the Rotherhithe Festival. Staffed by Planning Policy council officers. Provided questionnaires</p>	<p>Raised awareness of the Preferred Options AAP consultation document and obtained the public views. Encouraged more people to review the AAP process and respond to consultation. Questions were raised in relation to the future of Albion Street, development proposals on the street. and future improvements.</p>	✓	

Canada Water AAP consultation fun day	26 September 2009	Objective: Raise awareness of the document and obtain the public's views. Action: One day Public Exhibition at Alfred Salter Primary School Detail: Exhibitions by Planning Policy, Transport officer, Libraries team, children entertainer (face painter and balloon modeller)	A total of 43 people attended. Transport Officer presented a Multi-modal interactive display of the road network - showing movement of vehicles along Lower Road and peninsula. Libraries staff with mobile library vehicle and Computer generated 'fly-through' of new library (+model). Exhibition included a series of Pop-up banners of displaying the Preferred Options	✓	
Focus groups	Marketlink research	See Market Link Researches final report: Residents and Visitors Quantitative and Qualitative Research		✓	
	Albion Street Cafe Conversations 5 May 2009 12 May 2009 9 June 2009 16 June 2009	See Cafe Conversations Final Report		✓	
Newsletters and community magazines	Canada Water News Winter 08	Objective: Raise awareness of the Issues and Options AAP consultation document. Action: Write article to be included in the quarterly publication.	Raised awareness of the Issues and options AAP consultation document and obtained the public views. Encouraged more	✓	

		Detail: Article setting out the stages of consultation and summarising the options set out in the issues and options report. Canada Water News is distributed to the majority of households in the AAP area.	people to review AAP process and respond to consultation		
	Redriff Tenants Association Newsletter article August 2009	Objective: Raise awareness of the Preferred Options AAP consultation document. Action: Write article to be included in the quarterly publication of the newsletter Detail: Article setting out the stages of consultation and the Preferred Options consultation	Raised awareness of the AAP consultation	✓	
	Southwark Life Article October 2009	Objective: Raise awareness of the Preferred Options AAP consultation document. Action: Write article to be included in the quarterly publication. Detail: Article setting out the stages of consultation and the Preferred Options consultation dates. Southwark Life is distributed to every household in the borough.	Raised awareness of the Preferred Options AAP consultation document and obtained the public views. Encouraged more people to review AAP process and respond to consultation	✓	
Leafletting in the AAP area	Leaflet drop September 2009	Objective: Raise awareness of the Preferred Options AAP consultation document. Action: Distribute leaflets to residents in area informing of the consultation day on Sep 26 2009	Raised awareness of the AAP consultation and the forthcoming event	✓	

		Detail: 10,000 households received a leaflet in the mail informing them of the consultation and the Consultation Fun Day. All children in Albion and Alfred Salter primary schools issued with leaflets			
	1 st September 2009 14 th September 2009 28 th September 2009	Objective: Raise awareness of the Preferred Options AAP consultation document. Action: Distribute leaflets to people outside Canada Water Tube Station in the evenings Detail: Leaflets setting out the Preferred Options AAP consultation and how to respond to the consultation	Raised awareness of the AAP consultation and forthcoming events/exhibitions	✓	
Poster displays and banners	January 09 September 2009	Objective: Raise awareness of the Issues and Options and Preferred Options AAP consultation document. Action: Erect posters around the AAP area Detail: Posters setting out the Issues and Options and Preferred Options AAP consultation and how to respond to the consultation	Raised awareness of the AAP consultation and forthcoming events/exhibitions	✓	
Pre-AAP consultation					
Early consultation on future of sites around Canada Water station	2001	Objective: To help identify issues in the area Action: Work with Canada Water consultative forum to prepare developer	Topic papers identifying issues in the area. 405 Adults interviews at 26 sites across		

		<p>brief for the area</p> <p>Detail: Topic papers and vision were prepared by Canada Water Consultative Forum; Meetings with CWCF were held to agree developer brief; MORI survey of residents' views on what they liked and disliked most about Rotherhithe Peninsular and what additional facilities were needed; Series of workshops; Draft brief sent to selected agencies for comment</p>	<p>Rotherhithe</p> <p>Results of survey published, setting out residents' views about the area.</p> <p>Report on the workshops published</p>		
Canada Water SPG	November 2002 – February 2003	<p>Objective: Prepare a clear framework for the future development of the Canada Water area in line with Southwark Plan Policies. Provide clear guidance as to what is permitted in planning terms.</p> <p>Action: Consultation on first version of the SPG</p> <p>Detail: Mailout, copies of consultation documents in accessible places, on council website and press advertisement</p>	<p>47 people responded, largely on the SPG itself and not wider area issues</p>		
	October – December 2004	<p>Objective: Prepare a clear framework for the future development of the Canada Water area in line with Southwark Plan Policies</p> <p>Action: Consultation on final version of the SPG</p> <p>Detail: Mailout, copies of consultation documents in accessible places, on council website and press advertisement</p>	<p>The SPG was formally adopted by the council's Executive on February 12 2005.</p>		
Canada Water Masterplan	2003	<p>Objective: Shortlisting developer proposals for Canada Water Masterplan</p>	<p>Considerable response to the masterplan from</p>		

		<p>Action: Public Exhibition to display the masterplan proposals.</p> <p>Detail: Display the proposals to the local community and choose shortlist masterplans</p>	<p>participation at the public exhibition, meetings, the Mori survey, letters and website comments. More than 3,060 comments were received at the public exhibition and were taken into account to help refine the masterplan.</p>		
	June 2005	<p>Objective: Refinement of the Masterplan</p> <p>Action: Exhibition and workshops to refine the masterplan Detail: A one-day Open Day took place on Saturday June 11 2005 at Bacon's College. This involved an introduction and short presentation by the BL Canada Quays Ltd team and a series of practical workshops on the following key themes - Transport and Access/Mobility, Community Facilities, Design Quality and Environmental Quality.</p>	<p>Raised awareness of the development of the Masterplan for the area and obtained community input into the process of preparation.</p> <p>Refinement of the Masterplan</p>		
	June 2005	<p>Objective: Refinement of the Masterplan</p> <p>Action: Two evening events on Tuesday June 7 and Wednesday June 8 2005 at Alfred Salter Primary School</p> <p>Detail: workshops on Transport and Access/Mobility and Community Facilities and Design Quality and Environmental Quality</p>	<p>Raised awareness of the Masterplan and obtained community input into the process of preparation.</p> <p>Publication of the Canada Water Masterplan in 2005</p>		
Public Realm in Rotherhithe	July 2006	<p>Objective: Preparation of a strategic landscape framework and investment strategy by Urbed for upgrading the</p>	<p>Publication of the report : Investing in Rotherhithe's Public Realm, to be part of</p>		

		<p>public realm on the Rotherhithe peninsula. Development of a consultation framework/methodology to engage the local community, including young people</p> <p>Action: Consultation with council officers and community and voluntary groups</p> <p>Detail: Interviews with over twenty officers, discussions with the steering group, participation in three forums with the voluntary sector and the Canada Water consultative groups, and four workshops with a group of attraction providers, voluntary organisations, young people, and Southwark planners. A planning open day was held in July 2007 by Urbed and The Landscape Partnership as part of the Rotherhithe Festival. Initial findings from the public realm audit were discussed with the community using a variety of techniques ranging from opportunities to vote and questionnaires, to chances for children to draw the area.</p>	the research and evidence base for the preparation of the AAP		
	April 2009	<p>Objective: Preparation of a report to advise on the specification, scope of works and the associated costs of public realm improvements set out in the Canada Water AAP. Build on previous studies and consultation which have been carried out in Rotherhithe. These include the Public Realm Investment Strategy the Rotherhithe Equal Access Project and consultation on the Canada Water AAP Issues and Options Report.</p>	Publication of the report: 'Public Realm in Canada Water' to be part of the research and evidence base for the preparation of the AAP		

		<p>Report will form part of the evidence base that is used to inform the selection of the preferred options for the AAP and inform the level of s106 planning contributions required on development sites in order to deliver these improvements.</p> <p>Action: Consultation with the planning policy team, transport planning team, parks department, public realm team, street lighting engineer, community safety team and the London Trust for Urban Ecology (based in Stave Hill Ecology Park)</p> <p>Detail:</p>			
Canada Water library	December 2005 – August 2007	<p>Objective: Involvement of residents in the planning process, contributing their ideas and directly influencing the final proposals</p> <p>Action: Consultation events to shape the design of the new library Proposals for the library displayed in May (Seven Island Leisure Centre), June (Canada Estate's Tenant's Hall and July (Rotherhithe Library), giving residents a chance to have their say. Exhibition at The Event, in Southwark Park on 7 July, and at the Rotherhithe Festival on 15 July.</p> <p>Detail: 95 per cent of 306 people who responded on feedback forms said they supported the proposals and 95 per cent rated the designs either 'very good' or</p>	Residents helped to influence the design of the new library, commenting on the initial proposals and suggesting improvements that were later taken on board by architects and developers. Planning permission granted July 2007 Construction commenced on site 2009		

<p>Shopping in Canada Water and Elephant and Castle</p>	<p>Summer 2007</p>	<p>'good'.</p> <p>Objective: Obtain views from young people on how local shops and shopping centres should develop in the future</p> <p>Action: Invite young people to participate and express their views in a council funded projects</p> <p>Detail: Twelve young people from Canada Water and Elephant and Castle participated in the project <i>Shopped Out</i>, funded by Southwark Council and BL Canada Quays and managed by architectural education charity Open House.</p>	<p>Using a mixture of video, workshops and interviews with their peers as well as traders, shoppers and developers, the participants explored retail centres in Elephant and Castle and Canada Water. Together, they looked at what makes shopping areas welcoming for young people, including how to make them feel safer without being oppressive. They also examined anti-social behaviour and how the design of retail spaces can improve relationships between residents, shopkeepers and young people.</p>	
--	--------------------	---	--	--

APPENDIX 6: Issues and options stage notification letter



Planning Policy & Research
Direct Line 020 752 5471

Facsimile 020 7525 5561
Email planningpolicy@southwark.gov.uk

7th January 2009

Dear Sir or Madam,

HAVE YOUR SAY ON THE CANADA WATER AREA ACTION PLAN

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families.

When it is finally adopted by the council, it will be part of our Local Development Framework (LDF) and will be used to make planning decisions in the area as well as guide investment.

The council is now consulting on the Issues and Options Report for the Canada Water Area Action Plan. This document sets out the key options for development in the area. This includes options about the amount and type of shopping space that should be provided, improvements to the road network and pedestrian and cycling routes, leisure facilities, sites for new housing and the mix of social rented and private housing.

If you are interested in finding out more about the Canada Water Area Action Plan we will be holding several exhibitions and drop-in question and answer session in January and February. These will be at the following locations:

Public exhibitions

- Pump House Museum – 14th January 2009 1 – 5pm
- Rotherhithe Library – 17th January 2009 10 – 5pm

- Surrey Quays shopping centre – 19th January 2009 10 – 6pm
- Surrey Quays shopping centre – 24th January 2009 10 – 6pm
- Silverlock Tenants Hall – 27th January 2009 1 – 5pm
- Brunel Museum – 7th February 2009 9 all 10 – 5pm

It is advised you also check the website before you attend any of these sessions to confirm details and to view details of any further exhibitions. If you would like us to attend your local group meeting please contact us.

Other documents

The Issues and Options Report is accompanied by an interim Sustainability Appraisal. The details of where the appraisal is available are set out below.

What is the period for consultation?

The Issues and Options Report is available for you to comment on from **January 09** until **February 20 2009**.

How do I view the Canada Water Area Action Plan Issues and Options Report?

The Issues and Options Report and the Interim Sustainability Appraisal are available to view and download from the council's website at: <http://www.southwark.gov.uk/canadawateraap>. The documents are also available for inspection at the Town Hall, Chiltern House, libraries, neighbourhood housing offices and one-stop shops. A list of these locations and their opening times is attached to this letter.

Copies of these documents can also be requested by writing to Planning Policy, Chiltern House, Portland Street, London SE17 2ES or by telephoning 020 7525 5380 or by emailing planningpolicy@southwark.gov.uk. For people who are not residents of Southwark or a community or voluntary group that operates in Southwark, paper copies of the Issues and Options Report and the Interim Sustainability Appraisal are available for £30 each.

How do I submit my comments?

To comment on the Issues and Options report, please fill in the online questionnaire available on our online consultation webpage: <https://ldfconsultation.southwark.gov.uk>. If you have not registered please follow the quick and easy registration process. Once registered you will be able to view our documents and make comments easily online. We will also be able to contact you directly regarding your responses and future consultations.

