

Canada Water Masterplan Consultation update

1. Between February 2014 and January 2018, over 10,000 attendees have taken part in Canada Water Masterplan consultation activity with more than 69 community consultation events and numerous other outreach events taking place.
2. This is supplemented by ongoing additional meetings with stakeholder groups including local Tenants and Residents' Associations, Friends of Russia Dock Woodland and Friends of Southwark Park among others, and individual meetings with direct neighbours of plots A1 and A2. The team regularly attend local community meetings, including Bermondsey and Rotherhithe Community Council, Canada Water Consultative Forum and the Rotherhithe Area Housing Forum, where updates on the Masterplan have regularly been provided. In addition, the project team has attended a range of local events including: the Rotherhithe Festival; Bermondsey Carnival; Silverlock Fun Day, Redriff Estate Community Day, and the Scandinavian Christmas Market.
3. British Land also has a dedicated youth engagement programme, which has included holding consultation events specifically for young people, employing a youth engagement intern from the local area, and working with Southwark Young Advisors to reach young people who are less likely to engage in organised consultation.
4. To date, over 12,000 comments have been received on the proposals and 1,300+ individual feedback forms have been submitted. To ensure ongoing dialogue with stakeholders, British Land issued 13 newsletters to over 26,000 residents and businesses over this period. In addition, more than 2,400 stakeholders (who registered an interest in the project) were regularly updated via e-newsletter. Across social media platforms, the Canada Water Masterplan social media sites have over 1,900 followers who are also updated regularly.
5. Those who are interested in the plans and have attended consultation events have been predominantly from the SE16 area, with the majority of other attendees from neighbouring areas (SE8, SE14, SE1 and SE15).

General response to the Masterplan

6. Throughout the four years of consultation, the number of people involved has consistently grown reaching new people at each stage. In January 2018, British Land recorded over 1,550 individual attendees to the exhibitions, and another 500 at related outreach events. Overall, the majority consensus has been positive towards the Masterplan, citing opportunity of an underused area. There has also been appreciation for the long-term approach adopted and the consultation process undertaken.
7. Out of 278 feedback forms, 221 people answered the question on their general response to the Masterplan exhibited in January 2018. This showed 61.5% are supportive of the Masterplan with 22.6% responding that they 'really like' it, with a further 38.9% saying that they 'like' it. 18.1% stated they were 'neutral or didn't

know', 13.1% stated they 'disliked' the proposals and 7.2% stated that they 'really disliked' the proposals.

8. In broad terms, there is support for the Masterplan's coherent approach and long term vision and people generally feel it is responding to feedback. There is also support for the proposed new high street, the park, 'The Cuts', better connectivity across the site and the Masterplan's approach to ecology and the environment. Likewise, the proposed mix of uses is an area of strong support, as is the principle of creating a daytime and evening destination and providing a range of space for businesses. The proposed relocation of Tesco has been received positively and the option of retaining the Printworks press hall for a range of uses has strong support. There is in-principle support for the ambition to create a mixed community by providing a wide range of housing tenures for different ages, incomes and life stages and the overall response to the first detailed plots (A1, A2 and K1) is positive. There is also support for a local lettings policy.
9. Remaining queries centre around heights and mitigating the impacts of the development. Views on building heights are mixed, with some showing explicit support for landmark buildings and others concerned about the increased density and the impact new residents will have on local infrastructure (transport / social). There was an appreciation of British Land's joined-up approach with TfL and Southwark Council on transport and with Southwark Council on health and education facilities. Stakeholders have expressed they would like to know more on these matters as information is available.
10. There is recognition from the community that British Land has listened and responded to feedback throughout the process.

The section below details feedback received following the January 2018 exhibitions to proposals for Plot A2 and the Leisure Centre, Canada Water Dock and the estate management plan

Plot A2 and the Leisure Centre

11. Out of 278 feedback forms received, 177 people answered the question on Plot A2 and the Leisure Centre. Of the 177 respondees to this question, 27% indicated that they strongly supported the proposals for Plot A2 and the future replacement for Seven Islands Leisure Centre, with a further 39% stating that they were supportive. 23% responded "neutral/don't know", with 6% and 5% responding that they strongly don't support or don't support respectively. The responses demonstrated a significant degree of support for the proposals, and in particular, for the design of the proposed buildings, the proposals for the Leisure Centre, the proposed location and the mix of use. Although mostly positive, there were a few concerns on the design of Plot A2 and questions asked about the length and depth of swimming pool provided.

Canada Water Dock

12. In November 2017, British Land held a topic session on the Dock to share research and ideas and gather feedback. They used this as an opportunity to introduce the London Wildlife Trust, and continue to work closely with Southwark's Harbour Master through the planning process. In January 2018, they asked attendees again for their thoughts on the proposals for Canada Water Dock.

13. The proposals for the boardwalk crossing and improved wetland habitat are strongly supported, with over 90% in support of the wetland proposals and over 70% in support of the boardwalk. Out of 278 feedback forms received, 210 people answered this question, meaning the levels of support are high.
14. Suggestions made in favour included having dining/cafés by the water, partnering with Water Wardens and the Harbour Master for the development and making it accessible for mobility vehicles. Concerns were voiced over mosquitos, potential disuse and hazards during wet, cold weather. In general, there is an appreciation of the focus given to the 'green and blue' character of the area, as well as the focus on the sustainability of the Masterplan, all the while noting the need for further information on how this will be achieved.

Estate management plan

15. Out of 278 feedback forms received, 214 people answered the question on whether they would be supportive of British Land taking on the management responsibility for Canada Water Plaza, Red Bridge Square and Canada Water Dock, as part of the Master Development Agreement with Southwark Council.
16. There was good support for this approach. Of 214 responses received to this question over 50% were supportive. Of which 48 comments were strongly supportive. 35% were undecided, mainly wanting more clarity on the details of the proposal. Some other comments included suggestions for partnerships with local businesses and queries over Canada Water Dock's ecology. Stakeholders would like to see more information on what this type of management looks like.

Social Regeneration Charter.

17. In January 2018, British Land asked people for their feedback on how the ambitions for the Canada Water Charter reflect local needs and opportunities for the future. They also asked for suggestions of any organisations that could be approached to link with the process. Out of 278 feedback forms received, 74 people answered this question with 93 separate comments. 22 of those who answered the question responded to the question about the Charter whilst others focused on social infrastructure more broadly. Of those who responded to the question on the Charter, over two thirds were supportive. Comments included support for an integrated solution noting that it aligned with the community's aspirations and questions on how this would be implemented. Of the quarter who raised concern with the approach, this centred on wanting to understand how the ambitions would be delivered and needing to be convinced.
18. The vast majority of suggestions for organisations who could be involved are already engaging with British Land on this project. British Land is hosting a Topic Session on 8 March to discuss what the Charter means and listen to resident priorities for the long term. Pop-up events are also being held locally in advance, at a range of locations.