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1. INTRODUCTION

- 1.1 This background paper explains our approach to retail in the Canada Water Area Action Plan (AAP). The paper sets out why we chose the retail policies, how they are in conformity with the London Plan and how they relate to our Core Strategy and saved Southwark Plan policies. It also provides some detail from the sustainability appraisal, equalities impact assessment and consultation, which have informed the Canada Water AAP publication/submission document.
- 1.2 The retail background paper is split into different sections. These set out the policy background and the research and evidence that have informed our policies. It also provides a full list of all the document references. Throughout this background paper we have referenced the core documents (CD) that have informed the AAP and a full list of these documents is in section 7 of this paper.

2 POLICY BACKGROUND

National

- 2.1 The National Policy context is set out in section 2 of the Core Strategy Retail background paper **(CDB5)**.

Regional

- 2.2 The wider Regional Policy context is set out in section 2 of the Core Strategy retail background paper.

The London Plan Consolidated with Alterations (2008)

- 2.2.1 London Plan **(CDR1)** Policy 2A.6 (Areas for Intensification) sets out that DPD policies should identify Areas for Intensification, including those shown on Map 2A.1. Policies in DPDs should exploit their public transport accessibility and potential for increases in residential, employment and other uses, through higher densities and more mixed and intensive use. Canada Water/Surrey Quays is identified as having an indicative employment capacity of 2,000 jobs and capacity for 2,000 new homes (table 5D.1 page 328).

Consultation draft replacement London Plan (October 2009)

- 2.2.2 Annex 2 of the consultation draft replacement London Plan **(CDR2)** (London's Town Centre Network) provides guidance on policy directions for individual town centres. It has been informed by the latest GLA Consumer Expenditure and Comparison Goods Retail Floorspace Need in London (2009), the GLA London Town Centre Health Checks (2009), and the London Office Policy Review (2009).

- 2.2.3 Table A1.2 sets out the Intensification Areas in the London. Surrey Quays/Canada Water is identified as having capacity for 2,000 jobs and 2,000 new homes.
- 2.2.4 The Plan sets out that with good public transport accessibility including stations on the Jubilee and East London Line, the area has significant potential for mixed-use regeneration on infill sites and intensification of existing commercial sites focussed on the transport interchanges and the district shopping centre.
- 2.2.5 The plan has also identified changes to the classifications of town centres in the network over the Plan period, including potential new centres.
- 2.2.6 For Surrey Quays (Canada Water), which is currently designated as a district centre, the Plan sets out the centre has potential to become re-classified to a major town centre (table A2.1, page 239 -247).

Local Policy

- 2.3 The wider local policy context is set out in section 2 of the Core strategy retail background paper (**CDB5**). The Core Strategy policies that the draft AAP retail strategy needs to be consistent with are Policy 3: Shopping, leisure and entertainment and Policy 14: Delivery and Implementation.

Southwark Plan (July 2007)

- 2.3.1 The Southwark Plan (**CDL1**) sets out a hierarchy of town centres, according to the different levels of importance and different range of services.
- 2.3.2 Policy 1.7 (Development within town and local centres) sets out the hierarchy of town and local centres and criteria for new development.

Major Town Centres

1. Elephant and Castle (including Walworth Road)
2. Peckham

District Town Centres

3. Canada Water
4. Bankside and Borough
5. London Bridge
6. Camberwell and
7. Lordship Lane

Local Centres

8. Herne Hill
9. The Blue
10. Dulwich Village; and
11. Nunhead

2.3.3 The Policy is supported by the 2003 Southwark Retail Study. In terms of comparison goods expenditure, the study concluded that the borough could increase its market share of expenditure to 50% without impacting significantly on existing centres in other boroughs. To increase the market share, this would require the provision of 96,000 sqm of new comparison goods floorspace over the plan period. The study concluded that Elephant and Castle has capacity to accommodate significant growth and provide up to 75,000 sqm of new retail and leisure floorspace. Canada Water was identified as having some capacity to accommodate retail and leisure growth, however to a lesser degree than Elephant and Castle.

2.3.4 Policy 7.2 (Canada Water Action Area) sets out that development should seek to extend and improve the existing shopping centre and maintain its viability whilst expanding the range and variety of retail activity. Proposals sites are designated in appendix 3 of the Plan. Canada Water sites 29P, 36P and 37P are designated for retail use.

