

Artist impression of a new High Street, Canada Water



## Section 5. The issues and options explained

### 5.1 SHOPPING: A genuine town centre and local facilities

**S1: To create an accessible, distinctive and vibrant town centre at Canada Water which is well connected into the surrounding street network; which enhances the setting of Canada Water dock; and which has a range of shops, restaurants, community hub and leisure facilities within mixed use developments.**

**S2 To ensure that the wider peninsula has access to convenient local facilities to meet day-to-day needs.**

#### 5.1.1 Shopping

##### Link to Core Strategy

There is a network of town centres across Southwark of different sizes serving different roles. Development in one town centre can attract people away from another centre so we are looking at how much development we allow in each town centre and other growth areas in the Core Strategy. The Core Strategy states that we will review the position of Canada Water in the network of centres.

The shopping centre is popular with retailers and contains branches of many national chains such as British Home Stores, Tesco, Boots and WH Smith. Canada Water has around 40,000 sqm of shopping floorspace and is called a district town centre in the London Plan. This means that shoppers visiting Canada Water tend to live fairly locally in Rotherhithe, Bermondsey and north Lewisham. The range of shops in the centre however is much more limited than in similar centres such as Camberwell, New Cross or Deptford. Most people in Southwark do not shop for things like clothes, shoes, music, books and electronic equipment in Southwark. In fact 90% of the retail expenditure which is generated in Southwark is spent outside the borough. Southwark's 2003 retail study suggested that there was capacity for significant retail growth in Southwark. We are currently updating this study.

There are smaller and well established shops which provide for day-to-day needs on Lower Road. However, because of the road layout, pedestrian links between Lower Road and the shopping centre are poor, and Lower Road is not an attractive environment for shoppers or retailers.

Elsewhere on the peninsula, there are small clusters of activity which include pubs, corner shops and community facilities. These include St Mary's Church/Rotherhithe Village, Surrey Water, and the area around Odessa Street.



Surrey Quays shopping centre, Canada Water

## Option A: Regeneration with a focus on homes

- Regeneration in the town centre would focus on providing new homes.
- The shopping centre would remain in place, although its appearance might alter.
- We would explore the possibility of building some new developments in the car parks around the shopping centre. This would be mainly residential, although with some retail use on ground floors.
- There would be a small increase in shopping floorspace in the town centre, potentially by up to around 10,000 sqm, which would include some smaller shops.
- The catchment of the centre would stay the same and it would remain a district town centre in the London Plan hierarchy.
- Better pedestrian links would be made between the shopping centre and Lower Road.
- Elsewhere on the peninsula, the emphasis would be on protecting the existing shops through policies in the Southwark Plan.

## For/against

- This option would not bring more shoppers onto the peninsula.
- Although new homes would be provided, Canada Water would continue to have an out-of-centre feel and the range of shops would remain limited.
- Because the catchment of the centre would remain small, many people living close to Rotherhithe, rather than visit Canada Water would make much longer trips to other centres, such as the West End, Canary Wharf, Lewisham and Croydon.
- Providing better pedestrian links to Lower Road would create a closer connection between shopping facilities in the shopping centre and on Lower Road and help increase footfall on Lower Road to help make the shops more viable.

## Option B: Mixed regeneration

- Regeneration in the town centre would provide a mix of homes, shopping and commercial space.
- The shopping centre would either be demolished or substantially remodelled and new mixed use blocks would help the area feel much more like a town centre.
- The amount of shopping space would potentially be substantially increased. A much greater range of shops would be provided, including a new department store.
- There would be more smaller shops. We would explore using planning obligations to ensure that a proportion of these would be independent stores.
- This option could only be delivered if significant improvements are made to the road layout in the area (see Road Network and Car Parking option B – paragraph 5.2.1).
- We would review the mix of uses on Lower Road, possibly restricting the number of hot food takeaways.
- In other parts of the peninsula, we would look for opportunities to provide additional convenience shops, for example around Odessa Street and South Dock.

## For/against

- This option would contribute strongly to objectives S1 and P1.
- It would help make the centre feel more lively and much more like a genuine town centre.
- With a better range of shops, some independent shops and a street layout the centre would become much more distinctive. There is a need to ensure that new shops at Canada Water do not compete with shops at the Elephant and Castle and Peckham.
- It would enable people to shop more locally, help Southwark's economy and help reduce the number of trips made to centres further away.
- Because it would attract more shoppers onto the peninsula we would need to make significant improvements to walking and cycling facilities in the area and the connections to the tube stations and the bus station. We would also need to make significant improvements to the road network.



Albion Street / Rotherhithe library

**5.1.2 Albion Street**

Albion Street feels run down and a number of the shops are vacant. The job centre has already closed, Rotherhithe library will be moving to the town centre and the PCT also plans to leave its existing premises. Because of the location of the Canada Estate and the Albion Estate, it is not easy to walk to Albion Street from Canada Water tube station and the town centre.

**Option A:  
Regeneration with a focus on homes**

- We would review whether the shopping frontage on Albion Street could be rationalised.
- We would investigate the possibility of redeveloping the City Business Park, the job centre and the Albion Street Health Centre to provide office use and residential uses.
- Small scale streetscape improvements, such as lighting, planting and shop-front upgrades would be carried out and access to Albion Street via Swan Street would be improved.

**For/against**

- The environment on Albion Street would be improved.
- Rationalising the number of shops would help reduce the number of premises which are vacant
- The option would concentrate on providing more new homes on Albion Street. Existing office space in the City Business Park would be retained.

**Option B:  
Mixed regeneration**

- As in option A we would carry out small scale streetscape improvements, and re-use/redevelop the library.
- The existing parade of shops could be protected.
- We would redevelop Albion Primary School to provide new education and children’s services. A new retail/ residential frontage would be provided on Albion Street and there is a possibility of also providing a new doctor’s surgery on the site.
- The council would investigate the potential of establishing a market to help bring more life to Albion Street.

**For/against**

- A new mixed use frontage on the Albion Primary School site would help bring more life to the street, and some residential use above would help increase footfall.
- This option would allow Albion Primary School to provide a better education experience for its pupils and make best use of the site
- It may provide opportunities for improved access from the shopping centre to the river.
- This option would try and bring more life to Albion Street by using development opportunities to provide a mix of units.

## 5.2 TRANSPORT: Improved connections

- T1 To use a range of measures, including a reduction in parking provision in the shopping centre, public transport improvements, car clubs, travel plans and road improvements to ease the impact of new development on the transport network and services.**
- T2 To make the area more accessible, particularly by sustainable types of transport including walking, cycling and travelling by public transport**

### 5.2.1 The road network and car parking

Lower Road is very congested at peak times when there is a conflict between through traffic travelling between south-east and central London via the Rotherhithe tunnel and Jamaica Road and local traffic which is trying to get on and off the peninsula.

The traffic gyratory around Lower Road, Bush Road, Rotherhithe Old Road and Rotherhithe New Road is complicated and creates a poor environment for residents who live around it.

Cars and car parking dominate a large part of the core area. The existing car parking is not used efficiently. For example the shopping centre car park is poorly used in the evening, while the Surrey Quays Leisure Park car park is poorly used during the daytime.



Ariel photo of Hawstone triangle



Canada Water tube station

### Option A: Regeneration with a focus on homes

- Some changes and improvements could be made to the road network, such as the introduction of a right turn from Lower Road into Surrey Quays Road or a ban on right turn movements from Rotherhithe Old Road into Lower Road, allowing only buses through the junction (these two options were suggested in the Rotherhithe multi Modal Study).
- Car parking in new residential developments in the core area would be kept to a minimum, using standards in the Southwark Plan.
- All developments would be required to prepare travel plans and make spaces available for car clubs.

### For/against

- Minimising car parking in residential development in the core area would help reduce car use on the peninsula.
- Allowing a right turn into Surrey Quays Road would reduce the number of vehicles trying to access Redriff Road from Lower Road.
- Banning a right turn from Rotherhithe Old Road into Lower Road would allow the Redriff Road/Lower Road junction to operate more freely.
- However, the environment around the junction of Redriff Road, Bush Road, Rotherhithe Old Road and Hawkstone Road would continue to be dominated by cars.
- Small scale changes to the highway network would provide some short term improvements to congestion, but would have limited effect in the long term.

### Option B: Mixed regeneration

- We would work with TfL to investigate the potential to make a much more significant change to the highway network. This could include a simplification of the gyratory system, possibly by reintroducing two-way traffic on Lower Road or a more radical solution of introducing a new road through the Hawkstone Estate which would align with Redriff Road to create a "square" junction at Lower Road.
- There could be more car-free residential developments in the core area.

