

Revised Canada Water Area Action Plan: Table of **Main Modifications**

Reference	Page (2013 version)	Paragraph / policy/ figure	Proposed change (deleted text is struck-through and new text is underlined)
MMOD1.	17	Vision	The action area's core will provide at least 2,500 4,200 <u>4,500</u> high quality new homes, which will be accommodated in generally mixed use development. The action area will provide at least <u>1,000</u> 900 875 affordable housing units.
MMOD2.	18	Figure 4	Expand the ellipse that is entitled "Create new town centre" in the key, to cover CWAAP 24.
MMOD3.	21	Policy 1	<p>Canada Water will move up our hierarchy of centres to become a major town centre.</p> <p>We will <u>are working</u> with landowners to improve and expand shopping floorspace by around 35,000sqm (net) <u>between 2011 and 2026</u> through the promotion of new retail space on the following sites</p> <ul style="list-style-type: none"> • Surrey Quays shopping centre and overflow car park • Site A (<u>Maple Quays</u>) • Site B (<u>Montreal House and Toronto House</u>) • The Decathlon site • CW AAP24 (Harmsworth Quays, Surrey Quays Leisure Park, Site E and Mulberry Business Park) <p>Large retail developments should provide a range of shop unit sizes including small shops suitable for independent operators. We will use planning conditions or planning obligations to ensure that a proportion of new shop units are made available as independent units.</p> <p>To accommodate retail growth, improvements must be made to transport infrastructure, including the road network, pedestrian and cycling facilities and public transport. <u>Proposals involving provision of retail floorspace must ensure that appropriate mitigation of transport impacts is in place prior to the commencement of retail operations for the development or phase of a development.</u></p>

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MMOD4.	22	Figure 5	Amend the town centre boundary shown in Figure 5 to be consistent with the revised boundary shown on page 15.
MMOD5.	23	Para 4.2.7	We have also undertaken a feasibility study which indicates that there is physical capacity for around 35,000sqm (net) of new shopping space in the town centre. Although the majority of this would be comparison goods space, new units would also be provided for convenience goods (food and day-to-day things such as newsagents), services (banks etc) and cafes and restaurants. <u>Of the 35,000sqm, approximately 2,000sqm have been provided on the developments at Maple Quays and Toronto and Montreal Houses which are completed.</u>
MMOD6.	23	Paragraph 4.2.7a	The availability of Harmsworth Quays for development will enable the town centre to expand to the east <u>and this is reflected in the fact that the town centre boundary has been adjusted to incorporate site allocation CWAAP 24 into the town centre (see Figure 5).</u> In this way we will ensure that sufficient land is available to meet needs for town centre uses, which is consistent with guidance in the National Planning Policy Framework. <u>The new town centre boundary covers a large area and in the light of this, the distribution of uses across the site requires careful consideration. Non-residential uses should be concentrated in locations in which they will complement one another, maximise the potential for linked trips, contribute towards establishing a town centre with character and identity which help consolidate the town centre and which benefit most from good accessibility to existing shopping, leisure and transport facilities. Figure 5 shows an indicative town centre boundary. The exact location of the town centre boundary will depend on the amount and distribution of town centre uses brought forward by the development proposals for site allocation CW AAP 24 and will be negotiated through the planning application process.</u>
MMOD7.	24	Paragraph 4.2.10	Retail growth will require improvements to transport infrastructure. <u>In accordance with Core Strategy Policy 2 proposals will be expected to submit a transport assessment (TA) which considers impacts on all modes of transport. It is important that adequate mitigation for development, or phase within a development, is in place prior to the commencement of retail operations in the development or phase. Appropriate mitigation may include improvements to the highway network, public transport, cycling and pedestrian infrastructure, depending on the nature of the impacts.</u> We will expect retail developments to mitigate their impact. We will play a lead role in coordinating the implementation of improvements, working closely with TfL and Lewisham (see policies 6-8).
MMOD8.	26	Policy 6	Improvements will be made to the network of pedestrian and cycle routes shown in Figure 7. Development proposals should provide routes that are safe, direct and convenient for pedestrians and cyclists. They should incorporate the links shown in Figure 7, enhance access to the docks and the river and provide or reinstate the Thames Path. We will work with the Mayor to extend the Barclay's Cycle Hire scheme to Canada Water.
MMOD9.	29	Para 4.3.5	TfL has proposed that Cycle Superhighway number 4 (Woolwich to London Bridge) is created along Evelyn Street, Lower Road and Jamaica Road. It is expected that this will be introduced by April 2015. CSH4 will follow the Lower