Canada Water SPG (February 2005)

2.3.5 The purpose of the Canada Water SPG (**CDSPD13**) was to install a framework for the future development of the area and elaborate upon guidance set out in the then adopted UDP (1995) and Draft UDP (2004). The framework aims to ensure that development is comprehensive and provides maximum benefit to local residents and the economy.

2.3.6 In terms of land-use, the SPG supports and encourages mixed-use development. It sets out that the town centre has the ability to accommodate additional retail space and new retail space should be of high quality design, reflects the character and function of the town centre and is highly accessible by public transport, pedestrians and cyclists (Section 4.3).

3 RESEARCH AND EVIDENCE

3.1 Section 3 of the Core Strategy retail background paper sets out the broader research and evidence context.

Southwark Retail Study (2009)

3.1.1 The Southwark Retail Study (2009) (**CDE5**) provides details of the existing shopping provision in Southwark and also includes up to date health checks of the shopping centres, describing the vitality and viability of the borough's centres in terms of their retail performance.

3.1.2 There are a total of 55 retail units within the Canada Water centre with 31 (56.4%) of these providing comparison retail goods shopping. This is above the national average of 35.4%. The only convenience retail goods space is provided by a large Tesco supermarket store. Service

units account for 36.4% of the total number of units which is below the national average (45.8%). This low number of service units indicates that the centre does not operate as a service centre for the immediate catchment area¹. In total there is 45,885 sqm of existing retail floorspace in the area.

- 3.1.3 The shopping centre (which is known as 'Surrey Quays') provides the majority of the comparison retail goods offer, however is lacking retail and financial services units such as travel agents, dry cleaners, opticians, banks and buildings societies and property services. The shopping centre is surrounded by a large car parking area and is separated from the leisure park and the other freestanding comparison retail shopping units. This has created the feel of an out-of-centre retail park which is car dominated and is not pedestrian friendly.
- 3.1.4 Public transport accessibility in the centre is good, being served by the Jubilee line and the East London line, and also a range of bus routes.

Comparison Goods

- 3.1.5 The Retail Study reviewed shopping patterns in the borough and also the performance of existing comparison goods floorspace for the main comparison goods destinations (Peckham, Elephant & Castle/Walworth Road, Canada Water, Camberwell, Lordship Lane, Out-of-Centre). The study looked at the composite market shares which were derived from a household survey and calculated estimates for expenditure.
- 3.1.6 The comparison goods spend for the main destinations in the borough is £312.7 million. This amounts to just over 16% of the total available comparison spend from the whole survey area, of £1.9 billion. The available comparison spend for the whole borough is calculated at £850 million and the proportion of this borough spend that is retained by the borough is £245m or 29%. Southwark's centres are therefore losing trade (71%) to competing centres such as the West End and Croydon².

Convenience Goods

- 3.1.7 With reference to convenience retailing, the borough performs much better. Using the composite market shares derived from the household survey and baseline expenditure estimates, the convenience goods turnover of the main convenience goods provision in the borough (Peckham, Elephant & Castle/Walworth Rd, Bankside & Borough, Camberwell, Canada Water, London Bridge, Lordship Lane, Dulwich Village, Herne Hill, Nunhead, The Blue) is calculated to be £381.5 million. This is compared with the overall expected turnover based on

¹ Southwark Retail Study (2009) table 6.2 page 42

² Southwark Retail Study (2009) (para 9.32 page 62-63)

company averages of £295m. Based upon the average there is therefore a surplus of convenience expenditure in the borough³.

Floorspace capacity for additional retail development

Comparison Goods

3.1.8 On the basis of current market shares, increases in population levels and disposable income will increase the available comparison spend, which will create capacity for additional retail floorspace. By 2018 expenditure surplus will be sufficient to support approximately 13,996 sqm net of new comparison goods floorspace, with most of this arising in the north east (Canada Water) and central east (Peckham) of the borough⁴.

Convenience Goods

3.1.9 With regards to convenience shopping there is evidence of a surplus of convenience expenditure in the borough. The borough's convenience goods capacity has been calculated based on current market shares and taking into account the retail commitments in the borough.

3.1.10 The borough will be able to support an additional 11,554 sqm of floorspace by 2018. Through analysing the breakdown of capacity arising in different parts of the borough, most of the convenience capacity is arising in the north east (Canada Water) and the south of the borough.