### For/against

- Simplifying the way the gyratory works would make the highway network more logical and less complicated for road users, and potentially much more pedestrian friendly. The Walworth Road project is a good example of how of making public realm improvements in combination with narrowing the roadway can create an environment which is safer and much more attractive for pedestrians, without causing more congestion.
- The option of creating a new road was considered in a traffic study which was commissioned by Rotherhithe Community Council in 2005. It would create much more capacity at the junction of Redriff Road and Lower Road, making it easier to drive on and off the peninsula. However, it would also be expensive, involve making compulsory purchase orders, decking over the East London Line, and dividing the Hawkstone Estate, which would make it much harder to deliver. It would also make any development on the Rotherhithe Primary School site more complicated to deliver.
- Reducing parking provision in new development would reduce car use generated by new development in the core area. In order to make this work properly, we may need to expand the existing controlled parking zone.
- This option would require more development in order to fund changes to the road network.

### 5.2.2 Public transport

The town centre is accessible by tube and bus. However, the Jubilee Line is operating at capacity during peak times. It is due to be upgraded by 2012. The East London Line is currently closed. When it is reopened in 2010, it will provide access to 12 trains per hour running between West Croydon and Dalston.

#### Option A: Regeneration with a focus on homes

- Working with TfL we would seek to maintain the temporary supplementary bus services on Lower road after the East London improvements are finished.

#### Option B: Mixed regeneration

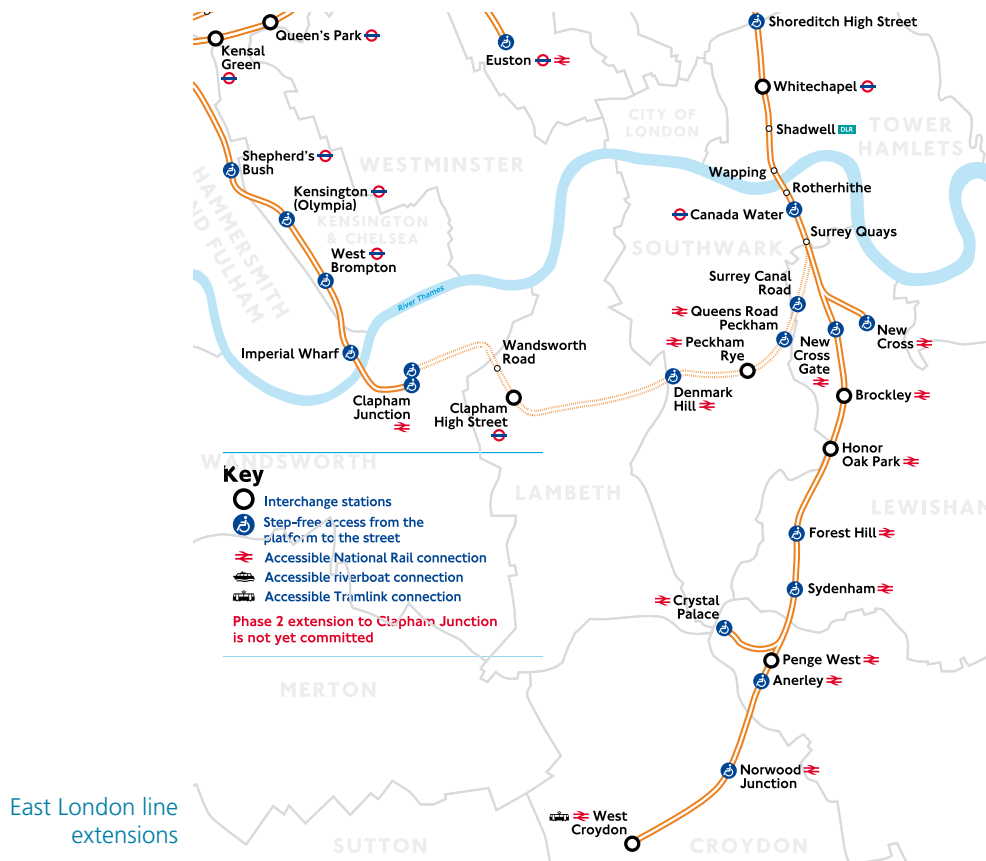
- In addition to option A, we would work with TfL to increase the frequency of existing bus services and identify the potential for new bus routes.
- We would also explore the possibility of increasing the frequency of services on the existing river routes and explore the potential for a new ferry stop at the end of Railway Avenue or at Cherry Garden Pier.

#### For/against

- Improvements to the Jubilee line and the East London line will significantly improve accessibility in the area. Supplementary bus services are being provided on existing routes due to the closure of the East London line.

#### For/against

- This option would further improve access to public transport in the peripheral parts of the peninsula.
- A new ferry stop would help bring more visitors to St Mary's conservation area and would link well with Rotherhithe tube station.





Pedestrian/cycle route along the Albion Channel

### 5.2.3 Walking and cycling

There are some good pedestrian and cycle routes in the area, for example along the Albion Channel, Dock Hill Avenue and Albatross Way. Often, however, it is difficult to find your way around the peninsula as a pedestrian or a cyclist. For example, routes from the town centre to Albion Street, Russia Dock Woodland and Greenland Dock are indirect and confusing. Lower Road and the traffic gyratory are also a barrier to movement and it is difficult to get from the town centre to Southwark Park and the Hawkstone Estate.

#### Option A: Regeneration with a focus on homes

- We would ensure that all new developments in the town centre provide routes which are safe and attractive for pedestrians and cyclists.
- Improvements such as better signage, an upgrade to lighting, landscaping and public realm and road safety, would be made to key routes from the town centre.

#### For/against

- This option would upgrade key routes leading out from the town centre. Improvements in the wider peninsula would be much more limited.

#### Option B: Mixed regeneration

- In addition to the improvements set out in option A, links in the wider peninsula would also be improved.
- We would support improvements to pedestrian and cycle access across the Thames, through the provision of the proposed Sustrans bridge between Rotherhithe and Canary Wharf and/or the reopening of the pedestrian entrance to the Rotherhithe Tunnel through the air shaft on Rotherhithe Street.

#### For/against

- In addition to improving key routes around the town centre, this option would connect the centre much more effectively with the wider peninsula.
- This option would require an increased amount of development in order to fund improvements.
- The bridge over the Thames is being promoted by Sustrans. Feasibility assessments have been carried out, but as yet, the project has not been funded.



Possible design of pedestrian and cycle bridge across the Thames

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## 5.3 LEISURE: A great place to visit, relax in and have fun

**L1 To make the area known for its excellent leisure and entertainment facilities.**

**L2 To promote arts, cultural and tourism facilities in the area.**

### 5.3.1 Leisure and entertainment

There are several sites on the peninsula which provide leisure facilities. These include the Seven Islands Leisure Centre, the Surrey Docks Water Sports Centre, the athletics track and sports centre in Southwark Park, the sports facilities at Bacon’s College, and the Living Well health club in the Hilton Hotel. The athletics track is due to be replaced and Southwark has recently committed £2.3m for the complete refurbishment of the water sports centre. However, the Seven Islands Leisure Centre is in need of significant refurbishment or replacement.

There are not many places in the town centre where you can sit down in a cafe or eat out.

#### Option A: Regeneration with a focus on homes

- The Seven Islands Leisure Centre could be refurbished. The Council will do its best to keep the Seven Islands Leisure Centre operating. However, at some time the centre will require substantial investment which the Council cannot presently afford and without which it may not be possible to keep the centre open.

#### For/against

- This option could bring some improvements in sports facilities to the area.
- Refurbishment of the Seven Islands Leisure Centre would be expensive and the council would need to find additional funding which may take some time.
- A disadvantage would be that there would be significant disruption to services in the Seven Islands Leisure Centre while refurbishment is carried out, due partly to the difficult layout and location of the building.

#### Option B: Mixed regeneration

- Leisure facilities including a new swimming pool would be provided. The Seven Islands Leisure Centre site could be redeveloped for other uses.

#### For/against

- This option would enable improved leisure facilities with no temporary loss of services.
- Selling the Seven Islands site could help pay to provide new leisure facilities which could not otherwise be funded.