Alternatively you can print off the questionnaire from www.southwark.gov.uk/canadawateraap complete and return it by post, email or fax to:

**Freepost SE1919/14,
Planning Policy, Chiltern House,
Portland Street, London SE17 2ES
Email address: canadawateraap@southwark.gov.uk
Fax number: 0207 525 5561**

What is the deadline for comments?

All representations should be received no later than **5pm** on **Friday February 20 2009**.

Further information

If you require any further information about the Issues and Options Report, including details of the council's translation service, please contact Sukhie Chohan on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk.

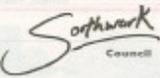
Yours faithfully

A handwritten signature in black ink that reads "Julie Seymour". The signature is written in a cursive style and is positioned above the printed name and title.

Julie Seymour
Planning Policy Manager
Planning Policy and Research

APPENDIX 7: Issues and Options stage press advertisement

Public Notices
Southwark News January 8 2009 35



CONSULTATION ON THE CANADA WATER AREA ACTION PLAN ISSUES AND OPTIONS PAPER (LOCAL DEVELOPMENT FRAMEWORK)
Planning and Compulsory Purchase Act 2004 (amended 2008)

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families.

The AAP will be part of our local development framework (LDF) and will be used to make planning decisions in the area, as well as guide investment.

The council is now consulting on the Issues and Options Report for the Canada Water AAP.

If you are interested in finding out more about the Canada Water AAP we will be holding several exhibitions and giving question and answer sessions at the following locations:

- Pump House Museum - 14 January, 10am - 5pm
- Rotherhithe Library - 17th January, 10am - 5pm
- Surrey Quays shopping centre - 19 January, 10am - 6pm
- Surrey Quays shopping centre - 24 January, 10am - 5pm
- Silverlock Tenants Hall - 27 January, 10am - 5pm
- Brunel Museum - 7 February, 10am - 5pm

The Issues and Options paper and supporting documents are available to view on our website (www.southwark.gov.uk/canadamateresp) and at the locations listed at the bottom of this advertisement from Friday 9 January 2009. You can request paper copies of the documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email planningpolicy@southwark.gov.uk

If you would like to comment, please fill in the online questionnaire available at: www.southwark.gov.uk/canadamateresp

This link will direct you to our online consultation page. If you are not already registered please follow the quick and easy registration process. Once registered you will be able to view our documents and make comments easily online. We will also be able to contact you directly regarding your responses and future consultations.

Alternatively you can print off the questionnaire from www.southwark.gov.uk/canadamateresp or find one in the locations below, complete it and return it by post, email or fax to:
Freepost SE101914, Planning Policy, Chiltern House, Portland Street, London SE17 2ES
Email address: canadamateresp@southwark.gov.uk
Fax number: 020 7525 5561

All comments must be submitted to the council by 5pm on Friday 20 February 2009.

List of locations in which you can find the documents

Council offices (Opening times: 9am-5pm Monday-Friday)

- Joan Hill - Peckham Road, London, SE5 8JG
- Chiltern House - Portland Street, London, SE17 2ES

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ (Monday, Tuesday and Thursday 10am to 2pm, Friday 10am to 4pm, Saturday 10am to 4pm)
- Brandon Library - Maritime Way, Cocks Road, SE17 5NH (Monday 10am to 4pm, Tuesday and Thursday 10am to 2pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR (Monday, Tuesday and Thursday 10am to 5pm, Friday 10am to 4pm, Saturday 10am to 5pm)
- Dulwich Library - 305 Loddish Lane, SE22 9AG (Monday, Tuesday and Friday 10am to 4pm, Tuesday 10am to 4pm, Saturday 10am to 4pm, Sun 10am to 4pm)
- Elm Street Library - 168-170 Old Kent Road, SE1 5TY (Monday and Thursday 10am to 2pm, Tue 10am to 5pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8DD (Monday and Thursday 10am to 2pm, Tuesday 10am to 4pm, Saturday 10am to 5pm)
- Kingswood Library - Seesley Drive, SE21 8QH (Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 5pm, Sat 1pm to 5pm)
- Newington Library - 156-157 Walworth Road, SE17 5RS (Monday, Tuesday and Friday 10am to 5pm, Thursday 10am to 4pm, Saturday 10am to 5pm, Sunday 10am to 2pm)
- Northside Library - Gordon Road, SE16 5RH (Monday, Tuesday and Thursday 10am to 2pm, Friday 10am to 4pm, Saturday 10am to 4pm)
- Peckham Library - 122 Peckham Hill Street, SE15 2UR (Monday, Tuesday, Thursday and Friday 10am to 4pm, Wednesday 10am to 4pm, Saturday 10am to 5pm, Sunday 10am to 4pm)
- Rotherhithe Library - Abbot Street, SE16 7HF (Monday and Thursday 10am to 2pm, Tuesday 10am to 4pm, Saturday 10am to 5pm)

Area Housing Offices (Open 9am-5pm Monday - Friday)

- Norwood and Peckham Bay - 27 Bournemouth Road, Peckham, SE15 4LJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Brixton and Brixton - Library Street Borough, London, SE1 6RD
- Camberwell - Harris Street, London, SE5 7JX
- Rotherhithe - 153-155 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (Open 9am-5pm Monday - Friday)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 2UR
- Walworth one stop shop - 151 Walworth Road, London, SE17 5RY
- Bermondsey one stop shop - 17 Spa Road, London, SE16

LONDON BOROUGH OF SOUTHWARK
TEMPORARY TRAFFIC MANAGEMENT ORDER
ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1) AS AMENDED BY THE TRAFFIC (TEMPORARY RESTRICTIONS) ACT 1991
TEMPORARY SUSPENSION OF BUS LANE IN PART OF CAMBERWELL ROAD SE5

1. The Council of the London Borough of Southwark hereby give notice that to enable the repair of a sewer main by stopway or its appointed contractor and in the interest of public safety they have made an order the effect of which will be to suspend the bus lane (northbound and southbound) in Camberwell Road from its junction with Selwyn Road to its junction with Albany Road.
2. The order will come into operation on the 12th January 2009 and will be in force for two weeks or as agreed with the Metropolitan Police and London Borough of Southwark to enable completion of the works.
3. The order will be made without prejudice to the validity of anything done to any liability incurred in respect to any act or omission before the order comes into effect.
4. Nothing in article one of this notice shall apply to vehicles engaged in the execution of said work.
5. Nothing in this notice shall apply to police, fire brigade or ambulance purposes.
6. Nothing in this notice shall apply to anything done with the permission or at the direction of a police constable or traffic warden in uniform.
7. The suspension will be in force in accordance with the traffic signs displayed.
8. For information regarding these works contact Keith Burns on 020 7521 4126.

Dated this 8th January 2009

ANDREW DOWNES
Public Realm Division
Road Works Manager
Municipal Officer
151 Walworth Road
London
SE17 5RY



Did you know you can insert a leaflet in the Southwark News?

A cost effective way to reach thousands of local people

Please call
020 7232 1639
for more information



Did this catch your eye?

Southwark News
WEEKENDER

APPENDIX 8: Document locations

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Copies of the Canada Water AAP are available on request.

Contact: Planning policy team, Regeneration and Neighbourhoods, PO Box 64529,
London SE1P 5LX.

Tel: 020 7525 5471 (between 9am-5pm, Monday-Friday),

Email: planningpolicy@southwark.gov.uk.

It is also free to download at www.southwark.gov.uk/canadawater

APPENDIX 9: Preferred option notification letter


 Planning Policy & Research **Council**
 Direct Line 020 752 5471

Facsimile 020 7525 5561
 Email canadawateraap@
 southwark.gov.uk

27 August 2009

Dear Sir or Madam,

HAVE YOUR SAY ON THE CANADA WATER AREA ACTION PLAN

We are consulting on the Canada Water Area Action Plan (AAP). The AAP is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families. The plan area is focussed on the area where change will be the greatest. This core area includes the Surrey Quays shopping centre, Albion Street and the Hawkstone estate. To ensure that the impacts of development in the core area are addressed, the wider AAP area also includes Russia Dock Woodland, Greenland Dock, South Dock Marina and St Mary's Church and the surrounding conservation area.

When it is finally adopted by the council, it will be part of our Local Development Framework (LDF) and will be used to make planning decisions in the area as well as guide investment.

How to comment on the Area Action Plan

We are now at the second stage of consulting on the Area Action Plan. We have taken the comments we received at the first stage into consideration and produced the Preferred Options which sets out our preferred approach to growth within the area.

If you are interested in finding out more about the Canada Water Area Action Plan we will be holding several exhibitions throughout September 2009. These will be at the following locations:

Public exhibitions

- Surrey Quays shopping centre – September 8 to 12 – 10am to 4pm
- Albion primary school – September 14, 5pm to 8pm
- Community Consultation Fun day – Alfred Salter primary school – September 26, 10am to 4pm
- Leafleting at Canada Water tube station – September 1, 14, 28 – 5pm to 8pm

It is advised you also check the website before you attend any of these sessions to confirm details. If you would like us to attend your local group meeting please contact us.

What is the period for consultation?

The Preferred Options Report is available for you to comment on from **1 September 2009** until **13 October 2009**.

How do I view the Canada Water Area Action Plan Preferred Options Report?

You can download the Canada Water AAP and supporting documents from <http://www.southwark.gov.uk/canadawateraap>. The documents are also available to view at the locations listed in this letter and on request from the Planning Policy team by phoning 020 7525 5471 or by emailing canadawateraap@southwark.gov.uk.

How do I submit my comments?

To comment on the Preferred Options report, please fill in the online questionnaire available at www.southwark.gov.uk/canadawateraap or send your completed questionnaire to us at:

Freepost SE1919/14
Planning Policy
Southwark Council
PO Box 64529
London SE1P 5LX
canadawateraap@southwark.gov.uk

What is the deadline for comments?

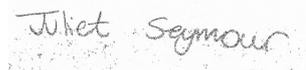
All representations should be received no later than **5pm on Tuesday 13 October 2009**.

Further information

If you require any further information about the Preferred Options Report, including details of the council's translation service, please contact us on 020 7525 5471 or by email at canadawateraap@southwark.gov.uk.

We look forward to receiving your comments.

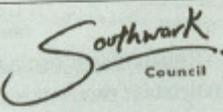
Yours faithfully



Julie Seymour
Planning Policy Manager
Planning Policy and Research

APPENDIX 10: Preferred option press advert

Southwark News, Thursday, August 27, 2009



**NOTICE OF FORMAL CONSULTATION ON THE
CANADA WATER AREA ACTION PLAN
PREFERRED OPTIONS REPORT
(LOCAL DEVELOPMENT FRAMEWORK)**

Planning and Compulsory Purchase Act 2004 (amended 2008)

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families. The plan area is focussed on the area where change will be the greatest. This core area includes the Surrey Quays shopping centre, Albion Street and the Hawkstone estate. To ensure that the impacts of development in the core area are addressed, the wider AAP area also includes Russia Dock Woodland, Greenland and South Docks and St Mary's Church and the surrounding conservation area.

The AAP will be part of our local development framework (LDF) and will be used to make planning decisions in the area, as well as guide investment. If you are interested in finding out more about the Canada Water Area Action Plan we will be holding several exhibitions throughout September 2009. These will be at the following locations:

- Surrey Quays shopping centre - September 8 to 12 - 10am to 4pm
- Albion primary school - September 14, 5pm to 8pm
- Community Consultation Fun day - Alfred Salter primary school - September 26, 10am to 4pm
- Leafleting at Canada Water tube station - September 1, 14, 28 - 5pm to 8pm

It is advised you also check the website before you attend any of these sessions to confirm details. If you would like us to attend your local group meeting please contact us.

Where to view the documents and get copies of the questionnaire

The Preferred Options paper and supporting documents are available to view on our website (www.southwark.gov.uk/canadawaterap) and at the locations listed at the bottom of this advertisement from Tuesday 1 September 2009. You can request paper copies of the documents from the planning policy team on 020 7525 5471 (between 9am-5pm, Monday-Friday) or email canadawaterap@southwark.gov.uk

How to comment

If you would like to make comments on the draft Canada Water Area Action Plan preferred options, please fill in the online questionnaire available on our website.

Alternatively you can print off the questionnaire from www.southwark.gov.uk/canadawaterap or find one in the locations below, complete it and return it by post or email to:

Freepost SE19 9T4
Planning Policy
Southwark Council
London SE17 5EX
canadawaterap@southwark.gov.uk

All representations must be submitted to the council by 5pm on Tuesday 13 October 2009.