Scenario testing for developing the baseline floorspace capacity

3.1.11 The Southwark Retail Study (2009) analysed the extent to which baseline floorspace capacity would be affected in the future by different growth and development scenarios. The scenario for Canada Water which was tested was:

- Canada Water redevelopment of either 10,000 sqm or 30,000 sqm net of new comparison goods floorspace.

3.1.12 The study concluded that in order to accommodate an increase of 30,000 sqm net of new floorspace, it would be necessary to increase market shares and to retain 22% of available expenditure within the whole survey area rather than the current 16%. This would be possible with the right type of scheme. New development will also be supported by a greater inflow of expenditure from new workers in the borough through increased employment planned for opportunity and regeneration areas and by an increase in the affluence of residents in new housing.

³ Southwark Retail Study 2009 (para 9.27 page 61)

⁴ Ibid (para 9.51 page 66)

Canada Water Town Centre Feasibility Study 2010

3.1.13 The council commissioned Benoy to undertake a town centre feasibility study (**CDD5**). Four design development options were tested with a varying quantum of floorspace for a mix of uses on the four key sites in the town centre: These were:

- Option 1 - A base scheme design: this assumed that each of the key sites, (G, C, F and the Leisure Park) was development independently of others. Parameters were set including –
 - Around 30,000sqm of additional retail floorspace on sites F and G.
 - Around 5,000sqm of non retail and residential use (e.g. Health, business, leisure, energy plant etc) on sites F and G;
 - Hotel use (approx 120 bedrooms);
 - Residential units: the study should suggest an approximate number of units which could be provided on sites F and G.
 - Residential car parking ratio of 0.2 spaces per unit.
 - Commercial car parking ratio: 1 space per 75sqm for non-food shopping and 1 per 38sqm for food shopping – around 900 spaces on sites G and F.
 - basement car parking, a range of transport connections
- Option 2 –This option worked with the base scheme design in Option 1. In addition, it sought to open sightlines from Canada Water basin through to Greenland Dock and also to create a better link through the shopping centre to the Leisure Park.
- Option 3- This option repositions Surrey Quays Road to provide sufficient space for an active edge west for the existing centres service yard. The intent is to create fluid pedestrian walkable streets with active shopping and neighbourhood residential use on all sides of the masterplan. This road is also anchored by Retail / Leisure units.
- Option 4 – This option aims to create better pedestrian connection between all the various commercial anchors & street shops. Surrey Quays Road has been repositioned to the back of the hotel and anchor unit crossing the current Harmsworth Quays Site⁵.

3.1 All of the options tested whether an additional 30,000 sqm (approx) of retail floorspace could be provided across the sites.

3.2 The study has demonstrated that there is physical capacity to provide around 30,000sqm of additional retail floorspace on the shopping centre and overflow car park.

⁵ Canada Water Town Centre Feasibility Study 2010 (section 1, page 5)

4 THE OPTIONS

4.1 ISSUES AND OPTIONS

4.1.1 Two options for growth were assessed and consulted upon through the Issues and Options stage of the Canada Water AAP preparation. These were:

Option one - Regeneration with a focus on homes

4.1.2 Under this option, regeneration in the core area would focus on the provision of new homes. The shopping centre would remain in place, but new mixed use developments would be built in the car parks around the shopping centre. There would be a small increase in shopping space but the catchment area of the shops would not change.

Option two – Regeneration with a focus on more homes, more shops, enhanced leisure facilities and opportunities for local job creation.

4.1.3 Under this option, the character of the core area would become much more like a town centre. The shopping centre would be demolished or remodelled. The amount of shopping space in the centre would substantially increase. This increase would provide space for a new department store as well as more independent shops. This would help strengthen Southwark's economy, encourage more people to shop locally, and would create a network of spaces for people to visit and use.

4.2 PREFERRED OPTIONS

4.2.1 The Canada Water AAP Preferred Options document set out our preferred approach in relation to how we would like to improve Canada Water town centre, by providing a wider range of shops and services, as well as places to eat, drink and relax.

4.2.2 The preferred approach was largely based on Option 2 of the Issues and Options report taken forward following the results of the Sustainability Appraisal and through feedback from the consultation.