Brunel Museum (left)  
Watersports facilities at Greenland Dock (right)

**5.3.2 Tourism**

The Rotherhithe peninsula has many tourism attractions. These include the Brunel Engine House and area around St Mary’s church, the Pumphouse museum, the Cafe Gallery in Southwark Park, Surrey Docks Farm and of course the docks. There is a hotel on the peninsula (the Hilton) and a youth hostel. A study published by the GLA in 2006 estimated that Southwark needs to provide an additional 2,500 hotel beds by 2026 to meet growing needs in south London.

**Link to Core Strategy**

The Core Strategy sets out the areas of the borough in which arts, cultural and tourism uses will be protected and promoted. This section presents options included in the Core Strategy that will have an impact on Canada Water.

<p><b>Option A: Regeneration with a focus on homes</b></p>	<p><b>Option B: Mixed regeneration</b></p>
<ul style="list-style-type: none"> <li>• We would carry out some enhancements to St Mary’s conservation area such as providing improved interpretative signage, improve traffic conditions, better walking and cycling links to the area and streetscape improvements. Its status in the Southwark Plan as a cultural quarter would be maintained.</li> <li>• We would investigate the option of building a new hotel in the town centre.</li> </ul>	<ul style="list-style-type: none"> <li>• As well as making improvements to St Mary’s conservation area, we would help the docks become a much more attractive destination for both local people and visitors by promoting a cluster of activities around South Dock Marina.</li> <li>• Existing residential berth-holders in South Dock would be relocated to Greenland Dock to free up berths in South Dock Marina for visitors. Amenities such as toilets and showers for berth-holders would be improved, the boat yard would be retained, but would also provide space for a chandler’s, some convenience shopping facilities and possibly a small hotel.</li> <li>• Improved interpretative signage would be provided at key locations including Greenland Dock, the Thames Path and Canada Water.</li> </ul>
<p><b>For/against</b></p>	<p><b>For/against</b></p>
<ul style="list-style-type: none"> <li>• This option would help reinforce the area around St Mary’s Church as a visitor destination.</li> <li>• However this option would not take full advantage of the attraction of the river and docks for visitors.</li> <li>• A new hotel in the town centre area would help meet high demand for hotel bed spaces in Southwark with good access to central London, Canary Wharf and east London.</li> </ul>	<ul style="list-style-type: none"> <li>• This option would help make the area around South Dock Marina meet its full potential. Promoting marina related tourism activities in this area would work well with river transport links into the centre of London, while providing a cafe and some convenience shopping would benefit local people as well as visitors.</li> <li>• It would also enable the council to fund much needed improvements to the docks and the amenities for berth holders.</li> <li>• New facilities would need to be planned carefully to ensure that they are not too noisy or disruptive for local residents.</li> </ul>

## 5.4 PLACES: Better and safer streets, squares and parks

- P1 To ensure the design, scale and location of new buildings create a distinctive sense of place, streets and neighbourhoods with a varied character which enhance the area's green spaces and heritage, especially the River Thames, the docks and the parks.**
- P2 To create an attractive, safe, and secure public realm.**
- P3 To link the docks, River Thames and parks in a network of open spaces which have a variety of functions, including informal recreation and children's play facilities, provision for sports and nature conservation.**
- P4 To reduce the impact of development on the environment and help tackle climate change, pollution and waste.**

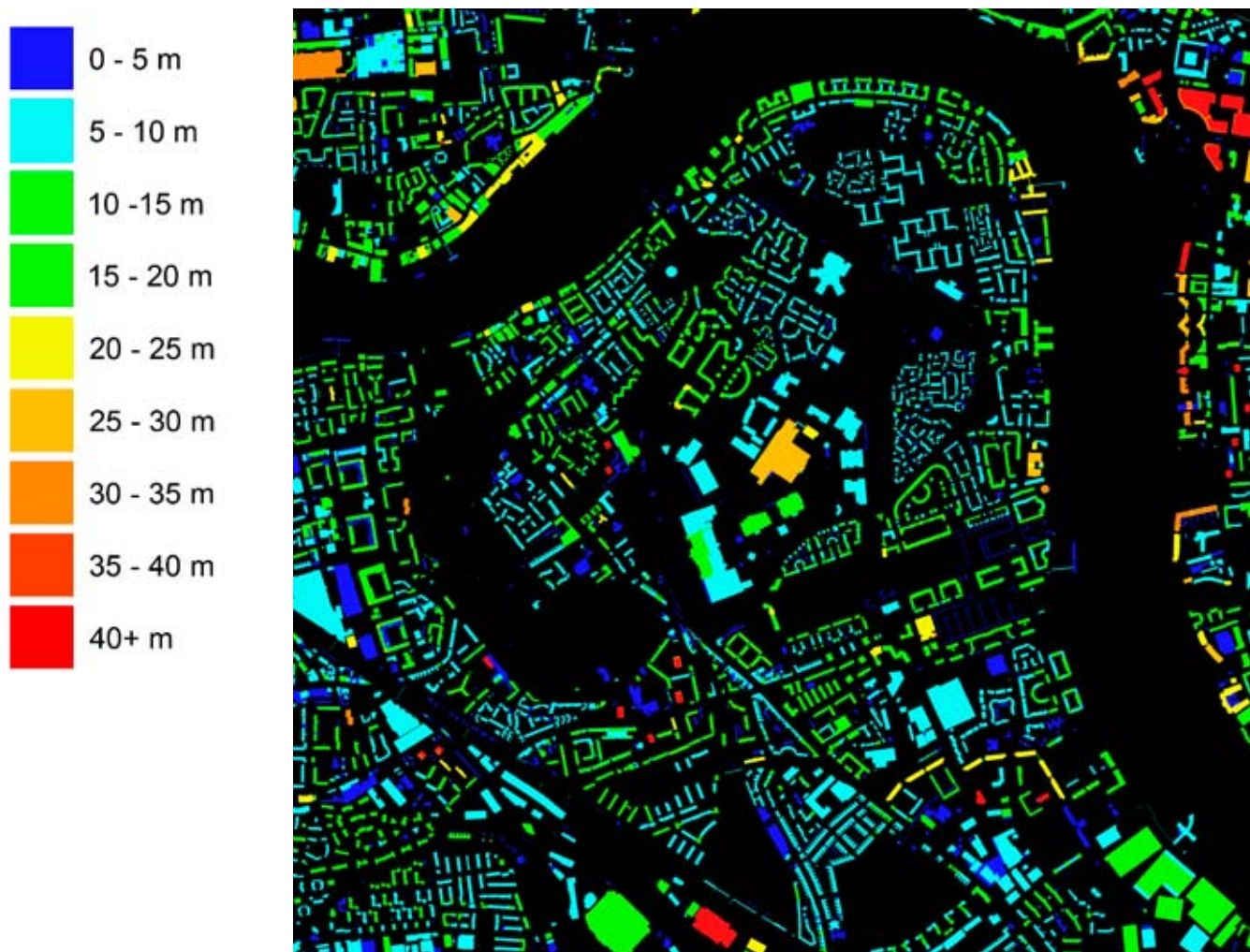
### 5.4.1 Building heights

Building heights vary across the peninsula (see Figure 10). Much of the housing in the central area of the peninsula is between 2 and 3 storeys. However, building heights are higher on the river frontage, as well as on the Hawkstone and Canada estates, which have buildings of 16 and 22 storeys respectively. There are many out-of-town style sheds in the core area, the tallest of which is the Harmsworth Quays print works measuring approximately 29.5 metres. Much of the area is sensitive to tall buildings. There is a protected view of St Paul's Cathedral and Tower Bridge from Greenwich Park and Blackheath which means that buildings on the shopping centre site should not be more than 30m high (roughly 10 storeys). It is also important to ensure that tall buildings are not overbearing on the docks and to ensure that they respect the low-rise character in the middle of the peninsula.



Canada Estate Towers

**Figure 10: Building heights across the peninsula**



However taller buildings do have advantages. When located sensitively they can make it easier to understand and find your way around the area. They can also help to ensure that an area has some variety and contribute to distinctiveness. It is also important to note allowing more development on some sites would help generate funding through planning obligations to carry out improvements in the wider peninsula.

**Fact Box:**

**Tall building**

**These are buildings which are significantly taller than their surroundings and all buildings which are over 30m high (roughly 10 storeys), or over 25m high if they are located in the Thames Policy Area.**

### **Option A: Regeneration with a focus on homes**

- There would be a range of heights in the core area (see Figure 6). Heights would decrease towards the edge of the core area and would generally be at the lower end of the ranges around Canada Water basin, on sites adjacent to parks and close to existing residential development.
- A landmark building of around 10-15 storeys would be built on site A (to the north of Surrey Quay Road).
- There would be no change to existing heights on other parts of the peninsula.