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 6pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 4pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 166-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (Open 9am- 6pm Monday - Friday)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 8GY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (Open 9am-5pm Monday - Friday)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Brompton one stop shop - 17 Spa Road, London, SE16 3QP

APPENDIX 11: Publication stage notification letter

Planning Policy

Tel: 020 752 5471

Fax: 020 7525 5561

planningpolicy@southwark.gov.uk

29 January 2010

Dear

The Town and Country Planning (Local Development) (England) Regulations 2004 (Amended 2008)
The Canada Water Area Action Plan (AAP) final consultation (Regulation 27 Consultation)
Adoption of the Aylesbury Area Action Plan (Regulation 36)

Canada Water AAP

The council is preparing an Area Action Plan (AAP) for Canada Water. The plan area is focussed on the area where change will be the greatest. This core area includes the Surrey Quays shopping centre, Albion Street and the Hawkstone estate. To ensure that the impacts of development in the core area are addressed, the wider AAP area also includes Russia Dock Woodland, Greenland and South Docks and St Mary's Church and the surrounding conservation area.

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families.

We are now consulting on the Publication/submission version of the Canada water AAP. Formal consultation begins on Friday 29th January 2010. You can send representations to us until **5pm on March 12th 2010**.

During this consultation period we are inviting you to comment on the soundness of the Canada Water AAP. To be "sound", as set out in Planning Policy Statement 12, the AAP should be justified, effective and consistent with national policy. "Justified" means that the document must be founded on a robust and credible evidence base and be the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the document must be deliverable, flexible and able to be monitored. Further guidance on how to put forward your comments and what is meant by soundness can be found on our website within the consultation questionnaire.

After consultation closes, the publication/submission version of the Canada Water AAP and the comments we receive will be sent to the secretary of state for Communities and Local Government in March 2010. A government inspector will then examine whether the final AAP meets their standards (the tests of soundness) and will provide us with a final AAP for our agreement.

Copies of the Canada Water AAP and supporting documents are available to view at Southwark Town Hall and in all our libraries and one stop shops.

Our background and evidence studies are also available at Rotherhithe library and the Walworth Road One Stop Shop. All these documents are also on our website at: www.southwark.gov.uk/canadawateraap

You can comment on the documents by filling in the representation form. This can be downloaded from the council's website. Representation forms will also be available at the locations on the back of this letter.

All comments can be emailed to planningpolicy@southwark.gov.uk or posted to:

Freepost SE1919/14, Planning Policy, London SE17 2ES

All comments on must be received by **5pm on Friday 12 March 2010**.

If you are submitting representations and wish to be notified at a later date of either the formal submission of the AAP to the Secretary of State for independent examination and/or of the adoption of the AAP, please specify this in your representation and provide us with your name and address so that we can write to inform you.

Aylesbury Area Action Plan

An Examination in Public (EiP) on the Aylesbury AAP was held on September 2 and 3 2009. The inspector formally submitted his report to the council in October 2009.

On 27 January 2010, the council adopted the Aylesbury AAP. Copies of the Aylesbury AAP together with the sustainability appraisal, the consultation statement and the Planning Inspector's report are available to view on the council's website www.southwark.gov.uk/aylesburyaap and at the locations listed on the back of this letter.

Any person aggrieved by the Aylesbury AAP may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that either the document is not within the appropriate powers and/or that a procedural requirement of the Act or its associated Regulations has not been complied with. Any such application must be made no later than 6 weeks after the date on which the Aylesbury AAP was adopted (ie. no later than 6 weeks after 27 January 2010).

Please contact me if you have any questions.

Yours faithfully



Juliet Seymour
Planning Policy Manager

APPENDIX 12: Publication/submission press advert

48 PUBLIC NOTICES

www.southwarknews.co.uk

Southwark News, Thursday, January 28, 2010



PLANNING AND COMPULSORY PURCHASE ACT 2004

THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) (AMENDED) REGULATIONS 2008 - REGULATION 27 PUBLICATION OF A DEVELOPMENT PLAN DOCUMENT NOTICE OF CONSULTATION ON THE PUBLICATION DRAFT CANADA WATER AREA ACTION PLAN

The council is preparing an Area Action Plan (AAP) for Canada Water. The plan area is focused on the area where change will be the greatest. This core area includes the Surrey Quays shopping centre, Alton Street and the Newstone estate. To ensure that the impacts of development in the core area are addressed, the wider AAP area also includes Russia Dock, Woodland, Greenland and South Docks and St Mary's Church and the surrounding conservation area.

The Canada Water Area Action Plan (AAP) is a document that will ensure real change within the Canada Water area over the next 15 years. It aims to create a genuine town centre which is distinctive and reflects the area's heritage, an area which is renowned for its great open spaces and leisure facilities and a place with great schools and homes which are attractive to families.

You can comment on the documents by filling in the representation form. This can be downloaded from the council's website.

Representation forms will also be available at the locations on the back of this letter.

All comments can be emailed to planningpolicy@southwark.gov.uk or posted to:

Freepost SE10 1A4, Planning Policy, London SE17 2ES

All comments on must be received by 5pm on Friday 12 March 2010.

If you are submitting representations and wish to be notified at a later date of either the formal submission of the area action plan to the Secretary of State for independent examination under section 20 of the Planning and Compulsory Purchase Act 2004 and/or of the adoption of the area action plan, please specify this in your representation and provide us with your name and address so that we can write to inform you.

Deadline for submitting comments

Public consultation on the publication draft AAP begins on Friday 29 January 2010. All comments must be received by 5pm Friday 12 March 2010.

Where can I view the documents?

All the documents are available to view on the council's website (available 24 hours, 7 days a week): <http://www.southwark.gov.uk/SouthwarkCouncil/Information/PlanningPolicy/areaactionplan/areaactionplan-3-4-10.html>

Copies of the publication draft of the Canada Water AAP, the Sustainability Appraisal Report, Equalities Impact Assessment, Appropriate Assessment, Consultation Statement and Consultation Plan will also be available at the locations listed below.

Council offices (Opening times 9am-5pm Monday-Friday)

• Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Sun Anchor Library - Market Place, Southwark Park Road, SE16 3UG
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brixton Library - Malstock Way, Loope Road, SE17 5NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 6pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 388 Lordship Lane, SE22 8NS
(Monday, Tuesday and Friday 9am to 6pm, Tuesday 10am to 6pm, Saturday 9am to 5pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 5pm)
- Kingswood Library - Selsley Drive, SE21 8QR
(Monday and Thursday 10am to 4pm, Tuesday and Friday 10am to 6pm, Sat 10am to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 6pm, Thursday 10am to 6pm, Saturday 9am to 5pm)
- Northwood Library - Gordon Road, SE15 3RN
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 6UR
(Monday, Tuesday, Thursday and Friday 9am to 6pm, Wednesday 10am to 6pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)
- Rotherhithe Library - Alton Street, SE16 7HF
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (Open 9am-5pm Monday - Friday)

- Northend and Peckham Rye - 27 Bourneville Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Barking - 169 Long Lane, SE1 4PN
- Camberwell - Harris Street, London, SE5 7HX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (Open 9am-5pm Monday - Friday)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 6UR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Brompton one stop shop - 17 Spa Road, London, SE16

LONDON BOROUGH OF SOUTHWARK TEMPORARY TRAFFIC MANAGEMENT ORDER ROAD TRAFFIC REGULATION 1984 SECTION 14(1) AS AMENDED BY THE TRAFFIC TEMPORARY RESTRICTION ACT 1991 TEMPORARY PROHIBITION OF VEHICLES IN SHAND STREET SE1

1. THE COUNCIL OF THE LONDON BOROUGH OF SOUTHWARK HEREBY GIVE NOTICE THAT TO ENABLE THE REPLACEMENT OF WATER MAINS BY THAMES WATER OR ITS APPOINTED CONTRACTOR AND IN THE INTEREST OF PUBLIC SAFETY THEY INTEND TO MAKE AN ORDER THE EFFECT OF WHICH WILL BE TO PROHIBIT ANY PERSON FROM CAUSING ANY VEHICLE TO PROCEED IN SHAND STREET ITS JUNCTION WITH TOOLEY STREET TO ITS JUNCTION WITH MADGLEN STREET.
2. THE ORDER WILL COME INTO OPERATION ON THE 15TH FEBRUARY 2010 AND WILL BE IN FORCE ON THE 15TH FEBRUARY 2010. THE RESTRICTION WILL BE IN FORCE UNTIL 1ST MARCH 2010 OR AS AGREED WITH THE METROPOLITAN POLICE AND LONDON BOROUGH OF SOUTHWARK TO ENABLE COMPLETION OF THE SAID WORKS.
3. THE ALTERNATIVE ROUTE WILL TOOLEY STREET-ORUJD STREET-CRUCKIX LANE-SHAND STREET.
4. NOTHING IN ARTICLE ONE OF THIS NOTICE SHALL APPLY TO VEHICLES ENGAGED IN THE EXECUTION OF THE SAID WORKS.
5. NOTHING IN ARTICLE ONE SHALL APPLY SO AS TO PREVENT ACCESS TO PREMISES ADJACENT TO THE WORKS, PROVIDED SUCH ACCESS IS REASONABLY PRACTICAL WITHOUT HINDERING WORKS.
6. NOTHING IN THIS NOTICE SHALL APPLY FOR POLICE, FIRE BRIGADE OR AMBULANCE PURPOSES.
7. NOTHING IN THIS NOTICE SHALL APPLY TO ANYTHING DONE WITH THE PERMISSION OR AT THE DIRECTION OF A POLICE CONSTABLE OR TRAFFIC WARDEN IN UNIFORM.
8. THE RESTRICTIONS WILL BE IN FORCE IN ACCORDANCE WITH THE TRAFFIC SIGNS DISPLAYED.
9. FOR INFORMATION REGARDING THESE WORKS CONTACT MR T. MACWILLIAM OF MORRISON ON 0205 213 5757

DATED THIS 28TH JANUARY 2010

NICK COSTIN
PUBLIC REALM DIVISION
PARKING & ROAD NETWORK
MANAGER
Southwark Council
PUBLIC REALM
P.O. BOX 84529
LONDON SE1 5LX

LONDON BOROUGH OF SOUTHWARK TEMPORARY TRAFFIC MANAGEMENT ORDER ROAD TRAFFIC REGULATION 1984 SECTION 14 (1) AND (2) AS AMENDED BY THE TRAFFIC TEMPORARY RESTRICTION ACT 1991 TEMPORARY PROHIBITION OF VEHICLES IN HEBER ROAD SE22

1. THE COUNCIL OF THE LONDON BOROUGH OF SOUTHWARK HEREBY GIVE NOTICE THAT TO ENABLE CARRIAGEWAY RESURFACING WORK TO LORDSHIP LANE BY SOUTHWARK COUNCIL OR THEIR APPOINTED CONTRACTOR AND IN THE INTEREST OF PUBLIC SAFETY THEY INTEND TO MAKE AN ORDER THE EFFECT OF WHICH WILL BE TO PROHIBIT ANY PERSON FROM CAUSING ANY VEHICLE TO PROCEED IN HEBER ROAD FROM ITS JUNCTION WITH LORDSHIP LANE TO ITS JUNCTION WITH LANDCROFT ROAD.
2. THE ORDER WILL COME INTO OPERATION ON MONDAY 15TH FEBRUARY 2010 AND WILL BE OPERATION FOR 7 DAYS BETWEEN THE HOURS OF 09.30 AND 15.00 OR AS AGREED WITH THE METROPOLITAN POLICE AND LONDON BOROUGH OF SOUTHWARK TO ENABLE COMPLETION OF THE SAID WORKS.
3. WITHOUT PREJUDICE TO THE VALIDITY OF ANYTHING DONE WITH THE PERMISSION OR AT THE DIRECTION OF A POLICE CONSTABLE OR TRAFFIC WARDEN IN UNIFORM IN RESPECT TO ANY ACT OR OMISSION BEFORE THE COMING INTO OPERATION OF THIS ORDER NO PERSON SHALL CAUSE OR PERMIT ANY VEHICLE TO WAIT OR LOAD IN HEBER ROAD BETWEEN THE HOURS OF 09.30 AND 15.00 FROM ITS JUNCTION WITH LORDSHIP LANE TO ITS JUNCTION WITH LANDCROFT ROAD.
4. THE ALTERNATIVE ROUTE DURING THESE WORKS WILL BE: LORDSHIP LANE, GOODRICH ROAD AND HEBER ROAD
5. NOTHING IN ARTICLE ONE OF THIS NOTICE SHALL APPLY TO VEHICLES ENGAGED IN THE EXECUTION OF THE SAID WORKS.
6. NOTHING IN THIS NOTICE SHALL APPLY TO ANYTHING DONE WITH THE PERMISSION OR AT THE DIRECTION OF A POLICE CONSTABLE OR TRAFFIC WARDEN IN UNIFORM.
7. THE RESTRICTIONS WILL BE IN FORCE IN ACCORDANCE WITH THE TRAFFIC SIGNS DISPLAYED.
8. FOR INFORMATION REGARDING THESE WORKS CONTACT MR JOSEPH OKAI OF LONDON BOROUGH OF SOUTHWARK ON 0207-525-2145

DATED THIS 28TH JANUARY 2010

NICK COSTIN
NETWORK MANAGER
PARKING & ROAD NETWORK MANAGEMENT
PUBLIC REALM
P.O. BOX 84529
LONDON SE1 5LX

APPENDIX 13: Albion Street cafe Conversations (see separate report)

APPENDIX 14: Marketlink Research Report (see separate report)

APPENDIX 15: Youth event consultation

PREFERRED OPTIONS

YOUTH CONSULTATION: Results of consultation

Summary of questionnaire responses

Overall, the young people were supportive of change and proposed improvements to the area.