4.2.3 In relation to shopping in the town centre, we set out that our preferred approach is to work with landowners to improve and expand shopping floorspace in the town centre, provided that necessary improvements are made to transport infrastructure, through the promotion of new retail space on the following sites: Surrey Quays shopping centre and overflow car park, Site A, Site B, the Decathlon site, Surrey Quays Leisure Park and Site E. Canada Water would move up our hierarchy of centres to become a major town centre. A range of shop unit sizes will be provided including small shops suitable for independent operators and a new department store.

- 4.2.4 For cafes and restaurants in the town centre, we set out that our preferred approach is to support provision of new cafes and restaurants through the redevelopment of the following sites: Site A, Site B, the shopping centre and overflow carpark, the Decathlon site and Surrey Quays Leisure Park.
- 4.2.5 For the important shopping parades of Albion Street and Lower Road which are “protected shopping frontages” in the Southwark Plan. We set out that our preferred approach is to maintain this status in line with the Core Strategy. We will also make sure that the proportion of units which are hot food takeaways (A5 Class Use) do not rise above 15% in either Albion Street frontage or in any one of the six parades which comprise the Lower Road frontage.
- 4.2.6 For small scale shops, restaurants and cafes outside the town centre we set out that our preferred approach is permit proposals for small scale shopping (to meet day-to-day convenience needs), cafes and restaurants in the AAP area. Developments on the following sites will be expected to provide an A class use: Odessa Street Youth Club, Docklands Settlement, the Boatyard, Tavern Quay, Surrey Docks Stadium and the Surrey Docks Farm.
- 4.2.7 We also set out that our preferred approach is to support the provision of new markets in the action area, possibly at the new plaza outside Canada Water tube station, or on Albion Street as they can help enliven town centres, reinforce the identity of an area and help provide a more varied shopping experience.

5 THE STRATEGY

5.1 *Shopping in the town centre*

- 5.1.1 The draft AAP sets out the vision to improve Canada Water town centre, encouraging investment to provide a wider range of shops and services, as well as places to eat, drink and relax.
- 5.1.2 Canada Water comprises a purpose built shopping centre with adjacent units occupied by the Decathlon store and leisure facilities. The centre lacks the cohesion of a traditional town centre and does not have a range of town centre uses. The strategy for Canada Water is to use development opportunities on sites around the Canada Water basin to create a new town centre. This would involve a redevelopment or reconfiguration of the shopping centre and surrounding car parks.
- 5.1.3 There is considerable scope to expand the retail and financial services offer at Canada Water transforming it from an out-of-town style destination to a genuine town centre and reinforcing its role in the shopping hierarchy to become a major town centre.

- 5.1.4 The provision of additional 35,000 sqm of retail floorspace in Canada Water (majority being comparison goods) over the life-time of the AAP will be sought in order to contribute to the regeneration of the town centre and also raise currently very low rates of retention of comparison goods expenditure in the borough.
- 5.1.5 New retail and leisure floorspace will be promoted on the following sites:
- Surrey Quays shopping centre and overflow car park
 - Site A
 - Site B
 - The Decathlon site
 - Surrey Quays Leisure Park
- 5.1.6 Large retail developments should provide a range of shop unit sizes including small shops suitable for independent operators. We will use s106 planning obligations to ensure that a proportion of new shop units are made available as independent units.
- 5.1.7 Retail growth will require improvements to transport infrastructure. 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.

Justification

- 5.1.8 The Southwark Retail Study (2009) (**CDE5**) suggests retail floorspace can be expanded in the borough without harming the vitality of centres either within Southwark or in neighbouring boroughs. Provision of additional shopping space in Canada Water will therefore be enabled and supported to strengthen the role of the centre.
- 5.1.9 The area is designated as a growth area and action area in the draft Core Strategy, and the opportunity to increase retailing provision in the area would provide a means to help regenerate the area.
- 5.1.10 The Retail Study found that most available comparison goods expenditure leaks outside the borough. Through the Core Strategy we will take forward the thrust of the Southwark Plan strategy which was to increase the market share of Southwark's centres, taking advantage of estimated increases of available expenditure and clawing back a proportion of the expenditure which is currently lost to neighbouring boroughs. Amongst the town centres in the borough, Canada Water has the significant capacity for new development and will be a focus for retain growth.
- 5.1.11 The Retail Study concluded that in order to achieve an increase in floorspace it would be necessary to increase market shares and the borough would need to retain 22% of available expenditure within the

whole survey area rather than the current 16%. This is possible with the right type of scheme⁶.