### **For/against**

- The broad heights zones will allow different parts of the area to develop a distinct character and identity. The tallest buildings will generally be located away from important open spaces. The range of heights means that a range of house types can be provided including townhouses and flats.
- This option also respects the existing scale of development in areas outside the town centre.
- A landmark building on site A would help mark this important site close to the tube station and basin and would help stimulate further interest and investment in the area.
- This option would provide the least amount of new development (and investment) in the area and would not generate significant funding to carry out improvements in the wider peninsula.

### **Option B: Mixed regeneration**

- Heights would generally be up to 10 storeys on the sites around Canada Water basin (see Figure 9). An additional storey would be allowed in places along a new high street on the shopping centre site and on Surrey Quays Road.
- As with option A, heights around Canada Water basin and the parks would be at the lower end of the range.
- Tall buildings would be built on the shopping centre site opposite Surrey Quays tube station, on the Hawkstone Estate to replace John Kennedy House and on Surrey Quays Road. Possible locations for these are shown on Figure 9.
- A building of comparable height to the Canada Estate towers would be built on site A.

### **For/against**

- The tall buildings would act as landmarks and would help make the area easier to navigate around by marking the town centre and key locations such as the new plaza and the tube stations.
- They can vary to the character of an area and help make the skyline more interesting.
- A replacement tall building on the Hawkstone Estate would help mark Surrey Quays tube station and, together with a tall building on the south west corner of the shopping centre site, would create a gateway into the town centre.
- Tall buildings would mark the junction of Surrey Quays Road and Redriff Road and the mid-point of Surrey Quays Road. The latter could also terminate views along a new route through the shopping centre which aligns with Hawkstone Road.
- There are two existing towers on the Canada Estate. A tall building located on site A would appear as part of a small cluster.
- It is very important that tall buildings are of the highest architectural quality and that they are designed carefully to avoid overshadowing or wind tunnel effects.
- As with option A, tall buildings would be located away from important open spaces.
- The location of these buildings on valuable sites next to the underground stations will mean that more money is made available to help fund other aspects of the redevelopment such as housing, community facilities and public realm and transport improvements.

Artist illustration of a possible tall building on site A and the new library



#### 5.4.2 Network of open spaces

The Rotherhithe peninsula includes two of Southwark's major open spaces, Southwark Park and Russia Dock Woodlands. There are also the remaining docks and many important smaller parks, public squares and playgrounds. Some of these are designated as either Metropolitan Open Land, Borough Open Land or Other Open Space. These parks provide a range of landscapes and leisure opportunities for people across Southwark and are part of the heritage of the peninsula.

While there is a large amount of open space, we have to make sure that it is accessible to people and meets their needs. A growing population will also place extra pressure on these resources. There may be opportunities to create new spaces, both as part of a renewed town centre and also in other parts of the area such as along the River Thames. Currently, there is not full access along the whole length of the riverside. Routes to those sections that are accessible, and also to other open spaces, are not very direct or well marked.

There are currently a number of sites protected for biodiversity including Russia Dock Woodlands, and there may be other sites which could be protected.

#### Fact Box

##### Biodiversity

**We should have a range of plants, animals and other living things in our environment. This helps keep the natural environment healthy as well as teaching us about how nature works. Some sites are very important to biodiversity and are protected as Sites of Importance for Nature Conservation (SINCs).**

Lavendar Pond and Punphouse Museum





Southwark Park

### Option A: Regeneration with a focus on homes

- As noted in the leisure facilities option, we will refurbish the sports facilities in Southwark Park.
- There will be a new plaza at Canada Water tube station and an enlarged open space on the east side of the Canada Water basin.
- We would create better links between key open spaces. This would include a green link between Southwark Park, Canada Water basin, and Russia Dock Woodland.
- We would carry out biodiversity and habitat improvements to Canada Water basin and review the nature conservation status of other open spaces. Where it is justified, we would identify new sites of ecological value for protection (possibly Durand's Wharf, Deal Porters Walk and King Stairs Gardens).

### For/against

- This option would bring improvements to open spaces and would enhance the links between the key open spaces of Russia Dock Woodland and Southwark Park from the town centre.
- It would also help protect the nature conservation value of existing parks.

### Option B: Mixed regeneration

- In addition to option A, further improvements would be made to the waterways including:
  - Habitat and biodiversity enhancements would be undertaken in all water bodies and we would explore the potential to provide a water link between Canada Water and Greenland Dock
  - Extension of the Thames Path, where possible, for example on the Downtown night club site
- Additional improvements would be made to Russia Dock Woodland, for example by:
  - enhancing habitats
  - exploring the possibilities of providing leisure facilities
  - improving signage, lighting and through routes
- A new public space would be created linking Lower Road to a new retail high street.
- Landscaping improvements would be made to Durand's Wharf and Surrey Water. Public realm improvements would be made to the spaces around Greenland and South Dock and renewal of the dock walls
- A new public space would be provided on the shopping centre site.

### For/against

- This option would enable more extensive improvements, particularly around Russia Dock Woodland. All the key open spaces would be connected by green pedestrian links, creating a high quality network of spaces. The peninsula would really begin to meet its potential as a location with a fantastic natural environment to enjoy.
- However it would mean higher levels of development in the area in order to fund these improvements.
- Linked to development at South Dock Marina and its promotion as a tourist destination, much needed improvements could be made to the dock walls and public realm.



Greenland Dock

### 5.4.3 Sustainable design and construction

The area faces a number of environmental challenges, including:

- Carbon dioxide emissions from new development contributing to climate change, which is likely to lead to more extreme weather and flooding, hotter summers and a threat to wildlife and food production.
- Poorly designed buildings which use too much energy, water and other natural resources.
- Increased pressure on water resources with a larger population living and working in Canada Water in the future. Parts of the area are also at risk of flooding from the River Thames. Other types of flooding can occur if development is not designed properly, such as drains overflowing and ground becoming waterlogged.
- Canada Water (along with much of Southwark) has poor air quality and is located in an Air Quality Management Area.
- Increasing the number of people living in the area will place extra pressure on the environment.

#### Link to Core Strategy

The Core Strategy provides options for implementing Southwark's climate change strategy. This section presents options included in the Core Strategy that will have an impact on Canada Water.

#### Fact Box

##### Sustainable urban drainage systems (SUDs)

**In the past surface water has been drained off a site using underground pipes that direct water as quickly as possible into the local sewer network or the River Thames. This does not have a good impact on the environment. SUDs are more natural ways of draining water off a site and reduce water pollution and the risk of sewers and rivers flooding. They can also provide habitat for animals or double as landscaping. An example is a green roof, which is a roof covered with vegetation.**



A roof mounted solar panel  
© [third-avenue.co.uk](http://third-avenue.co.uk)

### **Fact Box**

#### **Living roofs and walls**

**Living roofs are sometimes called green and brown roofs. Green roofs are roofs which are covered with vegetation and are designed to retain rain water and reduce surface water run-off. Brown roofs are flat roofs which are covered with a layer of crushed rubble and gravel. The idea is that the roof will gradually be colonised by insects and provide a feeding ground for birds.**

### **Fact Box**

#### **Renewable Energy**

**This includes energy sources that use natural resources such as sunlight, wind, rain, tides and geothermal heat, which are naturally replenished. Renewable energy technologies range from solar power, wind power, hydroelectricity/micro hydro, biomass and biofuels for transportation.**

#### 5.4.4 Energy and water

##### Option A: Regeneration with a focus on homes

- All new development would minimise energy and water consumption.
- All developments would be required to investigate the feasibility of using Combined Heat and Power and would need to reduce carbon dioxide by 20% using renewable technologies, such as photovoltaic panels and ground source heat pumps.

##### For/against

- Developers would be responsible for meeting their own heat and power needs. It would be much more expensive to make the carbon emissions reductions that would be possible in the mixed regeneration option.
- In the longer terms, running costs would also be more expensive for future residents and occupiers.

##### Option B: Mixed regeneration

- In this option we would explore the feasibility of setting up an area-based energy network, for example by:
  - linking the power and heating infrastructure on different sites together to create local heat and power network.
  - supplying heat and power from local energy centres.
  - putting in place infrastructure to enable SELCHP to provide heat for new developments in the core area.
- New developments would use water very efficiently through the installation of aerated taps, dual flush toilets etc. Large housing schemes would use less than 105L per person per day.
- We would aim to significantly reduce run off from storm water generated by development. We would investigate using landscaping in parks and public spaces across the area as part of a sustainable drainage system to help us achieve this.
- The use of groundwater and grey water reuse would also be considered.
- The 20% renewables target would be met either through on-site measures or through connection to a decentralised system.