The majority of the respondents used the shops at Canada Water on a regular basis, and many made suggestions for how to improve the shopping facilities, including: larger facilities, more variety of shops, longer opening hours, more jobs,

The majority of respondents travelled by bus and car around the area, with a smaller number regularly walking in the area. The majority wanted some improvements to the transportation network.

In terms of leisure facilities, the majority of respondents liked the leisure and sports facilities in the area. A few respondents considered there was a lack of sports areas/gyms in the area.

The provision of sports areas/football pitches was considered to contribute to making a good park or open space

The majority of respondents considered Southwark Park as their favourite park/open space in the area

There was a mixed response in relation to building taller buildings in the area. Some considered allowing taller buildings would be good, and others considered that 'medium' sized buildings would be preferable.

In relation to the provision of community facilities, many respondents wanted to see more Youth clubs, sports areas and gyms provided, however several respondents felt that there was adequate provision.

Canada Water Area Action Plan Questionnaire



NAME:	
AGE:	
Where do you live?	
What school do you go to?	
SHOPS Do you use the shops at Canada Water?	
Do you want any changes to the shops in Canada Water?	
TRANSPORT How do you travel around the area, i.e. walking, cycling, car, bus, tube?	
Do you want any improvements to walking and cycling routes, the road or the bus or tube?	
LEISURE Do you like the leisure and sports areas?	
Do you want anything else?	
	129

<p>PLACES</p> <p>What do you think makes a good park or open space i.e. sports areas, playgrounds, lots of trees and landscaping or anything else?</p> <p>Where is your favourite park or open space in the area?</p> <p>Do you think we should build taller buildings in the town centre? How tall should buildings be?</p>	
<p>COMMUNITY FACILITIES</p> <p>How can we improve places and areas for young people?</p> <p>What else would you like in the area?</p>	

Thanks for taking the time to fill this in!

You will go into the draw to win some bike lights. !!

APPENDIX 16: Table of representations received at issues and options and preferred options stages

See separate document

APPENDIX 17: Table of representations received at publication stages

See separate document

APPENDIX 18: Summary of Questionnaire Responses at preferred options stage

This is a summary of the responses we received through our questionnaire at preferred options stage.

1. Do you agree with the boundary of the area action plan and the boundary of the core area?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	2%	90%	34%
No	98%	10%	66%

2. Do you agree with the overall vision for Canada Water?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	2%	80%	32%
No	98%	20%	68%

3. Do you agree with our objectives for Canada Water?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	5%	78%	32%
No	95%	22%	68%

4. Shopping in the town centre. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	90%	83%	87%
No	10%	17%	13%

5. Cafes and restaurants in the town centre. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	20%	90%	45%
No	80%	10%	55%

6. Important shopping parades. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	88%	94	90%
No	12%	6%	10%

7. Small scale shops, restaurants and cafes outside of the town centre?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	12%	91%	40%
No	88%	9%	60%

8. Markets. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	13%	92%	41%
No	87%	8%	59%

9. Walking and cycling. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	16%	94%	43%
No	84%	6%	57%

10. Public transport. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	16%	99%	46%
No	84%	1%	54%

11. The road network. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	90%	91%	90%
No	10%	9%	10%

12. Parking for town centre users. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	10%	88%	37%
No	90%	12%	63%

13. Parking for residential development in the core area. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	6%	68%	28%
No	94%	32%	72%

14. Leisure and entertainment. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	9%	94%	40%
No	91%	6%	60%

15. Sports facilities. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	8%	85%	35%
No	92%	15%	65%

16. Arts, culture and tourism. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	6%	95%	37%
No	94%	5%	63%

17. Design principles. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	2%	95%	34%
No	98%	5%	66%

18. Building heights on sites in and adjacent to the core area. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	2%	72%	26%
No	98%	28%	74%

19. Open spaces. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	4%	93%	35%
No	96%	7%	65%

20. Energy. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	6%	91%	37%
No	94%	9%	63%

21. Housing. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	5%	80%	30%
No	95%	20%	70%

22. Jobs and business space. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	5%	93%	38%
No	95%	7%	62%

23. Schools. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	3%	85%	31%
No	97%	15%	69%

24. Young people. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	8%	90%	37%
No	92%	10%	63%

25. Health facilities. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	91%	91%	91%
No	9%	9%	9%

26. Community facilities. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	28%	94%	50%
No	72%	6%	50%

27. Canada Water sites. Do you agree with the preferred option?

	Hawkstone Estate Residents	Other respondents	TOTAL
Yes	4%	83%	30%
No	96%	17%	70%

Appendix 19: List of representors at publication/submission stage

Representor ID number in access database	Representor
119	Port of London Authority
121	Coal Authority
122	Natural England
123	Amanda Squires
127	Thames Water Utilities
131	Theatres Trust
135	Government Office for London (GOL)
137	Southwark Living Streets
143	Environment Agency
148	Conrad Phoenix (Canada Water Ltd)
154	English Heritage
178	Pauline Adenwalla
179	Surrey Quays Ltd.
180	Woodland Views Ltd
181	British Land Canada Quays Limited (BLCQ)
191	Hawkstone Tenants and Residents Association
194	Metropolitan Police
196	Greater London Authority
202	Cllr Richard Livingstone
205	Amanda Hibbs
206	London Borough of Lewisham
207	Steve Cornish
209	NHS Southwark
210	Frogmore Properties
212	Pete Hibbs
213	Charlie Ly
215	DMGT plc
217	Stephanie Lodge
218	Simon Hughes MP

PLAN FOR PUBLICISING FURTHER CHANGES

Further changes to the Canada Water Area Action Plan Publication/Submission Version
(Dwelling sizes and sites of importance for nature conservation)

March 2011

INTRODUCTION

The Council has prepared a draft Area Action Plan (AAP) for Canada Water. The AAP will form part of the Local Development Framework (LDF) and it sets out a vision for the future of Canada Water and provides planning policies that will help achieve this vision.

The draft AAP was approved at council assembly on 27 January 2010 and submitted to the Secretary of State in March 2010 for examination in public. This followed several stages of consultation. The first stage, completed in February 2009, involved consulting on issues and options for the future growth of the area. The second stage, completed in November 2009, involved consulting on the preferred options for the future growth of the area. Consultation on the publication/submission draft AAP took place between January and March 2010.

Several focussed changes to the publication/submission version AAP are now proposed and for the following reasons:

- 1) Incorporating minimum dwelling sizes in the AAP
 - In March 2010 the council also submitted its draft core strategy to the secretary of state for public examination. The inspector's binding report was received on 28 January 2011. The core strategy proposed to incorporate minimum dwelling sizes. However, these were deleted by the inspector on the grounds that they would be more appropriate in lower tier documents such as AAPs.
- 2) Designating new sites of importance for nature conservation (SINCs) through the AAP and providing a more detailed strategy for Open Spaces.
 - The core strategy also sought to designate new sites of importance for nature conservation (SINCs). The inspector did not accept the proposed SINCs stating that it would be more appropriate to designate these in lower tier documents such as AAPs.

The purpose of this document is to set out the plan for publicising the further changes to the publication/submission version AAP. Documents produced include:

Further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation)	This sets out the policies in the publication/submission version AAP where further changes are proposed as a result of the Core Strategy Inspectors Report.
An updated draft Sustainability Appraisal	This assesses the social, economic and environmental impacts of the policies presented including an assessment of the potential impacts of the proposed further changes
An updated Equalities Impact Assessment	This identifies the main issues in relation to equality, diversity and social cohesion that the AAP will have an impact on, updated to reflect the proposed further changes.

A Publications/submission Statement of Compliance -Consultation Report	This sets out who we consulted on the AAP at the publication/submission version stage, how they were consulted and a summary of the main issues raised during consultation
Officer comments on the representations received on the Publication/Submission version report.	This sets out the officer responses to each representation received on the publication/submission stage.
Consultation Strategy	This sets out how we will consult on the AAP, who will be involved and when.
Appropriate Assessment	This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Habitats Directive Appropriate Assessment (AA) process are needed for the Canada Water Area Action Plan publications/submission.
Plan for Publicising Further Changes (THIS DOCUMENT)	This sets out the timetable for publicising the proposed further changes to the publication/submission version AAP.

This plan elaborates on the overarching consultation strategy for the Canada Water AAP. This document should therefore be read in conjunction with the consultation strategy.

This Plan is structured as follows:

- Canada Water AAP: this section sets out the purpose and scope of the Canada Water AAP;
- Consultation Strategy: this section summarises the consultation principles and approach outlined within the Consultation Strategy;
- Plan for publicising the further changes; this section outlines the approach for publicising the proposed further changes to the publication/submission version AAP.
- Appendix A: List of Consultees
- Appendix B: List of Statutory Consultees and Locations to find documents

THE CANADA WATER AAP

The Canada Water Area Action Plan (AAP) is a plan to regenerate the area around Canada Water. Looking forward to 2026, it sets out a vision which describes the kind of place that Canada Water will be and a strategy for implementing the vision.

It will build on the work we have done in preparing the 2007 Southwark Plan and supplementary guidance for Canada Water. Like those documents, the focus of the AAP will be a core area around Canada Water. However, the AAP will also look at a wider set of measures that are needed to help the area fulfil its potential and build on some of its key strengths, particularly its attraction for families, its fantastic leisure opportunities and great parks, the docks and green links and the quality of its environment.

The AAP is being prepared to manage this change. It will identify the measures that need to take place and crucially, unlike the Southwark Plan, it will set out how and when these changes will be delivered. It will guide future investment in Canada Water and will be used to make decisions on planning applications.

The core area identified in the AAP will be the main focus for transformation. The wider AAP area extends beyond this core area to ensure future development within the area is well integrated with its surroundings.

THE CONSULTATION STRATEGY

The consultation strategy provides a framework for consultation and public engagement in the preparation of the AAP. It sets out the principles which will be used to guide consultation on the AAP. These are:

- Empower local people to participate in the Canada Water Area Action Plan
- Recognise the diversity of the Canada Water area community and make sure everyone who may be affected is encouraged to have their say. This includes reaching out to people we may not have heard from in the past and holding events at accessible times and locations.
- Make sure our consultation promotes good community relations and positive feelings about the future of the Canada Water area and the planning process.
- Communicate clearly, openly and honestly and keeping people informed at all stages of the process. Making information easily to access and understand.
- Avoid asking questions local people have already answered in recent consultation.
- Work with local groups and organisations to tailor consultation exercises and where possible make use of existing planned events, meetings and communication channels.
- Make consultation relevant and interesting to those who will be affected by the Canada Water Area Action Plan.
- Exceed the minimum legal requirements for involving people and making sure we follow Southwark's Statement of Community Involvement

It also states that the council will be clear about:

- How feedback will be used to make decisions and what has already been decided.
- What the outcomes of the Canada Water Area Action Plan will be; how these affect local people and change the local area (the wider Rotherhithe area is covered, not just Canada Water).
- The limitations of the Canada Water Area Action Plan and what it cannot do.
- How the Canada Water Area Action Plan differs from previous planning documents and the Canada Water Masterplan. It is about pulling together projects to improve the Canada Water area and making sure what's planned happens.
- How previous consultation has been taken into consideration in preparing the Canada Water Area Action Plan.
- How agreed or proposed developments yet to be built will be affected. The Area Action Plan will build on change that is already happening in the area, such as the new Canada Water library.

The strategy outlines how consultation will meet statutory minimum requirements. In accordance with our Statement of Community Involvement, it also sets out our ambition to go beyond the statutory requirements, to engage more continuously and intensively and enable those people with a stake in the area to be able to participate and influence the preparation of the AAP.

The strategy emphasises that to help break down barriers to consultation, particular needs such as access, transport, childcare and translation will be considered, as well as a strategy to broaden the appeal of consultation and make it attractive to a diverse range of people and groups. At each stage, participation will be monitored and analysed to see whether any particular groups have not been engaged and whether this can be addressed at the next stage.

At the end of the process, we will also prepare a “statement of compliance” showing what consultation has taken place and how this has influenced the preparation of the AAP.