5.1.12 The Retail Study also concluded that taking into account the identification of a surplus of convenience goods expenditure in the North East sub area of the borough, there is capacity to support new convenience goods floorspace within the town centre.

5.1.13 In order to maximise diversity within the town centre we will make sure that some shops are made available to independent small and medium sized (SME) operators. This will apply to large retail developments which provide around 2,500 sqm or more of additional retail space.

5.1.14 The Canada Water Town Centre Feasibility Study 2010 demonstrates that there is physical capacity to accommodate around an additional 30,000 sqm of retail floorspace in the town centre.

5.1.15 We have saved Southwark Plan Policy 1.7 (Development within town and local centres) until the Core Strategy is adopted.

5.1.16 We will work with the developers, landowners, town centre management, the Local Development Agency, Transport for London and the GLA to ensure our strategy is implemented.

Consistency with London Plan and Core Strategy

5.1.17 Providing a substantial increase in the amount of shopping floorspace would mean that Canada Water becomes a major centre in our hierarchy of centres. This is consistent with Policy 3 in our draft core strategy and Table A2.2 in the draft Replacement London Plan.

5.1.18 It would also benefit the local economy and has the potential to provide many new jobs, making a significant contribution to the London Plan and consultation draft replacement London Plan estimate that Canada Water can provide around 2,000 new jobs.

5.1.19 The London Plan (Policy 3D.2) encourages boroughs to relate the scale of new retail floorspace to the size and role of a centre, in addition to encouraging additional comparison goods capacity in larger town centres.

5.1.20 Making some shops available to independent small and medium sized (SME) operators is consistent with the approach the Mayor is taking in policy 4.9 (small shops) of the consultation draft replacement London Plan.

Consultation and Sustainability Appraisal

⁶ Southwark Retail Study (2009) (paras 11.11-11.12 page 77)

5.1.21 Our consultation suggests that many people are dissatisfied with the range of shops available in the shopping centre. In preparing our Retail Study, we commissioned two hundred interviews to be carried out in the shopping centre. When asked what they disliked about the shopping centre, 36% of people mentioned the limited range of shops, 27% said it had a poor range of foodstores and 19% said that department stores were poor. When asked what would persuade them to visit more often, 47% said larger retailers and 8% said a better range of independent and specialist shops. 32% said they would like to see a Marks and Spencer.

5.1.22 These views were also reflected in the response to consultation at issues and options (**CDCW8**) and preferred options stages (**CDCW6**). At issues and options stage, 64% of respondents favoured an expansion of existing retail facilities (option B) while 15% preferred the business-as-usual or small scale increase option. At the preferred options stage, 87% favoured the preferred option for shopping in the town centre, whilst 13% did not support it.

5.1.23 The Sustainability Appraisal (SA) (**CDCW1**) has helped to identify the preferred options for the draft AAP and areas of concern to be addressed through the refinement of policies or through the use of mitigation measures, to help avoid potential conflicts. At the Preferred Options stage of the consultation, the SA found that Policy 1 (Shopping in the Town Centre) scored negatively against four sustainability objectives. However development is justified as it will help to regenerate the area and have positive impacts in relation to other sustainability objectives. Furthermore all new development will be required to incorporate mitigation measures to reduce or avoid any future harm.

5.1.24 Overall, the Policy scored positively against the majority of sustainability objectives or had an uncertain impact or no significant impact.

5.2 Cafes and restaurants in the town centre

5.2.1 Our strategy is to support the provision of new cafes and restaurants through the redevelopment of the following sites:

- Site A
- Site B
- The shopping centre and overflow car park
- The Decathlon site
- Surrey Quays Leisure Park

Justification

5.2.2 The area is lacking in the provision of a selection of cafes and restaurants. In order to ensure the strategy to maximise diversity within

the town centre, we will use development opportunities to expand the choice available. It is important that these do not become too dominant and we would use policies on our forthcoming Development Management DPD to make sure that they do not harm the quality of life of existing or future residents.

Consistency with London Plan and Core Strategy

- 5.2.3 Policy 3 of the Core Strategy aims to improve the choice available in town centres.
- 5.2.4 Policy 3D1 of the London Plan supports the provision of a mixture of uses in town centres.
- 5.2.5 Policy 4.6 of the consultation draft replacement London Plan supports the planning of night time activities in appropriate locations.