##### For/against

- Using waste heat produced from SELCHP to provide heat in the area would potentially be a very cost effective way of bringing down CO2 emissions from new development. It would require pipes to be built connecting SELCHP to the development sites in the area.
- A local heat and power network would make it affordable for new developments to make greater carbon savings.
- Given the area's closeness to the Thames, reducing run-off would help reduce the risk of flooding in the area and help improve the quality of water in the Thames. This would require more costly design and possibly more land on development sites to be set aside for drainage.

Homes along Rotherhithe Street



## 5.5 HOMES: High quality homes

- H1 To create a mixed community through the provision of high quality homes with a range of tenure and sizes, and particularly larger homes which are suitable for families.**
- H2 To focus higher densities in the areas with good access to public transport and in the town centre.**

### 5.5.1 Housing

#### Link to Core Strategy

The Core Strategy that we are also consulting on has options for

- where new housing is located
- how much will go in different areas of the borough
- what type of housing (private / affordable) should be built and
- what size of homes (1, 2, 3 bedrooms or more) should be built in different areas

This section presents options included in the Core Strategy that will have an impact on Canada Water

We know that there is a huge need for more homes in Southwark and London as a whole. To help meet this need, the London Plan says that Southwark must provide 16,300 new homes by 2017. It also states that 2000 new homes should be provided at Canada Water by 2026.

Residential densities on the peninsula vary. Much of the peninsula is characterised by 2 and 3 storey dwellings which have a low density. There are some pockets which have a higher density around the river frontage with 4 to 6 storey dwellings and the Southwark Plan states that there is potential for higher densities around the tube stations.

Many of the homes on the peninsula are relatively new having been built in the last 20 years. We know however that some of the homes in the area are in a poorer condition. This includes some of the council estates and some of the blocks on the Hawkstone Estate which do not meet decent homes standards.

### Option A: Regeneration with a focus on homes

- New homes in mixed use developments would be built on most sites in the core area (see Figure 11).
- Southwark will work with landowners to identify other potential developments sites outside the core area.
- No re-development of council estates.

### For/against

- New homes would be concentrated in mixed use developments within the core area of the AAP. This would help meet the great need for homes in Southwark and London.
- We would need to make sure that new homes do not have an unacceptable impact on transport, by minimising parking, improving pedestrian and cycle links, ensuring the new developments provide spaces for car clubs and by requiring green travel plans.
- There are flats in a number of estate blocks in the area, such as those on the Hawkstone Estate in the low rise accommodation and John Kennedy House, which do not meet Southwark decent homes standard. We are prioritising works according to the council's new stock condition survey. It is unclear at this point when these works will be scheduled on the Hawkstone Estate.

### Option B: Mixed regeneration

- In the core area, as well as the sites listed in option A, the council would explore the potential to provide new homes on the additional sites shown in Figure 11.
- The low rise accommodation on the Hawkstone Estate (Canute Gardens, Jarman House and Rotherhithe Old Road) and possibly John Kennedy House would be demolished and redeveloped.
- If there are other estates which you think could be considered for redevelopment, you should let us know on the questionnaire.

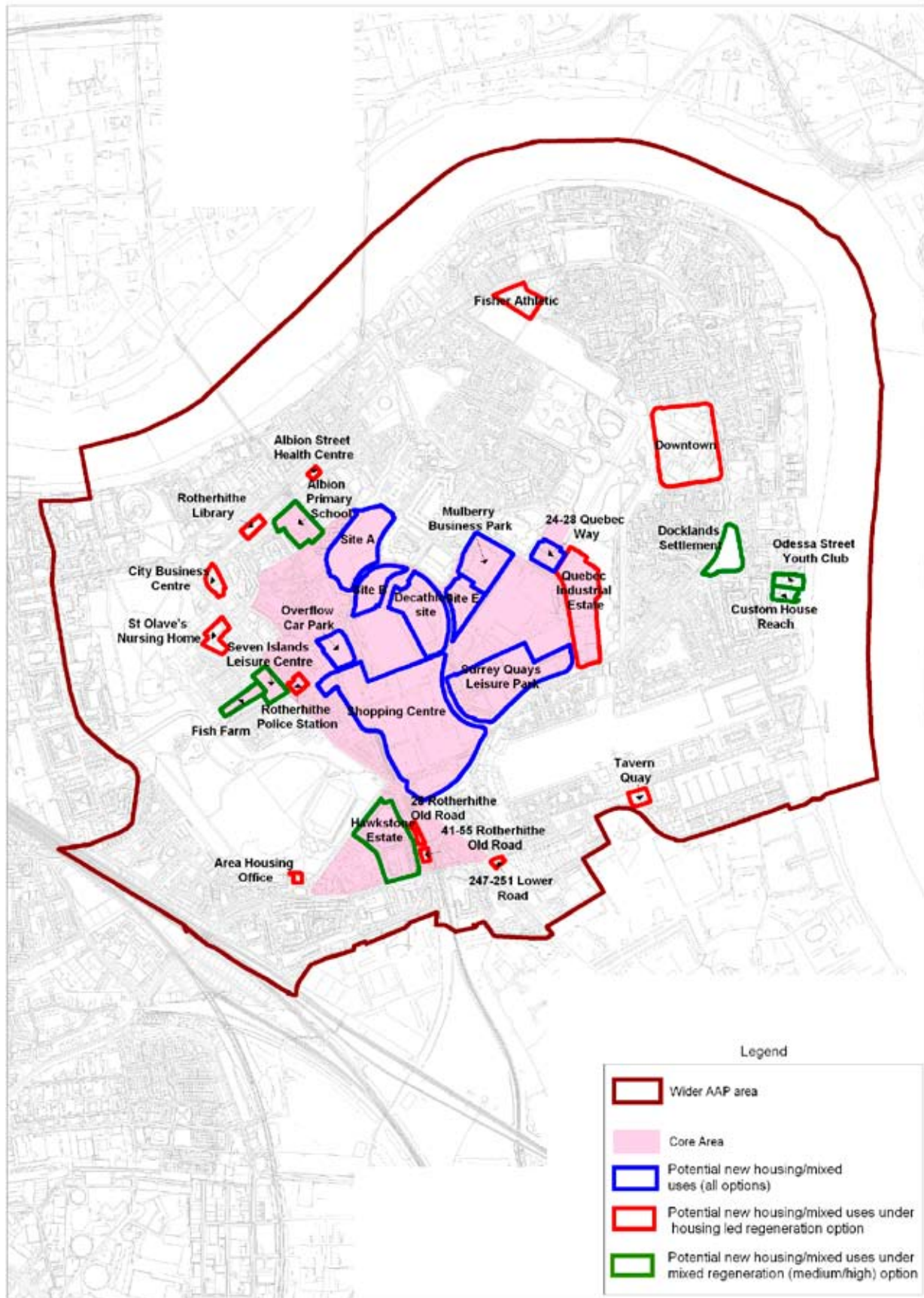
### For/against

- This option would take best advantage of access to the town centre and tube stations and in particular the dramatic improvements which the changes to the East London line will bring.
- Redeveloping a part of the Hawkstone Estate would enable us to make much needed improvements to the Hawkstone triangle. As well as providing new homes, including replacement for those being rehoused, the area could be used much more efficiently to provide better private and communal open space for residents, a more secure environment, homes which are much more energy and water efficient, and an area which is much more attractive.



Residential development on site B,  
PKS Architects/ Barratt Homes

Figure 11: Sites which may be suitable for new homes





Hawstone Estate

### 5.5.2 Affordable housing

In 2006 the Council carried out a Housing Needs Assessment which confirmed that the need for affordable homes is high. The Southwark Plan currently states that in larger residential developments, at least 35% of new homes should be affordable. Of the affordable housing, 70% should be social rented housing and 30% should be intermediate housing.