PLAN FOR PUBLICISING FURTHER CHANGES FURTHER CHANGES TO THE CANADA WATER AAP PUBLICATION/SUBMISSION VERSION (DWELLING SIZES AND SITES OF IMPORTANCE FOR NATURE CONSERVATION)

Consultation timeframe

We have found that the statutory six weeks consultation period is too short for planning policy documents. We will therefore carry out a period of **six weeks informal** consultation in addition to the statutory **6 week formal** consultation period. We will do this in order to make sure there is enough time for you to submit comments and understand the information prior to the commencement of the formal consultation period. This means that we will carry out a 3 month consultation period for the proposed further changes to the submitted AAP

The six week informal period is from 11 March 2011 – 21 April 2011. **The six week formal consultation period runs from 22 April 2011 to 2 June 2011.**

The following table outlines all of the consultation methods that will be undertaken for the proposed further changes to the publication/submission version Canada Water AAP. It also sets out the different groups that we will be consulting and the consultation methods that are applicable to those groups.

CONSULTATION TIMETABLE			
Reason for consultation	Method and Objective of Consultation	Consultee	Date

CONSULTATION TIMETABLE

Reason for consultation	Method and Objective of Consultation	Consultee	Date
Publication of the further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation)	Present all documents to Planning committee Objective: To obtain comments from members of the Planning Committee to inform the decision of the Cabinet member for Regeneration. To comply with Southwark' constitution.	Planning committee members	21 March 2011
This identifies the proposed further changes to the publication/submission AAP as a result of the Core Strategy DPD Inspectors Report.	Present all documents to Cabinet and Council Assembly Objective: To obtain approval from Cabinet and Council Assembly to commence formal consultation on the further changes to the Canada Water AAP Publication/Submission version. To comply with Southwark's constitution	Cabinet members	Cabinet 22 March 2011 Council Assembly 6 April 2011
	Display the further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) and accompanying documents on the council's website. Objective: To comply with statutory requirements, inform local residents and stakeholders Statutory Requirement	ALL	11 March 2011

CONSULTATION TIMETABLE

Reason for consultation	Method and Objective of Consultation	Consultee	Date
	<p>Mail out to statutory consultees, planning policy mailing lists for planning policy documents and affected properties. This mail out will use the consultation database that has been compiled by the Council over the course of the plan preparation process.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the Further changes to the Canada Water AAP publication/submission version (dwelling sizes and sites of importance for nature conservation).</p> <p><i>Statutory Requirement</i></p>	ALL on planning policy consultee database	Week commencing 7 March 2011
	<p>Display the further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) and supporting documents and a statement of the representations procedure in the council's offices, libraries, the one-stop shops and neighbourhood housing offices. A list of these locations is shown in Appendix B.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders of the proposed further changes to the publication/submission AAP.</p> <p><i>Statutory Requirement</i></p>	ALL	Week commencing 18 April 2011

	<p>Press notice in local newspaper to indicate the start of the formal consultation period on the further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) and accompanying documents.</p> <p>Objective: To comply with statutory requirements, inform local residents and stakeholders about the further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation).</p> <p>Statutory Requirement</p>	<p>ALL</p>	<p>Thursday 21 April 2011</p>
	<p>Planning Officers will present information at Rotherhithe Community Council and Rotherhithe Area Housing Forum.</p> <p>Objective: To provide an update on the Further changes to the Canada Water AAP publication/submission version (dwelling sizes and sites of importance for nature conservation) to a wide audience and to explain how and when individuals can get involved in the formal consultation.</p>	<p>Councillors and Local Residents</p>	<p>27 April 2011</p>
	<p>Planning Officers will engage with Equality Target Groups and consult on the Further changes to the Canada Water AAP publication/submission version (dwelling sizes and sites of importance for nature conservation).</p> <p>Objective: To ensure Equalities Target Groups are consulted and appropriate engagement is undertaken.</p>	<p>Equalities Target Groups - identified in our Statement of Community Involvement (SCI)</p>	<p>Throughout the consultation period</p>

PLAN FOR PUBLICISING THE FURTHER CHANGES

Individual/ Organisation Name	Method of Consultation	When consulted	Contact
Local groups	<ul style="list-style-type: none"> - Proposed further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) and accompanying documents on website - Mail out advising of the further proposed changes to the publication/submission version AAP to those groups on our consultation database - Press notice - Display at council offices/libraries etc 	<ul style="list-style-type: none"> - 11 March – 2 June 2011 - w/c 7 March 2011 - 21 April 2011 - w/c 18 April 2011 	All local groups in Canada Water database
Councillors	<ul style="list-style-type: none"> - Planning Committee - Cabinet - Community Councils - Proposed further changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) and accompanying documents on website - Mail out advising of the further proposed changes to the Publication/Submission version AAP (Dwelling sizes and sites of importance for nature conservation) and accompanying documents - Press Notice 	<ul style="list-style-type: none"> - 21 March 2011 - 22 March 2011 - 27 April 2011 - 11 March - 2 June 2011 - w/c 7 March 2011 - 21 April 2011 	All Councillors in Southwark
Statutory consultees	<ul style="list-style-type: none"> - Mail out advising of the further proposed changes to the Publication/Submission version AAP(Dwelling sizes and sites of importance for nature conservation) 	<ul style="list-style-type: none"> - w/c 7 March 2011 	See list of statutory consultees in Appendix B
Consultees on planning policy database	<ul style="list-style-type: none"> - Mail out advising of the further proposed changes to the Publication/Submission version AAP (Dwelling sizes and sites of importance for nature conservation) and accompanying documents to all consultees on the planning policy database 	<ul style="list-style-type: none"> - w/c 7 March 2011 	All consultees on planning policy database
General public	<ul style="list-style-type: none"> - Publications/submission AAP and accompanying documents on website 	<ul style="list-style-type: none"> - w/c 7 March 2011 	All consultees on planning policy

	<ul style="list-style-type: none"> - Mail out advising of the further proposed changes to the Publication/Submission version AAP (Dwelling sizes and sites of importance for nature conservation) and accompanying documents to all consultees on the planning policy database - Display documents at council offices/libraries etc - Press notice - Community Councils & Area Housing Forums 	<ul style="list-style-type: none"> - w/c 7 March 2011 - 22 April – 2 June 2011 - 21 April 2011 - Community Council 27 April 2011 - Area Housing Forum 11 March – 2 June 2011 	
Staff	<ul style="list-style-type: none"> - Email Publications/submission AAP to internal council officers and invite comments 	<ul style="list-style-type: none"> - w/c 7 March 2011 	Relevant officers involved in the Canada Water AAP
Equalities Target Groups	<ul style="list-style-type: none"> - Planning Officers to engage with Equality Target Groups and attend forums 	<ul style="list-style-type: none"> - 11 March – 2 June 2011 	All Equality Target Groups within the Canada Water database

Where possible we will link the publicising of the further changes on the publication/submission version AAP with other events happening in the borough at the same time. As well as these proposed further changes to the publication/submission AAP we will also be consulting on the preferred options stage for the Peckham and Nunhead AAP.

Appendix A LIST OF CONSULTEES

It is proposed to include ALL individuals, groups and organisations in the Planning Policy Consultation Mailing List. These comprise:

Type of organisation	Numbers of consultees
Businesses	493
Community and voluntary groups	896
Residents	234
Tenants and residents associations	141
Health related organisations	23
Statutory	37
Government and local authority	10
Libraries	18
Members	62
Schools	68
Council offices	14
Neighbourhood housing offices	10
Others	227
Total	2233

Appendix B STATUTORY CONSULTEES*

- Please note this list is not exhaustive and also relates to successor bodies where re-organisations occur
- We must consult the following specific consultation bodies in accordance with The Town and Country Planning (Local Development) (England) Regulations 2004 and The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

- . British Telecommunications
- . Bromley Council
- . Corporation of London
- . English Heritage (London Region)
- . Environment Agency
- . Greater London Authority
- . Lambeth Council
- . Lewisham Council
- . LFEDA
- . London Development Agency
- . Natural England
- . Secretary of State
- . Secretary of State for Transport
- . Thames Water Property Services
- . The Coal Authority
- . Southwark Primary Care Trust

Any of the bodies from the following list who are exercising functions or a function in the borough:

1. Person to whom a licence has been granted under section 7 (2) of the Gas Act 1986
2. Sewage undertakers
3. Water undertakers.

Any person to whom the electronic communalisations code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003

Any person who owns or controls electronic communications apparatus situated in any part of the borough

Local consultees

All Councillors – Liberal, Labour and Conservatives

LIST OF LOCATIONS IN WHICH YOU CAN FIND THE DOCUMENTS

Council offices (Opening times 9am-5pm Monday-Friday)

- Town Hall - Peckham Road, London, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library - Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday and Thursday 9am to 7pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Brandon Library - Maddock Way, Cooks Road, SE17 3NH
(Monday 10am to 6pm, Tuesday and Thursday 10am to 7pm, Saturday 10am to 5pm)
- Camberwell Library - 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday and Thursday 9am to 8pm, Friday 10am to 6pm, Saturday 9am to 5pm)
- Dulwich Library - 368 Lordship Lane, SE22 8NB
(Monday, Thursday and Friday 9am to 8pm, Tuesday 10am to 8pm, Saturday 9am to 5pm Sun 12pm to 4pm)
- East Street Library - 168-170 Old Kent Road, SE1 5TY
(Monday and Thursday 10am to 7pm, Tue 10am to 6pm, Sat 10am to 5pm)
- Grove Vale Library - 25-27 Grove Vale, SE22 8EQ
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)
- John Harvard Library - 211 Borough High Street, SE1 1JA
(Monday, Tuesday and Thursday 10am to 7pm, Wednesday and Friday 10am to 6pm, Saturday 10am to 2pm)
- Kingswood Library - Seeley Drive, SE21 8QR
(Monday and Thursday 10am to 2pm, Tuesday and Friday 2pm to 6pm, Sat 1pm to 5pm)
- Newington Library - 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday and Friday 9am to 8pm, Thursday 10am to 8pm, Saturday 9am to 5pm Sunday 10am to 2pm)
- Nunhead Library - Gordon Road, SE15 3RW
(Monday, Tuesday and Thursday 10am to 7pm, Friday 10am to 6pm, Saturday 10am to 5pm)
- Peckham Library - 122 Peckham Hill Street, SE15 5JR

(Monday, Tuesday, Thursday and Friday 9am to 8pm, Wednesday 10am to 8pm, Saturday 10am to 5pm, Sunday 12pm to 4pm)

- Rotherhithe Library - Albion Street, SE16 7HY
(Monday and Thursday 10am to 7pm, Tuesday 10am to 6pm, Saturday 10am to 5pm)

Area Housing Offices (*Open 9am- 5pm Monday - Friday*)

- Nunhead and Peckham Rye - 27 Bournemouth Road, Peckham, SE15 4UJ
- Dulwich - 41-43 East Dulwich Road, SE22 9BY
- Borough and Bankside - Library Street Borough, London, SE1 0RG
- Camberwell - Harris Street, London, SE5 7RX
- Rotherhithe - 153-159 Abbeyfield Road, Rotherhithe, SE16 2LS

One Stop Shops (*Open 9am-5pm Monday – Friday*)

- Peckham one stop shop - 122 Peckham Hill Street, London, SE15 5JR
- Walworth one stop shop - 151 Walworth Road, London, SE17 1RY
- Bermondsey one stop shop -17 Spa Road, London, SE16

Appendix 21: Further changes consultation letters

21 April 2011

Dear Sir/Madam,

FURTHER CHANGES TO THE CANADA WATER AREA ACTION PLAN PUBLICATIONS/SUBMISSION VERSION (DWELLING SIZES AND SITES OF IMPORTANCE FOR NATURE CONSERVATION)

We are writing to inform you that formal consultation on the Further Changes to the Canada Water Area Action Plan publications/submission version has started. The consultation will take run from the 21st April 2011 until the 2nd June 2011. Please find with this letter an electronic copy of all submission and core evidence documents relating to the Further Changes which include the following:

Canada Water AAP Submission documents

- Further Changes to the Canada Water AAP submission/publication (dwelling sizes and sites of importance for nature conservation) 2011
- Further Changes to the Canada Water AAP submission/publication (dwelling sizes and sites of importance for nature conservation) Sustainability Appraisal 2011
- Plan for Publicising the Further Changes to the Canada Water AAP submission/publication (dwelling sizes and sites of importance for nature conservation) 2011
- Further Changes to the Canada Water AAP submission/publication (dwelling sizes and sites of importance for nature conservation) Equalities Impact Assessment 2011

Canada Water AAP background papers

- Dwelling sizes
- Sites of Importance for Nature Conservation

In addition, please see the attached updated Core Document list.