Consultation and Sustainability Appraisal

- 5.2.6 Consultation at issues and options and preferred options stages found that many people would like to see more places to eat and drink in the area. At the preferred options stage, most people were in support of the preferred option for cafes and restaurants in the town centre, however wanted more detail on specific locations for these uses.
- 5.2.7 At the Preferred Options stage of the consultation, the SA found that Policy 2 (Cafes and restaurants in the town centre) scored positively against five sustainability objectives and scored uncertain or no significant impact against the remaining objectives.

5.3 Important shopping parades

- 5.3.1 Our strategy is to maintain the status of Albion Street and Lower Road as “protected shopping frontages” which should provide a mix of uses. There should not be more than two units in hot food takeaway use (A5 Class Use) in either the Albion Street frontage or in any one of the six parades which comprise the Lower Road frontage.
- 5.3.2 The shops on both Albion Street and Lower Road currently provide day-to-day convenience facilities for local people and passing trade.

Justification

- 5.3.3 When appropriately located, shops generate activity on the street, therefore increasing safety. They also reduce the need to travel by providing amenities in close proximity to transport infrastructure, residential development, and employment areas.
- 5.3.4 Through the council’s Improving Local Retail Environment (ILRE) programme, the council will seek to increase trade in smaller shopping

parades and areas across the borough. Albion Street has received funding for improvements.

- 5.3.5 We have saved Policies 1.9 and 1.10 in the Southwark Plan and further guidance will be provided in the Development Management DPD⁷. Policy 1.9 is intended to ensure that at least 50% of the shopping units in the frontages on Albion Street and Lower Road stay in retail (A1 Class Use) and we propose to maintain that.

Consistency with London Plan and Core Strategy

- 5.3.6 Policy 3 of the Core Strategy protects shopping parades as set out in Appendix 5 of the Southwark Plan.
- 5.3.7 London Plan Policy 3D.3 recommends that boroughs should work with retailers and others to prevent the loss of retail facilities, including street and farmer's markets that provide essential convenience and specialist shopping.
- 5.3.8 Policy 4.9 of the consultation draft replacement London Plan supports the provision of small shop units.

Consultation and Sustainability Appraisal

- 5.3.9 During the issues and options consultation many people raised concerns about the number of hot food takeaways (A5 Class Use) on Lower Road and Albion Street. In both streets, there is a relatively high proportion of units in use as takeaways. In Albion Street there are two takeaway restaurants and in Lower Road there are more, including 5 units in the first section of the frontage between nos. 226 and 290 Lower Road. Cumulatively, hot food takeaways can have a negative impact on local residents and on the retail vitality of the parade. Our policy would restrict further growth of hot food takeaways. At preferred options, the majority of respondents supported maintaining the 'protected shopping frontage' status.
- 5.3.10 At the Preferred Options stage of the consultation, the SA found that Policy 3 (Important Shopping parades) scored positively against the majority of sustainability objectives and scored uncertain or no significant impact against the remaining objectives.

5.8 Small scale shops, restaurants and cafes outside the town centre

- 5.8.1 The draft AAP emphasises the importance local residents have access to day-to-day convenience shops and facilities across the AAP area.

5.8.2 We will permit proposals for small scale shopping (to meet day-to-day convenience needs), cafes and restaurants. Developments on the following sites will be expected to provide an A class use:

- Odessa Street Youth Club
- Docklands Settlement
- St George's Wharf, and
- Surrey Docks Farm.

5.8.3 In the wider AAP area, there are very few facilities available for day-to-day shopping. We will use development opportunities to provide more facilities, provided they are small in scale (below around 300 sqm).

Justification

5.8.4 The council seeks to promote and retain, where possible, small scale facilities and uses which perform an invaluable role in meeting local needs, which are outside of the town centre. Such facilities can be of particular importance to the elderly and the mobility impaired, and contribute towards a reduction in the need to travel.

5.8.5 The threshold of 300 sqm was selected partly due to an objector stating that 500 sqm, the previous threshold, would be too high. It was also identified in response to the GLA working paper on Economics Retail in London: small retailers (2005) (**CDR83**).