#### Fact Box

In general, there are two types of housing:

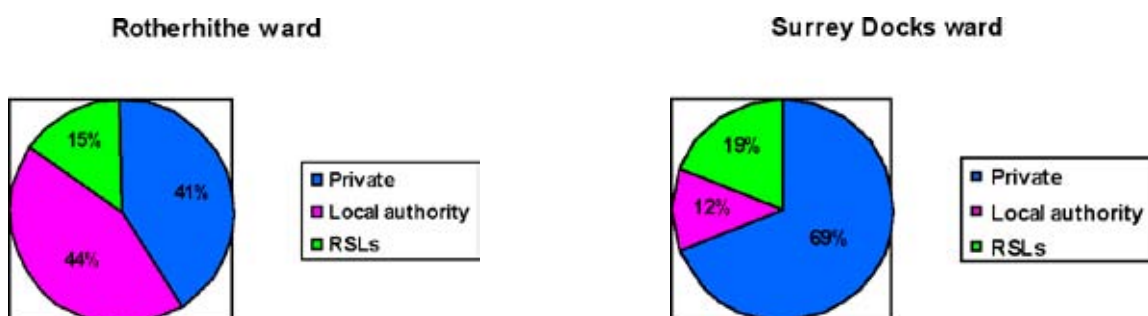
1. **Market (or private) housing that is available to either buy or rent privately on the open market**
2. **Affordable housing – housing that is accessible to those households who cannot afford to buy or rent market housing that meets their needs. Affordable housing can be either social rented housing or intermediate housing.**

**Social rented housing is provided by the council and housing associations at very low rents to people on low incomes. Rents are set by the government.**

**Intermediate housing is more expensive than social rented housing but cheaper than market housing. It is often provided on a part-buy/part-rent basis to people who cannot afford to buy on the open market.**

At the moment a high proportion of homes in the area are affordable, particularly in Rotherhithe ward (see Figure 12).

**Figure 12: Types of homes in Rotherhithe Ward and Surrey Docks Ward**



### **Option A: Regeneration with a focus on homes**

- Maximise affordable housing on all sites and aim to ensure that 50% of new homes across the area as a whole are affordable.
- New homes could be built on most development sites in the core area.
- No council owned estates would be redeveloped on the peninsula. The low-rise homes and John Kennedy House on the Hawkstone estate require substantial investment to meet Southwark's Decent Homes standard and bring the properties up to reasonable state of repair. There are pressures on the council's housing investment programme as it is not big enough to meet the scale of demand across the borough, this will impact on the works to the Hawkstone Estate.

### **For/against**

- A significant proportion of new housing would be affordable housing, which would help meet needs in Southwark.
- This option would not be as effective as option B in creating housing or a mixed community as levels of existing affordable housing are already very high, particularly in Rotherhithe ward.
- This option would prioritise provision of affordable housing above all other benefits such as public realm improvements.
- It would mean that less funding was available to spend on improving the road network and transport links.
- It would mean that developments may not take place because they may not be viable economically.

### **Option B: Mixed regeneration**

- Aim to ensure that 30% of new homes across the area as a whole are affordable.
- At least 35% of housing on each site would be affordable.
- Some loss of affordable housing would be allowed in estate renewal schemes.
- We would alter the tenure split to promote more intermediate homes.
- There will be more new housing of all tenures than in option A.
- There could be more regeneration of estates on the peninsula in this option depending on feedback from the consultation on the issues and options paper and the council's capacity to undertake the rebuilding of estates.
- New homes would be provided on the Hawkstone Estate through redevelopment of the low rise housing and John Kennedy House.

### **For/against**

- This option would enable the council to invest more money in environmental improvements and community facilities. It would help make improvements to the road network more viable.
- This option would produce more homes of all types than are currently in Canada Water. This would result in an area which is more mixed. More intermediate housing, such as low cost home ownership, would help lower and middle income families get onto the housing ladder.
- This would enable more housing to be redeveloped as schemes would be more viable.



Hawstone Estate

**Fact Box**

**Mixed community**

**It is an objective of the government to promote balanced, cohesive and diverse communities with low incidence of unemployment and crime. This can be achieved by ensuring regeneration, estate renewal or new development provides a variety of housing choice, both private and affordable housing accessible for diverse groups of people. Such mixed communities aim to tackle environmental, social and economic issues by creating a strong sense of place, improving life chances in terms of health, education and employment, reducing poverty, eradicating discrimination and wherever possible promoting equality of opportunity.**

**5.5.3 Bedroom mix**

The Housing Needs Assessment suggested that there is generally a need for family homes in the borough. For social rented homes, the greatest need is for larger units with three or more bedrooms, because households needing larger homes currently wait longer to be adequately housed. The greatest need in the private housing sector is for one and two bedroom properties, although there is some need for larger units.

**Option A: Regeneration with a focus on homes (low investment)**

- In this option we would negotiate the proportion of family homes on a site by site basis.

**For/against**

- In this option less family homes would be built in the core area. Those which are built would usually have access to a private rear garden or courtyard.

**Option B: Mixed regeneration (medium/high investment)**

- Around 25% of homes in developments should be family sized homes.

**For/against**

- This option would enable more family sized homes to be built. If we require more family housing, it will mean that we have to be imaginative about the way we provide private outdoor space. Rather than having gardens, some family homes would have access to balconies, patios or roof terraces instead. All family homes however would have access to a usable private outdoor space.

## 5.6 COMMUNITY: Enhanced social and economic opportunities

- C1 To provide better educational, health and community facilities which meet the needs of the growing population.**
- C2 To provide more local employment opportunities.**

### 5.6.1 Business floorspace and jobs

#### **Link to Core Strategy**

The Core Strategy identifies areas suitable for growth in business space and the distribution of employment uses across the borough. This section presents options included in the Core Strategy that will have an impact on Canada Water.

There is some office floorspace on the peninsula in sites such as Tavern Quay and the City Business Park. New large scale offices are unlikely to be viable in Canada Water in the short term as, unlike Canary Wharf and London Bridge, the area is not seen by developers or occupiers as an office location. However, the location has potential to exploit opportunities in the supply chain for nearby large concentrations of business (e.g. business support services for Canary Wharf and the City of London).

Overall in Southwark, there are around 11,000 businesses, the vast majority of which (around 84%) are businesses which employ less than 10 people. Small and medium sized enterprises provide around 60% of all jobs in the borough. 7% of all the businesses in Southwark are located in the Rotherhithe Community Council area. This is the second lowest proportion of any community council in the borough. Around half of the businesses in the area are technology and knowledge businesses involved mainly with information and communication technology (ICT). Despite a steady increase in the number of jobs in the borough over the last decade, 14% of people of working age are unemployed and claiming benefits in Rotherhithe (compared with 16.2% for Southwark and 14.1% for London). The employment rate in Southwark stands at 65% compared with 70% in London and 75% nationally. The London Plan states that around 2000 new jobs should be created in the area by 2026.

### Option A: Regeneration with a focus on homes

- Business (B class) uses would be reprovided on existing employment sites in mixed use developments in line with current Southwark Plan policies.
- Training and employment opportunities which are created by construction and by new business space provided would be targeted towards local people.

#### For/against

- Although the amount of business floorspace will not increase, there would be some growth in jobs as offices and studios tend to employ more people than industrial and warehousing units with the same amount of space.
- There would also be jobs created in the retail sector, in the health facilities and a new secondary school.

### Option B: Mixed regeneration

- New business space would be provided in mixed use developments in the town centre. A part of this provision would be small scale and flexible space which is suitable for small and medium sized enterprises (SMEs). This could be for any type of commercial space including 'incubator' space, or 'follow-on' space for more established businesses.
  - The number of retail jobs would increase significantly.
  - Training and employment opportunities would be targeted towards local people and we would aim to maximise the proportion of goods and services procured locally and open up supply chain opportunities for local businesses.

#### For/against

- New business space would help bring more vitality to the town centre.
- This option would seek to create a new business cluster which takes advantage of proximity to neighbouring business centres such as Canary Wharf and London Bridge where 140,000 new jobs are expected to be created by 2026. Growth in these areas will generate significant demand for goods and services which could be procured locally.
- Opening up supply chains for local businesses and providing flexible space which is suitable for emerging and growing enterprises would help meet the needs of SMEs.



Mixed use development and green link in Mulberry Business Park  
Pantyer Hudspith Architects/ Mulberry Park Investment (SE) Ltd

## 5.6.2 Children's services

The council aims to transform teaching and learning by investing in education through the borough-wide Southwark schools for the future (SSF) initiative. This includes building a new secondary school with a sports specialism on the Rotherhithe peninsula to meet the growing population in the north of Southwark. This will be a five-form-of-entry (750 pupils aged 11-16) school plus sixth form (150 pupils). Bacon's College is interested in having links to the new school and developing complementary curriculums.

We are also considering investment in Rotherhithe Primary School, and Albion Primary School.

### Option A: One regeneration option

#### Secondary schools:

- A new secondary school will be built on the peninsula. Possible sites for the new secondary school are:
  - St Paul's Playing Field
  - Quebec Industrial Estate
  - Rotherhithe Primary School
- The Rotherhithe Primary School option would be subject to a suitable scheme being agreed with the governing body and potential sponsors.