Yours Sincerely

Tim Cutts
Planning Policy Team Leader



Planning Policy

Direct Line: 020 7525 5471

Facsimile: 020 7525 5561

xx March 2011

Dear «Title» «First_name» «Last_name»

1. **FURTHER CHANGES TO THE PUBLICATION/SUBMISSION DRAFT CANADA WATER AREA ACTION PLAN**
2. **UPDATES TO THE RESIDENTIAL DESIGN STANDARDS SUPPLEMENTARY PLANNING DOCUMENT**
3. **CORE STRATEGY UPDATE**

1. **CANADA WATER AREA ACTION PLAN**

FURTHER CHANGES

In March 2010 we submitted the Canada Water Area Action Plan (AAP) to the Secretary of State for Communities and Local Government for examination-in-public. This followed public consultation on the publication/submission AAP during January to March 2010. Consultation responses received were also submitted to the Secretary of State for consideration.

We are now proposing to make further changes to the publication/submission version of the Canada Water AAP, prior to the examination-in-public. These changes address the recommendations of the Core Strategy Inspector's Report in relation to dwelling sizes and sites of importance for nature conservation. The further changes involve:

- 3) Incorporating minimum dwelling sizes in Canada Water AAP Policy 23 'Family Homes'.
- 4) Designating new sites of importance for nature conservation (SINCs) in Policy 18 'Open Spaces and Biodiversity'.

These changes are due to be approved by Council Assembly on 6 April. If approved, we will invite you to comment on the soundness of the further changes between 22 April and 2 June 2011. To be "sound", as set out in Planning Policy Statement 12, the changes should be justified, effective and consistent with national policy. "Justified" means that the proposed changes must be founded on a robust and credible evidence base and be

the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the proposed changes must be deliverable, flexible and able to be monitored. Further guidance on how to put forward your comments and what is meant by soundness can be found on our website within the consultation representation form.

What happens next?

After the representations period has closed, all comments we receive will be sent to the Secretary of State for Communities and Local Government.

The Secretary of State has appointed a planning inspector, Mr Andrew Seaman BA (Hons) MA MRTPI, to hold a formal examination of the AAP. The inspector will examine the AAP to ensure it is legally compliant, and also to check that it is effective, justified and consistent with national policies and the London Plan.

Where can I view the further changes to the Canada Water AAP?

The further changes to the AAP are available to view on the council's website at: http://www.southwark.gov.uk/info/200314/canada_water/1921/publicationsubmission_ve rsion

You can view a hard copy of the changes and their supporting documents i.e. the Sustainability Appraisal, the Equalities Impact Assessment and the plan for publicising the further changes - at the locations on the end of this letter.

How to comment

To comment on the further changes to the Canada Water AAP please fill in a representation form which is available from the website and at the locations listed at the end of this letter.

You can email the representation form to canadawater@southwark.gov.uk

Or you can mail a paper copy to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Your comments should relate only to the soundness of the further changes to the AAP.

Information consultation starts on 11 March 2011. Formal consultation begins on Friday 22 April 2011. **All comments must be received by 5pm Thursday 2 June 2011**

PLANNING INSPECTOR'S EXPLORATORY MEETING

The appointed Planning Inspector has called an exploratory meeting to discuss the progression towards an examination in public (EiP) for the Canada Water AAP.

The exploratory meeting will focus on the proposed further changes to the submitted AAP, the extent of the work, the implications for the submitted document and the necessary timeframe for completion. The Inspector wishes to achieve clarity on when the EiP can progress to the public hearing stages.

No examination of the specific content or justification of the AAP itself will take place and formal evidence will not be heard at the meeting.

The exploratory meeting will be open to the public to observe. Participation in the meeting is restricted to those who have previously made relevant representations to the AAP. The Inspector will set out an agenda for discussion at the meeting.

The meeting will take place at **10.00am on Tuesday 5th April 2011** at Southwark Council, Ground Floor, 160 Tooley Street, London SE1 2TZ

If you would like to find out more about the exploratory meeting, you can check our website http://www.southwark.gov.uk/news/856/planning_policy or contact the examination programme officer, Jillian Houghton, on 020 7525 5414 or email at eip@southwark.gov.uk

2. RESIDENTIAL DESIGN STANDARDS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

We adopted our existing Residential Design Standards SPD in September 2008. The SPD sets out the standard of design expected from residential development. This ensures all residential developments including new dwellings, extensions, alterations and conversions are sustainable and of a high standard of design. The SPD is used to make decisions on planning applications.

We are updating the SPD to introduce new minimum dwelling sizes. The increased standards will ensure that all new development is built to a high quality of design with good living conditions.

We are also updating the SPD to reflect the new Core Strategy and to include an appendix from the Southwark Plan on calculating density in mixed use developments. These updates are due to be considered by Southwark's Cabinet on 22 March.

If approved by Cabinet, formal consultation will begin on Friday 22 April 2011. **All comments must be received by 5pm Thursday 2 June 2011**

Where can I view the updated Residential Design Standards SPD?

The updated Residential Design Standards SPD is available to view at: http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1253/residential_design_standards_spd

You can view the hard copy of the updated SPD and its supporting documents i.e. the Equalities Impact Assessment and the Consultation Plan - at the locations at the end of this letter.

How to comment

To comment on the updated Residential Design Standards SPD please fill in a representation form which is available from the website and at the locations listed at the end of this letter.

You can email the representation form to planningpolicy@southwark.gov.uk

Or you can mail a paper copy to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE1919/14
London SE17 2ES

Information consultation starts on 11 March 2011. Formal consultation will begin on Friday 22 April 2011. **All comments must be received by 5pm Thursday 2 June 2011**

3. CORE STRATEGY UPDATE

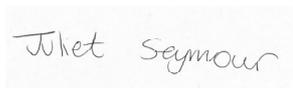
The core strategy sets out our vision and how we want Southwark to look by 2026. It shows the areas where we expect growth, locations for employment uses, and Southwark's approach to maintaining a stable and balanced community through the delivery of schools, affordable and private housing, and protection of open space and leisure facilities. It will be used to make decisions on planning applications and will replace part of the Southwark Plan (2007).

We submitted the core strategy to the secretary of state in March 2010 and an Examination in Public was carried out in July 2010 by an independent planning inspector. The core strategy was found sound by the planning inspector and his binding report can be viewed on our website and at the locations listed in this letter.

We are now taking the core strategy forward for adoption. The core strategy will be taken to Council Assembly for adoption on 6 April 2011. It will also be taken to Planning Committee on the 21 March 2011 and Cabinet on the 22 March 2011 for comment.

If you have any queries about these consultation documents or the adoption of the core strategy please contact the Planning Policy team on 020 7525 5471 or by email at planningpolicy@southwark.gov.uk

Yours faithfully



Juliet Seymour
Planning Policy Manager

Appendix 22: Further changes press notice

NOTICE OF FORMAL CONSULTATION

PLANNING AND COMPULSORY PURCHASE ACT 2004

**THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)
(AMENDED) REGULATIONS 2008**



1. DRAFT CANADA WATER AREA ACTION PLAN – PROPOSED FURTHER CHANGES

In March 2010 we submitted the Canada Water Area Action Plan (AAP) to the Secretary of State for Communities and Local Government for examination-in-public. This followed public consultation on the publication/submission AAP during January to March 2010. Consultation responses received were also submitted to the Secretary of State for consideration.

We are now proposing to make further changes to the publication/submission version of the Canada Water AAP, prior to the examination-in-public. These changes address the recommendations of the Core Strategy Inspector's Report in relation to dwelling sizes and sites of importance for nature conservation. The further changes involve:

- 1) Incorporating minimum dwelling sizes in Canada Water AAP Policy 23 'Family Homes'.
- 2) Designating new sites of importance for nature conservation (SINCs) in Policy 18 'Open Spaces and Biodiversity'.

Where can I view the proposed further changes to the Canada Water AAP?
The further changes to the AAP are available to view on the council's website at:
http://www.southwark.gov.uk/info/200314/canada_water/2124/further_changes

You can view a hard copy of the proposed changes and their supporting documents i.e. the Sustainability Appraisal, the Equalities Impact Assessment and the Plan for publicising the further changes, at the locations below.

2. RESIDENTIAL DESIGN STANDARDS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

We adopted our existing Residential Design Standards SPD in September 2008. The SPD sets out the standard of design expected from residential development. The SPD is used to make decisions on planning applications.

We are updating the SPD to introduce new minimum dwelling sizes. The increased standards will ensure that all new development is built to a high quality of design with good living conditions.

We are also updating the SPD to reflect the new Core Strategy and to include an appendix from the Southwark Plan on calculating density in mixed use developments.

Where can I view the updated Residential Design Standards SPD?
The updated Residential Design Standards SPD is available to view at:
http://www.southwark.gov.uk/info/200151/supplementary_planning_documents_and_guidance/1253/residential_design_standards_spd

You can view the hard copy of the updated SPD and its supporting documents i.e. the Equalities Impact Assessment and the Consultation Plan - at the locations at the end of this letter.

HOW TO COMMENT ON THE PROPOSED FURTHER CHANGES TO THE CANADA WATER AAP AND THE RESIDENTIAL DESIGN STANDARDS SPD

To comment on the further changes to the Canada Water AAP and the updated Residential Design Standards SPD representation forms are available on the website and at the locations listed at the end of this letter.
Formal consultation for both documents will begin on Friday 22 April 2011. All comments must be received by 5pm Thursday 2 June 2011

You can email the representation forms to planningpolicy@southwark.gov.uk

Or you can mail a paper copy to:
Planning policy
Regeneration and neighbourhoods
FREEPOST SE19 19/14
London SE17 2ES

Your comments on the publication/submission Canada Water AAP should relate only to the "soundness" of the further changes to the AAP. To be "sound", as set out in Planning Policy Statement 12, the changes should be justified, effective and consistent with national policy. "Justified" means that the proposed changes must be founded on a robust and credible evidence base and be the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the proposed changes must be deliverable, flexible and able to be monitored.

After the representations period has closed, all comments we receive on the further changes to the AAP will be sent to the Secretary of State for Communities and Local Government. The Secretary of State has appointed a planning inspector, Mr Andrew Seaman BA (Hons) MA MRTPI, to hold a formal examination of the AAP.

LOCATIONS

Council offices (Opening times Monday – Friday, 09:00 – 17:00)

- Town Hall – Peckham Road, SE5 8UB

Libraries (Opening times listed individually below)

- Blue Anchor Library – Market Place, Southwark Park Road, SE16 3UQ
(Monday, Tuesday & Thursday 09:00 – 19:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Brandon Library – Maddock Way, Cooks Road, SE17 3NH
(Monday 10:00 – 18:00, Tuesday & Thursday 10:00 – 19:00, Saturday 10:00 – 17:00)
- Camberwell Library – 17-21 Camberwell Church Street, SE5 8TR
(Monday, Tuesday & Thursday 9:00 – 20:00, Friday 10:00 – 18:00, Saturday 09:00 – 17:00)
- Dulwich Library – 368 Lordship Lane, SE22 8NB
(Monday, Wednesday, Thursday & Friday 09:00 – 20:00, Tuesday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 16:00)
- East Street Library – 168-170 Old Kent Road, SE1 5TY
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Grove Vale Library – 25-27 Grove Vale, SE22 8EQ
(Monday & Thursday 10:00 – 19:00, Tuesday 10:00 – 18:00, Saturday 10:00 – 17:00)
- John Harvard Library – 211 Borough High Street, SE1 1JA
(Monday – Friday 09:00 – 19:00, Saturday 09:00 – 17:00)
- Kingswood Library – Seeley Drive, SE21 8QR
(Monday & Thursday 10:00 – 14:00, Tuesday & Friday 14:00 – 18:00, Saturday 13:00 – 17:00)
- Newington Library – 155-157 Walworth Road, SE17 1RS
(Monday, Tuesday & Friday 09:00 – 20:00, Wednesday & Thursday 10:00 – 20:00, Saturday 09:00 – 17:00, Sunday 12:00 – 14:00)
- Nunhead Library – Gordon Road, SE15 3RW
(Monday, Tuesday & Thursday 10:00 – 19:00, Friday 10:00 – 18:00, Saturday 10:00 – 17:00)
- Peckham Library – 122 Peckham Hill Street, SE15 5JR
(Monday, Tuesday, Thursday & Friday 09:00 – 20:00, Wednesday 10:00 – 20:00, Saturday 10:00 – 17:00, Sunday 12:00 – 16:00)
- Rotherhithe Library – Albion Street, SE16 7HY
(Monday & Thursday 10:00 – 19:00, Tuesday & Wednesday 10:00 – 18:00, Saturday 10:00 – 17:00)

Area Housing Offices (Open Monday – Friday, 09:00 – 17:00)