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			Road Gyratory until the scheme to remove the gyratory is delivered. The Lower Road scheme will be designed to incorporate the CSH principles. <u>We are also working with the Mayor to extend the Cycle Hire scheme to Canada Water.</u>
MMOD10	31	Policy 8	As a part of the TfL plan to signalise <u>improve</u> the roundabout at the entrance to the Rotherhithe Tunnel, we will seek to ensure that an improved pedestrian crossing is provided between Southwark Park and King Stairs Gardens.
MMOD11	31	Figure 8	Substitute traffic light icon for alternative icon on Jamaica Road/Lower Road roundabout on Figure 8.
MMOD12	32	Para 4.3.19	As well as proposals around the gyratory, TfL are planning to signalise <u>improve</u> the roundabout at the entrance to the Rotherhithe Tunnel in order to improve access to the tunnel for emergency vehicles.
MMOD13	41	Policy 15	<u>Take into account the desirability of sustaining and enhancing the significance of heritage assets and their settings, in accordance with the NPPF. Conserve or enhance heritage assets and their settings.</u>
MMOD14	41	Policy 16	Enable the integration of sites to the east of Surrey Quays Road (CW AAP24 - Harmsworth Quays, Surrey Quays Leisure Park, Site E and Mulberry Business Park) into the town centre by providing strong visual and physical connections which link them to the basin, shopping centre and tube station, introducing a new public space on Surrey Quays Road and in the longer term <u>realigning the southern part of Surrey Quays Road to the east of the existing alignment. closing the southern end of Surrey Quays Road to through traffic.</u> <u>A an Masterplans</u> for the shopping centre/ <u>and</u> overflow car park <u>and for the Harmsworth Quays printworks site</u> will be required as part of a planning application for the first phases of development for these sites.
MMOD15	43	Paragraph 4.5.9	Blocks within the town centre should have a mix of uses to help give more life to the area and ensure that there are more people on the street during the day and in the evening. The land uses which are proposed on blocks in the town centre will help establish its character. Non-residential uses should be concentrated in locations in which they will complement one another and create an environment which is lively and vibrant at different times of day. Consistent with the NPPF, residential uses and student housing are also appropriate uses in the town centre which can help support town centre activities and establish an urban character. Development should aim to make the area around the shopping centre feel like a town centre which has an open, rather than a covered or mall style environment. In addition to making the area feel more distinctive, this will also help integrate key sites into the surrounding area.
MMOD16	43	Paragraph 4.5.10	A an Masterplans should be prepared to accompany the first phases of development on the shopping centre/ <u>and</u> overflow car park <u>and the Harmsworth Quays printworks site</u> to avoid piecemeal development and ensure that future phases can be delivered according to the principles which are set out here and in proposals sites <u>CW AAP7</u> <u>and</u> <u>CWAAP24</u> .
MMOD17	44	Policy 17	Tall buildings will be appropriate in important locations in the town centre, where they reinforce the character and function of the centre <u>and help make the centre easy to understand and move around</u> . In particular, they will help to define the importance of the Canada Water basin and surrounding public spaces as the focal point within the town