Consistency with London Plan and Core Strategy

5.8.6 Policy 3 of the Core Strategy supports the retention and provision of small scale retail facilities.

5.8.7 London Plan Policy 3D.3 advises boroughs to provide a policy framework for maintaining, managing and enhancing local and neighbourhood shopping facilities and, where appropriate, for the provision of further such facilities in accessible locations.

5.8.8 Policy 4.9 of the consultation draft replacement London Plan supports the provision of small shop units.

Consultation and Sustainability Appraisal

5.8.9 During the issues and options and preferred options consultation, most people supported the provision of small scale shops, restaurants and cafes outside of the town centre, but wanted more detail on specific locations for new uses.

5.8.10 At the Preferred Options stage of the consultation, the SA found that Policy 3 (Important Shopping parades) scored positively against the majority of sustainability objectives and scored uncertain or no significant impact against the remaining objectives.

5.9 Markets

- 5.9.1 Our strategy is to support the provision of new markets, with possible locations being identified at the new plaza outside Canada Water tube station, or on Albion Street.
- 5.9.2 We will seek to support market developments that demonstrate how they meet the needs of the current and future population of the area and also attract people to it.

Justification

- 5.9.3 Markets can help enliven town centres, reinforce the identity of an area and help provide a more varied shopping experience. They can also have other benefits, such as giving more people access to fresh fruit and vegetables, supporting local producers, reducing air-freighting and creating a route into setting up small businesses.
- 5.9.4 A market could help bring life to the plaza which is due to be created outside the new library. A market, possibly with a Scandinavian theme could also help strengthen the vitality of shops on Albion Street. Markets are part of the overall retail economy of the area and we will consider how they work with other forms of retail to enhance the economy of the area rather than compete with it or detract from it.
- 5.9.5 This policy will complement the Southwark Markets and Street Trading strategy 2009-2012 which the council is currently preparing.

Consistency with London Plan and Core Strategy

- 5.9.6 Policy 3 of the Core Strategy supports the provision of new markets where the opportunity arises and aims to help improve existing markets.
- 5.9.7 London Plan Policy 3D.3 recommends that boroughs should work with retailers and others to prevent the loss of retail facilities, including street and farmer's markets that provide essential convenience and specialist shopping.
- 5.9.8 Policy 4.8 of the consultation draft replacement London Plan supports the provision of markets to complement the offer in town centres.

Consultation and Sustainability Appraisal

- 5.9.9 During consultation most people supported the provision of new street markets however raised the issue of needing to be more specific on the location of new markets in the area.

5.9.10 At the Preferred Options stage of the consultation, the SA found that Policy 5 (Markets) scored positively against the majority of sustainability objectives and scored uncertain or no significant impact against the remaining objectives.

6 CONCLUSIONS

6.1.1 The strategy to enable the provision of an additional 35,000 sqm of retail floorspace on key sites within the core area has been justified through the Southwark Retail Study 2009 and the Canada Water Town Centre Feasibility Study 2010.

6.1.2 We will promote cafes and restaurants in order to maximise diversity within the town centre.

6.1.3 The important shopping parades of Lower Road and Albion Street will continue to be protected, in line with the Core Strategy, in order to

6.1.4 The provision of small scale shops, restaurants and cafes outside the town centre will be important to ensure that residents have access to facilities for day to day shopping.

6.1.5 New markets in the area will be supported as they can help enliven areas and give an added dimension to shopping.

6.1.6 The strategy is consistent with the Core Strategy and London Plan policies.

7. DOCUMENT REFERENCES

- (CDR1) London Plan Consolidated with Alterations (2008)
- (CDR2) Consultation Draft Replacement London Plan 2009
- (CDR83) GLA working paper on Economics Retail in London: small retailers (2005)
- (CDL1) Southwark Plan (2007)
- (CDSPD13) Canada Water SPG (2005)
- (CDD5) Canada Water Town Centre Feasibility Study 2010
- (CDE5) Southwark Retail Study 2009
- (CDCW1) Canada Water AAP submission/publication Sustainability Appraisal
- (CDCW6) Canada Water AAP Preferred Options 2009
- (CDCW7) Canada Water AAP Preferred Options Consultation Statement
- (CDCW3) Canada Water AAP submission/publication Consultation Statement
- (CDCW8) Canada Water AAP Issues and Options 2008
- (CDB5) Core Strategy Retail Background Paper