#### Primary Schools:

- If the new secondary school is established on the site of Rotherhithe Primary School, a new primary school would also be built on the site. The existing children's centre on the site would be replaced by a new centre.
- We would consider a redevelopment of Albion Primary School to provide mixed-use education and children's services. There would be a retail/residential frontage on Albion Street and a better layout for school buildings and facilities on the rest of the site. This option could also include the co-location of a new GP practice on the site.

### For/against

- St Paul's Fields is large enough to provide a new secondary school and Southwark owns the site. For these reasons it has not been discarded as an option. However, it is some distance from the core Canada Water area, so would have very minimal investment benefit for the town centre. Although improvements are currently being carried out to Mellish Fields, the council would need to demonstrate to the Government and Mayor that the St Pauls site is surplus to open space requirements.
- The Southwark Plan identifies the Quebec Industrial Estate as a potential education site. This site is large enough to provide all the necessary facilities. The school would have easy access to Russia Dock Woodland and the watersports facilities in Greenland Dock. However, Southwark does not own the site and would have to purchase the land, which would impact on the funding available to build the school.
- The Rotherhithe site option could streamline resources for both Rotherhithe Primary School and new secondary school and provide students with access to a greater range of facilities than they could access in a single school. Both schools would work in a complementary way with the sports facilities in Southwark Park.
- Redevelopment of Albion Primary School would allow the school to provide a better education experience for its pupils in up-to-date facilities. It would also make best use of the space around the school, providing easy access to a range of co-located community and retail services and help make Albion Street more lively.

Teaching in a Southwark School



### 5.6.3 Health

Southwark Primary Care Trust (PCT) has reviewed the capacity and quality of the existing health facilities on the Rotherhithe peninsula. It considers that the current facilities would not be able to cope with the increases in population and the future changes in the pattern of health service provision, as more and more care will be provided in the community or in peoples' homes rather than hospitals.

The PCT plans to build new health facilities on the peninsular to cope with the future changes in health service provision and provide a quality service to the new population. The PCT's aspiration is that the new centre will be a state-of-the-art 'landmark' health facility at the leading edge of healthcare and building design, which provides a range of additional clinical and social care services including better support for the management of chronic illnesses. The existing Albion Street Health Centre is too small for the new envisaged facility.

The PCT will work with the Albion Street GP practice to facilitate its move into the new facility. Should the Albion Street Practice relocate then the PCT would no longer need the current Health Centre.

#### Option A: One regeneration option

- Southwark would work with the PCT to identify sites for new health facilities. This could be a site already owned by the PCT, a developer or the council.

#### For/against

- Locating a health facility in the town centre would enable it to benefit from co-location close to other community facilities such as the library. It would also be easy to access by public transport. It could be difficult to deliver if a site cannot be found.

#### 5.6.4 Police

Rotherhithe police station is located on Lower Road. The police plan to keep a base for a safer neighbourhood team in the area, but would no longer need all the floorspace in the existing police station.

#### Option A: One regeneration option

- The police station would be redeveloped to provide a mix of uses. The Safer Neighbourhood team would occupy new accommodation on the site.

#### For/against

- The police own the site which would make this option more deliverable. However the site is located outside the town centre and does not have such good access to public transport facilities.



Canada Water Basin and new Llibrary

### 5.6.5 Faith premises, youth facilities and meeting halls

#### **Link to Core Strategy**

The Core Strategy sets out a strategic approach for the enhancement of community facilities. This section presents options included in the Core Strategy that will have an impact on Canada Water.

In addition to the housing and commercial space on the peninsula, there are also a number of premises which provide space for activities such as meetings and parties, faith gatherings, adult learning and activities for young people. These include: the tenants' and residents' association (TRA) halls; places of worship, buildings used by organisations in the voluntary and community sector which provide a range of social activities; and youth facilities .

These facilities play an important role in supporting the local community. They tend to work better when they are more accessible, particularly on foot or by public transport, when they are flexible and are able to meet different needs and uses and when they are clustered together with other local services such as shops, health centres or schools.

The council is currently reviewing community facilities in council ownership, and centralising their management to ensure they are more fit for purpose. The intention is to explore ways in which these buildings could be used more effectively, including encouraging voluntary organisations to share premises. Alongside this, the council is exploring options for 'local service delivery', so that where possible, residents can access services from one location. Depending on the buildings available, and the views of the voluntary and community sector, it may be possible to offer meeting space to the community or for voluntary organisations to co-located within these buildings.

New local service delivery, co-locating council services, could be located in the Rotherhithe library or on land to the north of Surrey Quays road (site A). If these services are on the Rotherhithe library site, organisations in the voluntary and community sector (VCS) could potentially be co-located there. It could also be part of a mixed use development including residential or retail.

**Option A:  
Regeneration with a focus on homes**

- New and improved schools will provide space which is available for hire by the community in the evenings and at weekends for sports, parties, exhibitions, performances, faith meetings, etc.
- Existing community facilities such as meeting halls and youth clubs would be protected by current Southwark Plan policies.

**Option B:  
Mixed regeneration**

- As part of the council’s review, we will look at the best use of existing community facilities, with a view to sharing by voluntary organisations.
- This links to the provision of a local service delivery centre on Rotherhithe library and Canada Water space.
- In this option a new community site would be provided to provide flexible space for the community and voluntary sector.
- Youth provision will be maintained either on the existing site of the Odessa Street Youth Centre or possibly on a nearby site such as the Docklands Settlement, where it could be co-located as part of an improvement to community facilities on that site. If the youth centre is moved the site will then become available for housing.
- We would also provide new playable space for all ages in areas which are currently deficient. This could include informal green spaces, home zones and playgrounds. We would improve the Greenland Dock Adventure Playground.

**For/against**

- While this option would make better use of new buildings, such as schools, it may not make best use of existing buildings owned by the council. It may also make it more difficult to improve existing community buildings.
- This option would not maximise opportunities to provide new and emerging voluntary community sector organisations access to appropriate premises, for example hot-desking space, to start up at low cost and low risk.

**For/against**

- This option would focus on providing higher quality facilities which are more fit for purpose and more actively used. It may mean that there is some loss of meeting spaces, but this would be compensated for by providing better spaces.
- This option provides more benefits in terms of community facilities. However it will require higher amounts of new development to provide enough funding.

## Section 6. How will the options be delivered

### 6.1 The drivers for development in Canada Water

South London has experienced considerable change over the last ten years. Much of the growth has been focused on the London South Central area where excellent access to the City and many sites with a very low density of development have provided opportunities for growth. Many large-scale mixed use developments have been built in this area and there are more in the pipeline, including the iconic London Bridge Tower and the extension to Tate Modern. This growth is now beginning to spread south and east. The regeneration of the Elephant and Castle is gathering pace, while to the east, in Bermondsey Spa, the gardens have recently been re-landscaped and there are currently some 600 homes either under construction or recently completed.

While the credit crunch may have an impact on development in the short term, we are confident that there are several key drivers which will stimulate further growth in the Canada Water area over the next 10-15 years. These include:

- Public transport improvements – The Jubilee Line is due to be upgraded by 2012 and capacity will increase by 33%. The extended East London railway is due to reopen in 2010 providing trains every 5mins from Surrey Quays.
- Growth in neighbouring areas – Canary Wharf is only one tube stop from Canada Water and is set to experience significant growth. An additional 110,000 new jobs and 10,000 new homes are planned for the Isle of Dogs by 2026. Looking west, London Bridge is expected to generate 30,000 new jobs in the same time period. As well as helping generate a need for more homes, business growth in surrounding areas will stimulate growth in the local economy and small and medium sized enterprises which play a vital role in providing goods and services to major business. Growth will also stimulate the need for new retail and leisure space.
- The Olympics – With two tube stations linking to east London, the Olympics will generate some growth in the Canada Water area particularly in the area of tourism. The GLA has estimated that some 2,500 additional hotel bed spaces will be needed in Southwark to help meet the need created by the Olympics and growth in tourism.
- Children's services - Good schools and leisure facilities are an essential driver in making an area attractive. Under the Southwark Schools for the Future initiative, Southwark will build a new secondary school on the peninsula with a sports specialism, and major improvements in the sports facilities at Bacon's College are also underway. A strategy to transform primary schools in greatest need of investment will see some local primary schools refurbished or rebuilt.