- Nunhead & Peckham rye – 27 Bournemouth Road, SE15 5TY
- Dulwich – 41-43 East Dulwich Road, SE22 9BY
- Borough & Bankside – 169 Long Lane, SE1 4PN
- Camberwell – Harris Street, SE5 7RX
- Rotherhithe – 153-159 Abbeyfield Road, SE16 2LS

One Stop Shops (Open Monday – Friday 09:00 – 17:00)

- Peckham one stop shop – 122 Peckham Hill Street, SE15 5JR
- Walworth one stop shop – 151 Walworth Road, SE17 1RY
- Brompton one stop shop – 17 Spa Road, SE16

Appendix 23: table of representations received during the further changes consultation

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
291	473	Donna	Spedding				AA P4	Policy 18	Figure 10	We wish to register our support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, we feel that the changes to the Canada Water AAP are sound. As per the representation form - PART B 3. To which part of the Further Changes does this representation relate?- Policy 18, Proposals Map 1, 2 & 3 4. Do you consider that the Further Changes are: (i) Legally compliant - Yes (ii) Sound - Yes We would like to attend the examination to inform the discussion with our local knowledge. Please let us know the dates, time and venue once available.		Support noted.
292	474	Karen	Conlan				AA P4	Policy 18	Figure 10	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are sound. PART B 3. To which part of the Further Changes does this representation relate?- Policy 18, Proposals Map 1, 2 & 3 4. Do you consider that the Further Changes are: (i) Legally compliant - Yes (ii) Sound - Yes		Support noted.
293	475	Anamika	Majumdar				AA P4	Policy 18	Figure 10	I support the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are sound. I consider that further changes (i.e. policy 18, proposals many 1,2,3) are legally compliant and sound. I would love to attend the examination to inform the discussion		Support noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										with my local knowledge. Please can you confirm receipt of this email.		
294	476	Andrew	Graystone			AA P4		Policy 18	Figure 10	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are legally compliant, sound and hope that it will be approved. At this stage I do not wish to attend the examination to inform the discussion with my local knowledge but can be contacted further on the details below.		Support noted.
295	477	Mark	Taylor			AA P4		Policy 18	Figure 10	I support the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I/we feel that the changes to the Canada Water AAP are sound. I consider that further changes (i.e. policy 18, proposals many 1,2,3) are legally compliant and sound. I would love to attend the examination to inform the discussion with my local knowledge.		Support noted.
296	478	Mark	Green	The Open Spaces Society		AA P4		Policy 18	Figure 4	I am responding to this consultation on behalf of the Open Spaces Society, as the society's correspondent for South London. The Open Spaces Society aims to protect, increase, enhance and champion the common land, village greens, open spaces and public rights of way of England and Wales, and the public's right to enjoy them. The Society therefore takes an interest in the impact of planning policy on open spaces. We note that it is proposed to designate three new Sites of Importance for Nature Conservation in Rotherhithe (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) as part of the changes to the Canada Water Area Action Plan. The Open Spaces Society welcomes this proposed designation and the additional protection that we hope it will provide for these sites. The designation of these sites is sound in planning terms and we trust that it will be approved. We do not propose		Support noted

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										to take part in the oral examination of the Area Action Plan		
297	479	Annet	Hampshire				AA P4	P18	Figure 10	Policy 18, Proposals Map 1, 2 & 3 I am writing to express my support for the proposed changes to the Canada Water area action plan relating to designation of the above sites as SINC's. With the ever-encroaching urbanisation of London and the consequent pressures on the capital's already-threatened wildlife, it is vital that we strengthen protection of these few remaining natural environments. I believe the proposals to be sound and legal.		Support noted.
298	480	Carolyn	Gaskell				AA P4	Policy 18	Figure 10	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are sound. PART B - 3. To which part of the Further Changes does this representation relate?- Policy 18, Proposals Map 1, 2 & 3 4. Do you consider that the Further Changes are: (i) Legally compliant - Yes (ii) Sound - Yes		Support noted.
299	482	Yolande	Anastasi				AA P4	Policy 18	Figure 110	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are sound. PART B - 3. To which part of the Further Changes does this representation relate?- Policy 18, Proposals Map 1, 2 & 3 4. Do you consider that the Further Changes are: (i) Legally compliant - Yes (ii) Sound - Yes		Support noted.
300	483	Roger	Bilder				AA P4	Policy 18	Figure 10	I understand that three sites within the Canada Water area action plan are being considered for designation as Sites of Importance for Nature Conservation, viz. King's Stairs Gardens, Durand's Wharf and Deal Porters' Walk. I understand that these are further changes to Policy 18,		Support noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
									Proposals Map 1, 2 and 3. As a local resident, I would like to register my support for these designations as I believe that such changes to the Canada Water area action plan are sound, and, as far as I am able to judge, legally compliant. I further understand that there will be a public examination of the proposed changes in August. I should like to attend this examination to inform the discussion with my local knowledge, and would be grateful to receive details of this event when available. I very much hope that the proposed changes will be implemented.		
301	484	Jill	Gibbs			AA P4	Policy 18	Figure 10	I am unable to find the correct link on the council website, nor the appropriate reference number. However, I understand that there is the suggestion of increasing this protection to included 3 additional sites under the Canada Water area Action Plan. These 3 sites are King's Stairs Gardens, Durands Wharf and Deal Porters Walk. I believe that these should be formally designated SINC sites, and I want to formally register my support for allocating such status to these 3 sites. The part of the Further Changes I am referring to are: Policy 18, Proposals Map 1, 2 and 3. I think the Further Changes are a) Legally Compliant and b) sound I would like to attend the examination, as I have lived in the area for 15 years. I believe my local knowledge is relevant. May I add that I am amazed that King's Stairs Gardens have not already been		Support noted.
302	485	Louise	Sheridan			AA P4	Policy 18	Figure 10	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard I agree that the changes to the Canada Water AAP are legally compliant and sound. This representation relates to Policy 18, Proposals Map 1, 2, 3. I do not wish to attend the examination of the Area Action Plan. I welcome this proposed designation and the added essential protection that I hope it will provide for these sites.		Support noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
303	4086	Michael	Daniels				AA P4	Policy 18	Figure 10	I would like to register my support for the designation of three additional Sites of Importance for Nature Conservation within the Canada Water area action plan. These are King's Stairs Gardens, Durand's Wharf and Deal Porters Walk. In this regard, I feel that the changes to the Canada Water AAP are sound.		Support noted.
304	4087	Roger	Slaney				AA P4	Policy 18	Figure 10	Re Further Changes to the Canada Water AAP Publication/Submission Version (Dwelling sizes and sites of importance for nature conservation) March 2011 Policy 18 "Open Spaces and Biodiversity" designation of three new SINC's I support the designation of King's Stairs Gardens, Durand's Wharf and Deal Porters Walk as sites of importance for nature conservation within the Canada Water area action plan. I believe that the changes to the Canada Water AAP are sound.		Support noted.
305	1062	Patrick	Blake	Highways Agency			AA P4			The HA is an executive agency of the Department of Transport (DfT). We are responsible for operating, maintaining and improving England's Strategic Road Network (SRN) on behalf of the Secretary of State for Transport. We have no comments on the Further Change to the Canada Water Area Action Plan.		Representation noted.
307	4088	Penny	Dearsley				AA P4	Policy 18	Figure 10	I wish to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan. In this regard, I feel that the changes to the Canada Water AAP are sound.		Support noted.
308	1027	Carmelle	Bell	Thames Water Utilities			AA P4	Policy 18	Figure	The Canada Water Area Action Plan (AAP) Further Changes (dwelling sizes and SINC) document proposes to designate King's Stairs Gardens as a Site of Importance for Nature Conservation (SINC). King's Stairs Gardens is currently a preferred site for the construction of the Thames Tunnel, urgently needed to help tackle the 39m tonnes of sewage discharged to the river each year via Combined Sewer Overflows (CSOs).	The proposed designation of King	An extended Phase 1 habitat survey and nature

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
									The tunnel is proposed to run from west to east London, broadly following the route of the River Thames with a number of construction sites required along the tunnel route. Prior to the Phase One public consultation stage for the project, King's Stair's Gardens was identified as the preferred construction site in the Bermondsey area for a reception shaft necessary (SEE TABLE)	Stairs Gardens as a SINC should not be undertaken as the proposed designation of this site is not justified. Further details on this are set out above in our response to question 6.	conservation evaluation was commissioned for King Stairs Gardens. The final report recommended that the site was an important site for ecology in the context of the local area. A review of existing data, the status of species present on the site in London and Southwark, and assessment

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents	Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
													<p>of onsite and surrounding habitat suggests that the populations present are of ecological importance in the local context. As stated in the extended phase 1 habitat survey, the GLA defines Sites of Local Importance for Nature Conservation as those that '...are, or may be,</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												<p>of particular value to people nearby (such as residents or schools)...’ It also notes that ‘Only those sites that provide a significant contribution to the ecology of an area are identified’. As shown in Table 1 of the Phase 1 habitat survey the secondary broadleaved woodland, scattered tree and scrub and amenity</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>grassland habitats at the site are of value for nature conservation in this context, as despite their limited extent they are locally uncommon. Therefore, the site does contain some habitats of local importance for nature conservation. Such habitats have the potential to be of importance</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											to foraging and commuting bats, and breeding birds, also at the local level. The site is freely accessible by members of the public, and is therefore of value to the local community as an area of open space. In line with strategic policy 11 of our adopted core strategy we will protect and

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>improve habitats for a variety of wildlife. We will do this by protecting sites of importance for nature conservation from inappropriate development. We are proposing to designate this site as such to ensure that we can require new development to avoid harming protected and priority</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												<p>plants and animals and help improve and create habitat. The GLA consider this approach to be in general conformity with the London Plan and have not identified a conflict between designating the site of as Sit of Importance for Nature Conservation and the possible use of the</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												<p>site for the Thames Tunnel project. As stated in the representation received from the GLA, if this site was taken forward for use in relation to the project, it would be the responsibility of the relevant decision maker to duly consider the development plan policy</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												bearing on the site and determine whether the proposal is sufficient to satisfy the Mayor that the balance of the provisions of the relevant London Plan policies has been met.
309	179	c/o Agent		Surrey Quays Ltd.	21	GLHearn	AA P4	Policy 23		Policy 23/ Table 1 is considered to be unsound as it is overly restrictive and lacks flexibility. The policy as worded requires that all developments "must" meet the minimum space standards set out in Table 1. Southwark is a diverse borough in terms of residential character and product - the character of the north of the borough is very different to the south for instance. Market conditions vary widely - for example there are some very high value locations by the river where large apartments have been developed. In other parts of the borough smaller units may be more appropriate/ deliverable. This variety of provision /product adds to the richness of the borough's character. Policy 23 does not accord with the emerging London Plan Policy 3.5 that seeks to assure that developments "should" meet the space standards sets out in the draft plan.	Policy 23 should be revised by replacing the word 'must' in the penulti	The proposed standards are flexible for varying levels of occupancy in new dwellings. Providing the average

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										<p>mate sentence with`should generally' The final sentence of Policy 23 should be DELETED Table 1 should be revised to accord with the emerging London Plan.</p>	<p>minimum size it met, developers are able to provide for all occupancy levels. This is distinct from the approach the council pursued through the core strategy which was based solely on the number of bedrooms in a unit. The AAP approach allows developers greater scope to</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>vary dwelling sizes to suit the needs and circumstances of an individual development, whilst also working towards meeting the need for more larger sized dwellings in the AAP area. Southwark's Strategic Housing Market Assessment and Housing Requirements Study</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>demonstrate a need not only for more 3 and 4 bedroom dwellings but also highlights that a significant proportion of this need arised from overcrowded homes. Requiring an average across the ranges of different occupancies for each dwelling size will help to ensure that not all each size of dwellings is</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>built for the lowest occupancy. The council considers that the proportions of double bedrooms sought are based on a reasonable assumption of need, particularly in the light of the fact the policy of 20% and 30% 3 bedroom plus dwellings in the AAP area will only meet a proportion of the</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>overall need for larger units i.e. it will only ensure that at least 20%/30% of new homes have 3 or more bedrooms, when the evidence in the SHMA suggests that in fact the need is substantially higher. The core strategy recognises that we need to provide larger 2 bedroom units as they offer</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											house families due to the affordability of larger homes (paragraph 5.64). The proposed change is in general conformity with both the adopted and draft replacement London Plans. The panel report on the draft replacement London Plan sets out additional wording to policy 3.5 to state "LDFs should

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											incorporate minimum space standards that generally conform with Table 3.3 and the Mayor will seek to ensure compliance with the Table 3.3 standards when determining applications that come before him” (Recommendation 3.5C, page 92). The Mayor of London's representation on the