			<p>centre.</p> <p>All tall buildings over 30m must:</p> <ul style="list-style-type: none"> • Provide public space at ground level. Public space should be proportionate to the height of the building and the importance of the location in the town centre. • Contribute to an environment which is easy to move around for pedestrians and cyclists. • Provide town centre uses <u>at ground or lower floors</u> that reinforce the function of the town centre and help animate the space around the building. • Address the <u>Contribute towards creating or reinforcing a coherent</u> hierarchy of spaces and streets in the area. . • Have due regard to the London View Management Framework (LVMF), including the strategic views of St Pauls Cathedral from Greenwich and Blackheath and river prospect views from London Bridge. • Conserve or enhance <u>In accordance with the NPPF, take into account the desirability of sustaining and enhancing</u> the significance of heritage assets and their settings, including Southwark Park which is a historic registered park, St Mary's conservation area and King Edward III's conservation area. • Demonstrate a considered relationship with other tall buildings and building heights in the immediate context in views, including views along the River Thames and in the background of views of Tower Bridge. The location, orientation and massing of tall buildings should be articulated to ensure that cumulatively, tall buildings remain distinguishable as individual elements on the skyline. • Be slender and elegant. <u>Have a strong vertical emphasis;</u> the tops of buildings should be well articulated <u>and add interest to the skyline.</u> and recessive. • Allow adequate sunlight and daylight into streets, public spaces and courtyards. • Avoid harmful microclimate and shadowing effects or adverse effects on local amenity. • Demonstrate an exemplary standard of design, provide high quality accommodation which significantly
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			<p>exceeds minimum space standards and promote housing choice by providing a mix of unit types.</p> <ul style="list-style-type: none"> • Incorporate communal facilities for residents of the development. <p>In addition to the above criteria, buildings which are significantly higher than 25 storeys must:</p> <ul style="list-style-type: none"> • Demonstrate that they contribute positively to London’s skyline when viewed locally and in more distant views. • Include a publically accessible area on upper floors where feasible. <p>Other special buildings</p> <p>There are opportunities to provide special buildings on the south-west corner of the Surrey Quays Leisure Park and on the south-west corner of the shopping centre. These buildings (which need not be tall buildings over 30m) can mark <u>prominent corners, key gateways in to the town centre through unique design which could add to the sense of place and be a source of delight in their own right.</u> – provision of public space and town centre uses.</p>
MMOD18	50	Policy 18	<p>Our strategy is to protect and maintain and enhance a network of open spaces (shown indicatively on Figure 10), green corridors and habitat for wildlife. We will:</p> <ul style="list-style-type: none"> • Protect important open spaces as Metropolitan Open Land (MOL), Borough Open Land (BOL) and Other Open Space (OOS). • Protect the former nursery as Metropolitan Open Land. • Protect three <u>four</u> additional spaces as Other Open Space: Cumberland Wharf, Surrey Docks Adventure Playground, <u>the space between Blick House and St Olav’s Court on Lower Road</u> and Neptune Street Park.
MMOD19	52	Figure 10	<p>Add the space between Blick House and St Olav’s Court on Lower Road as “proposed other open space”, as shown on page 14.</p>
MMOD20	60	Policy 21	<p>Development in the core area will provide a minimum of 2,500 4,200 <u>4,500</u> net new homes between 2011-2026. Outside the Core area, there is capacity for around 800 <u>600</u> additional homes. Across the AAP area, most of these homes will be delivered on proposals sites.</p>
MMOD21	60	Para 4.6.4	<p>We have identified sites in the core area where we estimate that around <u>4,500</u> 4,200 4,241 <u>3432</u> new homes could be built in the period between 2011 and 2026. Of these <u>3,557</u> 3,548 2266 already have planning permission, have been completed or are under construction. In the wider AAP area, there is capacity for approximately 572 573 <u>600</u> homes</p>

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			over the same period, of which 407 408 508 have permission, have been completed or are under construction. Providing new homes in Canada Water is very important as they are providing around 17% of the total housing target for Southwark in the core strategy.
MMOD22	61	Policy 22	Development in the AAP area will provide a minimum of 875 900 <u>1,000</u> new affordable homes between 2011-2026. Most of these new homes will be on the proposal sites.
MMOD23	61	Para 4.6.8	Our core strategy The AAP vision states that at least 875 900 <u>1,000</u> new affordable homes should be provided in the AAP area over the plan period. This is 35% of our target for Canada Water in the London Plan 2011 of 2,500 new homes. <u>This assumes that developments with planning permission will be built in accordance with their planning consent and 35% of housing in schemes which do not yet have planning permission will be provided as affordable housing.</u> Of the target, 574 773 <u>672</u> affordable homes are on sites with planning permission, <u>or which are have been completed or are under construction.</u>
MMOD24	68	Policy 25	In large developments, consideration should be given to <u>ensuring that proposals phasing the delivery of business space to allow for future growth in demand of business space and do not compromise the delivery of at least the 12,000sqm referred to in this policy .</u>
MMOD25	72	Policy 28	Around 100 pre-school spaces will be provided to meet the demands of population growth in the core area. Our preferred sites for pre-school facilities are existing schools and <u>sites in the core area.</u> parts of the core area which are outside the town centre.
MMOD26	72	Policy 29	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. Any new facility will need to be highly accessible and close to public transport links. The preferred location for a new health facility is within the core area. A new health centre of approximately 1,500sqm will also be built on the Downtown site.
MMOD27	72	Paragraph 4.7.18	More new homes in the core area will create a need for around 100 additional spaces in pre-school facilities (approximately 1,000 sqm including outdoor space). Additional pre-school spaces could be provided in existing primary schools and on <u>sites in the core area</u> sites which are outside the town centre , which are allocated for a mixed of uses, which could include a community use.
MMOD28	74	Policy 29a	Proposals for provision of space used for higher education (D1 use class) will be supported. Proposals for new student housing developments will be supported where they form part of mixed use schemes. Large