## 6.2 Role of the council

Southwark owns several of the key sites in the core area, including sites A (north of Surrey Quay Road) and B (adjacent to the new library). However, the process of bringing about regeneration in an area is very challenging and complex. The council does not have the technical expertise or the resources to do this on its own. In 2002, the council decided to appoint a preferred development partner to deliver regeneration in the core area of Canada Water. While the council would control the planning process, the development partner would take on the financial risk and the responsibility for delivering comprehensive redevelopment in the core area, which included the council owned sites, as well as the shopping centre.

British Land Canada Quays (BLCQ) was appointed as the council's development partner at Canada Water, a masterplan was prepared and work on the masterplan sites is progressing. This year, the council signed an agreement with Barrett Homes and construction work on the first phase of development which includes 63 homes, retail and office space got underway in the spring.

The council is currently in discussion with BLCQ, as well as key landowners and occupiers in the core area to move development on the remaining sites forward.

## 6.3 Viability and robustness

One of the key requirements of preparing an AAP is that it must be robust, yet sufficiently flexible to be able to accommodate change over its lifespan of 10-15 years. In order to ensure that the AAP is robust, we will need to test the preferred options to make sure that they can be implemented and to ensure that we are aware of all the implications, such as impacts on the road network. Part of this work will involve costing the options to ensure that we are able to budget for things like public realm improvements and alterations to roads. This process will take place as we move towards preferred options and should be finalised by the time we complete the draft AAP.

It is critically important that the preferred options we select are financially viable. We will also need to demonstrate to an inspector that we have a plan, including a timetable, to implement the preferred options.

We will need to identify all the sources of funding for the options. In a few cases, this may come from the council or the government. For example Southwark is funding the refurbishment of the watersports centre and will build a new secondary school with a mix of local and central government funding. It will also receive central government funding for those local primary schools that are most in need of investment.

For the most part, however, the funds which will be needed to implement all the options will need to be generated through the development values, rather than through grant funding. This means that money generated through the development of private housing, retail and office space etc must be sufficient to be able to cross-subsidise the cost of implementing important benefits such as affordable housing, changes to the road network, public realm improvements and the capital costs of providing community facilities, such as leisure and health facilities. In general, the greater the scale of development which is permitted, the greater its impact and the more funding that will be generated through s106 planning obligations for wider improvements to the area. It is important to recognise that the options presented in this document are dependant on development coming forward which can then pay for them. The draft AAP will contain a planning obligations framework which states clearly what developers will be expected to contribute to ensure that the AAP is implemented.

# Appendix 1. Process for preparing an AAP

The area action plan will be prepared over several stages. The document you are now reading represents the end of first stage in preparing the plan. We will use your responses to this consultation to prepare our preferred options, which will be consulted on between May and July next year (2009). The figure below includes the dates of the future stages of consultation in preparation.



## Appendix 2. Glossary

**Accessibility** is defined as the methods by which people with a range of needs especially those from the six equality target groups (race, gender, age, faith, sexuality and disability) find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, in how London is planned, in the social and cultural life of the community, as well as physical access. The term is also used to describe how easy a location is to get to by public or private transport.

### **Affordable housing**

Housing that is accessible to those households who cannot otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market price. This category includes low-cost homes, shared ownership schemes and key worker housing.

### **Biodiversity**

The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, eco-system diversity, species diversity, habitat diversity and genetic diversity.

### **Climate Change**

A change in climate attributable directly or indirectly to human activity such as the burning of fossil fuels which alters the composition of the atmosphere and causes changes in weather patterns on a large scale. Commonly used interchangeably with "global warming" and "the greenhouse effect".

### **Combined Heat and Power (CHP)**

The combined production of electricity and useable heat. Steam or hot water, which would otherwise be wasted if only electricity is produced, can be used for space or process heating.

### **Community Heating**

Community heating (also called district heating) involves the distribution of steam/hot water through a pipe network to heat a large area of commercial, industrial or residential buildings or for industrial processes. The steam/hot water is supplied from a central source (e.g. a combined heat and power plant).

### **Density**

A measure of the intensity of development of a residential site. Density is usually measured by the number of habitable rooms per hectare or the number of dwellings per hectare.

### **District heating**

See community heating.

### **Energy Efficiency**

Making the best or most efficient use of energy in order to achieve a given output of goods/services or comfort and convenience.

### **Equalities impact assessment (EqIA)**

Equalities impact assessments (EqIAs) are a tool which can be used to assess the impact of policies, plans or projects on particular parts of the community. They are intended to examine the aims, implementation and effects of policies, practices and plans to check that no groups are receiving or are likely to receive differential treatment or outcomes that are discriminatory or unfair in nature.

### **Green Roof**

A roof of a building which is partially or completely covered with plants. It can be a properly tended garden or a more self-maintaining area of grass and mosses etc. Check [www.livingroofs.org](http://www.livingroofs.org) for more information.

### **Intermediate housing**

Affordable Housing made available to those households who cannot be accommodated within the capacity of social housing provision, and cannot access market housing. This type of accommodation is often made available to key-workers and other lower to medium income groups, and is typically provided through low-cost housing schemes such as shared ownership.

### **Living Roof**

See 'Green Roof'.

### **Local Development Framework (LDF)**

A portfolio of documents including Supplementary Planning Documents, Development Plan Documents such as a Core Strategy and proposals maps, and the Statement of Community Involvement. Together the portfolio of documents cover the whole borough and give comprehensive policy coverage at a detailed level.

### **London Plan**

A strategic plan for the whole of London produced by the Mayor of London. The main purpose of the London Plan is to ensure that all the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The Local Development Framework cannot contain strategies or policies that are not in general conformity with the London Plan.

### **Mixed communities**

A neighbourhood where there is a mix of tenures, incomes, ages and household types. Mixed communities help to overcome the problems associated with areas focused on deprivation such as reduced local business activity, limited local jobs and employment ambitions, downward pressures on school quality, high levels of crime and disorder, and health inequalities.

### **Photovoltaic (PV) Cell**

Converts solar energy into electricity. Interconnected cells are encapsulated into a sealed module that produces a voltage.

**Planning obligations (or section 106 (s106) agreements)** are an effective way of securing measures to overcome the negative impacts of generally acceptable development proposals on the environment, economy and community. This does not mean that planning obligations are a way of “buying” planning permission. Development that has significant negative impacts will not be approved, irrespective of planning obligations. Planning obligations may also be known as “planning agreements” and “planning contributions.” What can and cannot be the subject of planning obligations is the subject of extensive legal and government policy tests.

#### **Public Transport Accessibility Level (PTAL)**

This measures ease of access to the public transport network and is based on distance to public transport and frequency of service. PTALs range between 0 and 6A, with 0-2 comprising a low PTAL, 3-4 a medium PTAL and 5-6A a high PTAL.

#### **Renewable Energy**

Energy generated from sources that do not require the use of exhaustible materials - e.g. wind, wave, sun, water and energy from plant material, but not fossil fuels or nuclear energy.

#### **Social rented housing**

Affordable Housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the local authority or a registered social landlord.

#### **Solar Water Heating**

Solar water heating systems consist of a series of tubes inside an insulated box, typically mounted on the roof. The tubes absorb the sun’s heat and transfer that heat to water or another liquid flowing through the tubes to heat water to be used in the home.

#### **Southwark Plan**

See Unitary Development Plan.

#### **Statement of community involvement (SCI)**

A document that sets out the way that we involve the local community in the preparation, alteration and review of all local development plan documents and in the determination of planning applications.

#### **Supplementary Planning Document (SPD)**

Supplementary Planning Documents (SPDs) expand upon and provide further guidance on how planning policies in the Southwark Plan should be applied. Once adopted, an SPD will become a material consideration when considering planning applications in Southwark and is regularly monitored and reviewed.

### **Sustainable Urban Drainage Systems (SUDs)**

SUDS provide a variety of more natural ways of managing surface water run-off than traditional surface drainage systems. SUDS aims to mimic natural drainage processes and remove pollutants from urban run-off at the source. SUDS also provide amenity and biodiversity benefits. SUDS refers to a range of different techniques such as green roofs, permeable paving, rainwater harvesting, swales, detention basins, ponds and wetlands. A combination of techniques is often the most effective.

### **Unitary Development Plan**

The Unitary Development Plan (UDP), also called the Southwark Plan, is the core of the local development framework (LDF). It sets out a vision and policies for the sustainable use and development of land through protection and regeneration to deliver the Community Strategy over the next 10 years. The policies are used to determine applications for planning permission in the borough, along with the London Plan and other planning documents, such as supplementary planning documents.