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												<p>proposed change to the Canada Water AAP confirms that it is in general conformity with the London Plan. He sets out that the changes to policy 23 are consistent with those proposed in the draft replacement London Plan and are supported. He confirms that the changes are in</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												<p>general conformity with both policy 3A.6 of the adopted London Plan (2008) and policy 3.5 of the draft replacement London Plan (2009). With regard to viability of the increased dwelling sizes, the GLA's cost and delivery impact assessment (CDR86) concludes that whilst the</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												standards will mean that dwellings will have to be larger which will increase the cost of construction , it is considered that in the majority of instances the requirement will not render a scheme unviable. This view is corroborated by the viability assessments commissioned by

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
											<p>Southwark. Both CBRE in their financial appraisal of the shopping centre development (CDD47) and BNP Paribas in their appraisal of St George's Wharf (CDD48) assumed that new dwellings would be built to standards either the same as or larger than the average sizes proposed in</p>

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
												the AAP. Both studies concluded that the developments they tested would be viable.
310	196	David	Watkinson	Greater London Authority			AA P4			The further changes proposed by Council would be in general conformity with the London Plan and its draft replacement, but the Planning Inspector should note the comments in the attached report. My representations on the submission version of the CWAAP raised one matter of non-general conformity relating to transport. The Council, TfL and GLA have since agreed minor changes to the submission version to address this matter. It is recommended that the Planning Inspector makes these minor changes to the submitted CWAAP in order for this to be in general conformity with the London Plan		Noted.
311	196	David	Watkinson	Greater London Authority			AA P4			1. On 29 January 2010 Southwark Council consulted the Mayor of London on the submission version of the Canada Water AAP. On 12 March 2010 the Mayor considered a report on this document (reference PDU/LDF28/LDD04/03) and advised that it was not in general conformity with the London Plan. On 28 March 2011 Southwark Council consulted the Mayor of London on further changes to the submission version of the Canada Water AAP. The consultation period ends on 2 June 2011. This report provides a response to the consultation on the Further Changes to the Canada water AAP and further representations in respect of the		Representation noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										<p>conformity of the document with the London Plan. 2. The Planning and Compulsory Purchase Act 2004 (“the Act”) introduced a new system of preparing development plans. This requires boroughs to progressively replace existing unitary development plans with a portfolio of local development documents that will collectively form the local development framework for each of the boroughs. The local development framework together with the London Plan provides the essential framework for planning at the borough level. The “development plan” in London for the purposes of section 38(6) of the Act is: • The London Plan (consolidated with alterations since 2004); and • Development plan documents produced by the borough councils (and saved unitary development plan policies in transitional period). 3 There are three types of local development documents: development plan documents; supplementary planning documents; and statements of community involvement. The document now being consulted on (Canada Water AAP) is a development plan document with development plan status, which will be subject to an examination to test the ‘soundness’ of the plan. 4 Planning Policy Statement 12 (‘Creating strong, safe and prosperous communities through Local Spatial Planning’) sets out that to be ‘sound’ a core strategy should be justified, effective and consistent with national policy. Paragraph 4.50 of PPS 12 sets out that an Inspector is charged with checking that the plan has complied with legislation, which will include checking that the plan conforms generally to the London Plan. Therefore general conformity with the London Plan is a legal requirement The Mayor’s role 5All development plan documents must be in general conformity with the London Plan, in accordance with Section 24(1)(b) of the Act. It is also a statutory requirement for local planning authorities to request the Mayor’s opinion on general conformity at the same time as it publishes the document prior to submitting it to the Secretary of State.</p>		

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										Regulation 27 requires consultation at the pre-submission stage. The Mayor issues this opinion on DPD general conformity in accordance with Section 24(5) of the Act. 6 The Mayor of London's comments will be made available on the GLA website www.london.gov.uk. Previous representations 7 The Mayor submitted his representations on the submission stage Canada Water AAP on 12 March 2010 (planning report PDU/LDF28/LDD04/03) and advised that it was not in general conformity with the London Plan. The Mayor made representations to Southwark Council at the Preferred Options consultation stage (planning report PDU/LDF28/LDD04DW02, dated 14 October 2009). GLA officers made representations under delegated authority to the Issues and Options consultation stage on 16 April 2009. Many of the issues that were raised at these stages have been satisfactorily resolved.		
312	196	David	Watkinson	Greater London Authority			AA P4			Further changes to the Canada Water AAP 8 The Council is proposing changes to the submission version of the Canada Water AAP in response to the Inspector's report on the Southwark Core Strategy. This report stated that it was not appropriate to designate new open spaces or sites of importance for nature conservation in the Core Strategy and also deleted the minimum dwelling sizes from the Core Strategy, stating that there were not appropriate in a strategic document, but would be appropriate in lower tier documents. The Council has duly sought to reflect these recommendations in the Canada Water AAP by the addition of policies relating to each matter.		Representation noted.
313	196	David	Watkinson	Greater London Authority			AA P4	Policy 18		Sites of Importance for Nature Conservation 9 The Council is proposing to designate three new Sites of Importance for Nature Conservation (SINC) through changes to Canada Water AAP Policy 18: Open spaces and biodiversity. These sites are Deal Porter's Walk, Durand's Wharf and King's Stairs Gardens. This proposed change is in general conformity with		Support noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										London Plan Policy 3D.14, and draft replacement London Plan Policy 7.19. 10 It is noted that Durand's Wharf and King's Stairs Gardens have been identified as potential sites for the construction of the Thames Tunnel ('short listed' and 'preferred' respectively). This project is supported in principle by London Plan Policy 4A.18 , and draft replacement London Plan Policy 5.14. The proposed designation of these sites does not raise concerns in respect of general conformity with strategic policy relating to this project. If these sites are taken forward for use in relation to the project then the relevant decision maker will duly consider the development plan policy bearing on each site and that is sufficient to satisfy the Mayor that the balance of the provisions of the relevant London Plan policies will be satisfied.		
314	196	David	Watkinson	Greater London Authority			AA P4	Policy 23		Minimum dwelling sizes 11 The Council is proposing to change Canada Water AAP Policy 23: Family homes to include minimum space standards for new residential development. These are consistent with those proposed in the draft replacement London Plan and supported. The proposed change is in general conformity with London Plan Policy 3A.6, and draft replacement London Plan Policy 3.5		Support noted.
315	196	David	Watkinson	Greater London Authority			AA P4	Policy 33		Further representations to the Canada Water AAP 12 Since the Mayor's representations on the submission version of the Canada Water AAP there have been further discussions between GLA, TfL and Southwark Council officers focussed on resolving the general conformity issue raised by the Mayor at the submission stage. The outcome of these discussions are reported below. Transport 13 At submission stage Transport for London (TfL) raised concerns regarding the general conformity of Canada Water AAP Policy 33. TfL was very concerned that Policy 33: S106 Planning obligations did not mention public transport, and furthermore that this policy identified road network improvements as the explicit priority for		Support noted.

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										<p>planning obligations. This is contrary to London Plan Policy 6A.4 which states that affordable housing and public transport improvements should be given the highest priority for planning obligations. TfL also noted that the cumulative impact of development in this area is likely to require some public transport infrastructure improvements, and therefore requests that Canada Water AAP Policy 33 includes reference to public transport among the list of infrastructure improvements for which contributions will be pooled. 14 TfL and Southwark Council have discussed and agreed minor changes to the wording of Canada Water AAP Policy 33 that, together with the proposed changes already put forward by the Council, would address these concerns. The agreed proposed wording is set out at Appendix A. 15 TfL notes the need to address traffic and road capacity issues in the Canada Water Area but believes that the policy needs to recognise the potential need for public transport improvements in the future. The proposed minor change to refer to the 'surface transport network' rather than the 'road network' in isolation offers a more balanced, flexible and robust approach to this matter and would ensure general conformity with the London Plan. Similarly, the proposed addition of a reference to bus service and infrastructure enhancements under the list at paragraph 6.5.2 provides scope for contributions toward mitigating enhancements to be sought in the future as required. 16 The revised wording to Canada Water AAP Policy 33 set out at Appendix A is acceptable to TfL and would be in general conformity with London Plan Policy 6A.4, and draft replacement London Plan Policy 8.2. The Planning Inspector for the Canada Water AAP Examination in Public is advised that were the proposed minor amendments set out at Appendix A made to the submitted Canada Water AAP it would be in general conformity with the London Plan</p>		

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
316	196	David	Watkinson	Greater London Authority			AA P4			Legal considerations 17 All local development documents must be in general conformity with the London Plan in accordance with Section 24(1)(b) of the Act. This is a key test of the soundness of plans. The Mayor's representations will be submitted to the Examination in Public. The test of general conformity is set out in Circular 1/2008 and states that LDDs should not be adopted unless they properly reflect the policies in the Spatial Development Strategy. GLA officers will attend the Examination in Public on behalf of the Mayor if necessary. Conclusion 18 The further changes proposed by the Council would be in general conformity with the London Plan, and its draft replacement, but the Planning Inspector should note the comments in this report. 19 The Mayor's representations on the submission version of the Canada Water AAP raised one matter of non-general conformity relating to transport. The Council, TfL and GLA have agreed minor changes to the submission version to address this matter. It is recommended that the Planning Inspector make these minor changes to the submitted Canada Water AAP in order for this to be in general conformity with the London Plan, and its draft replacement		Support noted.
317	143	Steve	Swain	Environment Agency						We support the designation of the following sites as Sites of Importance for Nature Conservation; •Deal Porter's Walk •Durand's Wharf •King Stair's Gardens The designation of Durand's Wharf and King Stair's Gardens will help to safeguard riverside habitat and Deal Porter's Walk will also contribute positively to the Borough's ecology.		Support noted.
318	121	Rachael	Bust	Coal Authority			AA P4		General	Having reviewed your document, I confirm that we have no specific comments to make on this document at this stage		
311	12	David	Hammond	Natural England			AA P4	18		Thank you for your recent correspondence with regards to the above consultation document, requesting Natural England's views and		

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
9	2									comments on the above planning application. The Council's aim/aspiration to designate three new Sites of Importance for Nature Conservation, Deal Porters Walk, Durands Wharf and King Stairs Garden is to be encouraged and encouraged. Natural England welcomes the increase in protection for these sites providing ecological and biodiversity enhancements for the area. Links to other green/open spaces should also be considered and encouraged, providing green chains through the area, benefiting both wildlife and people. Durand's Wharf and King Stairs Gardens are both adjacent to the River Thames and the Thames Path National Trail. The Council should consider the potential for improvements and enhancements to the Path at these sites, increasing and improving connectivity and access to both as well as providing enhanced enjoyment of the Path for all users.		
320	122	David	Hammond	Natural England			AA P4			The Sustainability Appraisal covers the areas and topics Natural England would wish to see in such a document and the Area Action Plan themes as listed under 3.2.2 can be broadly supported especially Theme 4 – Places: Better and Safer Streets, Squares and Parks – P1 to P5. Also the Sustainability Objectives listed under paragraph 5.2.1, listing seventeen objectives can also be broadly supported, especially SDO 6, SDO 10, SDO 13 and SDO 16.		
323	122	David	Hammond	Natural England			AA P4	gen eral	Gen eral	Since the Council is considering increased densities within the Area Action Plan area and in order to ameliorate issues of deprivation, which the Council have identified, with regards to access to open/green spaces the Council may wish to remind themselves of Natural England's ANGST (Accessible Natural Green Space standards), which should be referenced in the Core Strategy for the Borough and a link to this can be included within this document. Natural England believes that local authorities should consider the provision of natural areas as part of a balanced policy		

Rep. Ref	Objector Ref	First Name	Surname	Organisation	AgentRef	Agents Organisation	Part	Policy	Paragraph	Details of Representation	Proposed changes	Officer Response to Representation
										to ensure that local communities have access to an appropriate mix of green-spaces providing for a range of recreational needs, of at least 2 hectares of accessible natural green-space per 1,000 population. This can be broken down by the following system: • No person should live more than 300 metres from their nearest area of natural green-space; • There should be at least one accessible 20 hectare site within 2 kilometres; • There should be one accessible 100 hectares site within 5 kilometres; • There should be one accessible 500 hectares site within 10 kilometres. Protected species As a general point of information I would also like to draw the Council's attention to our protected species standing advice, which provides guidance on when protected species may be impacted by a proposal. The advice can be found at: http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx		
325	489	Jennifer	Slaney			AA P4		Policy 18		Policy 18 "Open Spaces and Biodiversity" designation of three new SINC's I would like to register my support for the designation of three additional sites of importance for nature conservation (King's Stairs Gardens, Durand's Wharf and Deal Porters Walk) within the Canada Water area action plan and I feel that the changes to the Canada Water AAP are sound.		Support noted.