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			<p>student housing developments in the core area will be supported, provided that the development:</p> <ul style="list-style-type: none"> • Is part of a campus development which also provides a significant amount of teaching and/or research facilities and supporting infrastructure <u>or is linked to a campus by good public transport services.</u>
MMOD29	74	Paragraph 4.7.24	<p>In order to maximise their regeneration potential and to avoid creating an area which is dominated by student housing, student housing developments which are larger than 300 bedrooms will be expected to be provided as part of a campus development which also provides a range of higher education facilities which contribute to the town centre and help deliver the AAP vision <u>or alternatively be linked to a campus by good public transport services.</u> This will ensure that any new student housing development will contribute to diversifying the town centre and help deliver the AAP vision.</p>
MMOD30	81	Policy 32	<p>Proposals sites have been designated on the <u>Adopted Policies Map</u> Proposals Map. Planning permission will be granted for proposals in accordance with the <u>Adopted Policies Map</u> Proposals Map and Schedule of Proposals Sites (appendix 4).</p> <p><u>The 'required land uses' within the Schedule of Proposals Sites must be included within any development on sites designated on the adopted policies map. Planning permission may be granted for 'other acceptable land uses' within this schedule provided that it is demonstrated that:</u></p> <ul style="list-style-type: none"> • <u>Development of the 'required land uses' is not compromised; and/or</u> • <u>The 'other acceptable land uses' are needed to make the "required land uses' viable and deliverable.</u> <p><u>A temporary planning permission may be granted to allow good use to be made of a vacant site prior to the commencement of a permanent scheme.</u></p>
MMOD31	81	Paragraph 5.3.1	<p>We have designated proposals sites to help deliver the strategic objectives of the AAP. The sites have been identified through a review of planning proposals and enquiries we have received as well as through consultation on the AAP. For each of the sites we have set out required land uses, as well as other uses which would be acceptable, provided the required use is can also be delivered. <u>Where 'other acceptable land uses' are provided in advance of 'required land uses', it must be demonstrated that this would not compromise future provision of 'required land uses'. Alternatively, a developer may provide evidence that 'other acceptable land uses' are needed to help make the 'required land uses' deliverable and viable.</u> In accordance with saved Southwark Plan policy SP20, the "uses required" must be included within any development. Planning permission may be granted for "other acceptable uses" provided that the development for the "uses required" is, has been, or is thereby secured.</p>
MMOD32	82	Policy 32a	6.1a Sustainable development

			<p>Policy 32a: Presumption in favour of sustainable development</p> <p>When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</p> <p>Planning applications that accord with the policies in this AAP (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then we will grant permission unless material considerations indicate otherwise—taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; • Specific policies in that Framework indicate that development should be restricted. <p>We are doing this because</p> <p>6.1.1a We always take a positive approach to development, encouraging new appropriate development to meet the aspirations of our vision. In accordance with the National Planning Policy Framework, our policies support and have a presumption for sustainable development. Our sustainability appraisal also ensures that the AAP has a positive impact on social, environmental and economic sustainability. Policy 32a sets out a clear policy to bring together the specific policies in the AAP, and make it clear that there is a presumption in favour of sustainable development.</p>
MMOD33	138	CWAAP 7	Required uses: Up to Around 33,000sqm <u>34,000sqm</u> of retail uses (Classes A1, A2, A3, A4); leisure uses (Class D2); residential use (Class C3); community use (Class D); public open space; town centre car parking.
MMOD34	138	CWAAP 7	Estimated capacity: 1,530 1,400 residential homes (600 units on the shopping centre and overflow car park, 500 units

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			on the Leisure Park and 430-800 units on the Decathlon site); 35,000sqm 33,000sqm of retail uses; 5,000sqm of business use; health facilities (which complement. The capacity of the site will be assessed through the planning application process. The number of new homes would be dependant on the amount of non-residential floorspace which is provided.
MMOD35	145	CWAAP10	Residential use (Class C3); a minimum of 500sqm of business use (Class B1) and/or community use (Class D), <u>such as a health or education use.</u>
MMOD36	146	Paragraph 7.8.29	This site is suitable for a residential led-mixed use development. Some business or community use, <u>such as a health or education use,</u> should be retained on this site as part of a business cluster and to help create some vitality in this part of Quebec Way.
MMOD37	156	CWAAP24	A mix of employment generating uses such as <u>which could include</u> business use (Class B1), retail use (Class A), <u>hotel use (Class C1), education, including high education (Class D1), leisure, health or other community uses (Class D).</u> community use and leisure (Class D), including education, higher education and health uses and hotel use (Class C1). Proposals should maximise the amount of employment which can be generated and the contribution to the regeneration of the town centre resulting from:
MMOD38	157	CWAAP 24	Required land uses: In assessing the maximum amount of employment which can be generated and contribution to regeneration, we will take into account: <ul style="list-style-type: none"> • <u>Changing market D demand for floorspace and expected future growth.</u> • Phasing: the ability of the market to absorb new floorspace and also the potential for demand to change over time. • Financial viability.
MMOD39	157	CWAAP 24	Phasing and implementation: Development will be phased with the timing for implementation of individual phases likely to be driven by a number of factors including the need to secure vacant possession, the ability to relocate of existing occupiers, the potential to tie into development on adjacent sites, delivery of infrastructure and the ability of the market to absorb new space. <u>The principles set out in the AAP should be applied to any development schemes prepared for the sites within CWAAP 24. In accordance with Policy 16, a masterplan will be required to accompany a planning application for the first phase of development on the Harmsworth Quays printworks site to ensure that the site is developed comprehensively and in a manner which is consistent with AAP policy.</u>
MMOD40	158	Figure 29	Amend the town centre boundary shown in Figure 29 to be consistent with the revised boundary shown on page 15.
MMOD41	160	Paragraph 7.8.57	New residential homes will also be an acceptable use. <u>It is anticipated that residential homes will form part of mixed use developments on all four sites within CWAAP 24 (Mulberry Business park, Site E, Surrey Quays Leisure Park and Harmsworth Quays).</u> It is not the intention of CWAAP 24 to prevent residential homes or student housing coming forward in advance of employment generating uses. However, residential development should not compromise the

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			<u>delivery of at least the minimum amount of business floorspace referred to in Policy 25 or the opportunity identified in the London Plan (2015) to establish a science cluster. Proposals for new homes and student housing will need to demonstrate that the maximum potential for employment generating uses and contribution to the regeneration of Canada Water has been or will be secured.</u> In assessing <u>proposals</u> this, we will take into account factors which include demand for space and financial viability.
MMOD42	160	Paragraph 7.8.58	The distribution of uses across the site requires careful consideration. Non-residential uses should be concentrated in locations which help consolidate the town centre and which benefit most from good accessibility to existing shopping, leisure and transport facilities. <u>in which they will complement one another, maximise the potential for linked trips, contribute towards establishing a town centre with character and identity and benefit most from good accessibility to existing transport facilities. Consistent with the NPPF, residential uses, including student homes, are also appropriate in the town centre and will help reinforce the vitality of the centre.</u>
MMOD43	161	Paragraph 7.8.61	Street widths, their functions and activities, building heights and landscaping should contribute to an environment which is easy to understand and navigate and which is overlooked and feels safe to move around. There should be a range of building heights to provide interest and help create a characterful neighbourhood. The building heights strategy should relate to the hierarchy of streets and spaces. <u>Consistent with AAP policy 17, tall buildings will be appropriate in important locations where they provide town centre uses which reinforce the character and function of the town centre.</u>

MMOD45: Proposed town centre boundary

Canada Water Town Centre boundary

