



London Borough of Southwark

Update on boatdweller needs assessment and St George's Wharf Site Allocation

(April, 2021)

Update on Assessment of Needs for the Boatdweller community

1. Following the Hearings on March 1st 2021, the Council made the decision to engage a new consultant to carry out the boatdweller assessment. RRR Consultancy will now carry out the assessment.
2. Desk research has already begun on this assessment with the consultants intending to reach out to representatives of the community imminently. The consultants intend to initially engage with a few representatives of the South Dock Marina Berth Holders Association in order to get an initial understanding of some of the issues surrounding boat dwellers in Southwark. This will assist in shaping the assessment and understanding the scope of work that needs to be carried out.
3. The council has provided RRR with the necessary local policies and contact details in order to assist in the necessary desk research.
4. It is expected that the assessment will be complete by mid-summer 2021. The exact timing of a final report will depend on the ability of the consultants to carry out in-person site visits which may be affected by restrictions relating to COVID-19.
5. Following the publication of the final report, the council will review the findings in order to assess if/what amendments to the Plan will be required. It is expected that the first early amendment to the Plan will be in Spring/ Summer 2022.

Inclusion of a site allocation on St George's Wharf

6. The council considers the Plan to be consistent with national policy and in general conformity with the London Plan and therefore the inclusion of a site allocation would be unnecessary for soundness of the plan.
7. The council has engaged in a Statement of Common Ground (SCG) with the South Dock Marina Berth Holders Association (SDMBHA). During these discussions they highlighted their position that St George's Wharf should be allocated with the primary focus of the allocation being to protect the use of the boatyard. Their reasons for this and additional background information is set out in the SCG (document EiP190) which is available on the Examination webpage.

8. St George's Wharf is currently allocated in the Canada Water Area Action Plan (CWAAP). CWAAP will be rescinded on adoption of the New Southwark Plan. The policies and sites in the AAP are being replaced by those set out in the NSP.

9. The London Plan 2021 sets out a number of policies relating to waterways and water open space. Among these include Policy SI16 Waterways – use and enjoyment which states:

"Development proposals adjacent to waterways should protect and enhance, where possible, existing moorings. The provision of new moorings and/or required facilities (such as power, water and waste disposal) should be supported if they are:

1) off-line from main navigation routes, in basins or docks, unless there are negative impacts on navigation or on the protection of the waterway (see Policy SI 17 Protecting and enhancing London's waterways)

2) appropriately designed including the provision of wash mitigation, where necessary

3) managed in a way that respects the character of the waterways."

10. The Plan is considered to be in general conformity with the London Plan including policies SI14 Waterways – strategic role; SI15 Water Transport; SI16 Waterways – use and enjoyment; SI17 Protecting and enhancing London's waterways.

11. P24 River Thames of the New Southwark Plan, states development must: "Maintain and enhance the existing facilities that support and increase the use and enjoyment of the river and the activities associated with the Thames in the Thames Policy Area, including:

1. Access points to and alongside the river, including stairs, piers and the Thames Path;

2. Docks, including protection against partial or complete infilling;

3. Mooring facilities;

4. Facilities for passenger, freight and tourist traffic;

5. Sport and leisure facilities;

6. Heritage assets on the foreshore and within the river."

12. P57 Open water spaces of the New Southwark Plan states that:

"Development within designated Open Water Space will only be permitted when it consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and they do not affect its openness or detract from its character. This includes berths, residential, commercial and visitor mooring."

13. The reasons of P57 also notes that there is a high demand for moorings and where water space is underused at present, new berths and moorings could increase the enjoyment of the River Thames.
14. However, if the Inspectors find it necessary for the soundness of the plan, the council will include St George's Wharf as a site allocation.
15. St George's Wharf is currently allocated in the Canada Water Area Action Plan and has been included in the Rotherhithe Area Vision of the New Southwark Plan.
16. If the Inspectors find it necessary for the soundness of the Plan to include the site allocation, the site allocation would ensure that the primary use of the boatyard should remain for activities associated with those of a marina. Any other use such as business, leisure or residential would be considered a secondary use. The exact wording of the policy would be confirmed at a later date but Appendix 1 sets out a potential draft.

Appendix A – Potential Draft for site allocation

Site Area	7,600m2
Existing uses	<ul style="list-style-type: none"> • Boatyard and ancillary activities relating to the use of the marina • Retail
Indicative Residential capacity	n/a
Site	<p>Redevelopment of the site must:</p> <ul style="list-style-type: none"> • Preserve and enhance the boatyard uses associated with marina including the construction, repair and storage of boats, yacht chandlery, and toilet and shower facilities; retail uses (Classes A1 and A3) <p>Redevelopment of the site should:</p> <ul style="list-style-type: none"> • Provide new homes (C3)
Design and accessibility guidance	<p>St George's Wharf is a working boatyard and car park which is adjacent to South Dock Marina, London's largest marina.</p> <p>Boatyards are protected in the New London Plan and any development on the site should not compromise the operation on the boatyard.</p> <p>South Dock Marina and Greenland Dock along with the adjacent boatyard site are considered to be a marine centre of excellence, a significant industrial site of importance for London's marine, transport and water activities. Primary use should be for marine and open water activities, for residential and leisure boat moorings and for a working boat yard.</p> <p>New development for residential, business or leisure may be considered only where the use of the boatyard is not compromised. Any use other than a uses ancillary to the function of the boatyard would remain a secondary use.</p> <p>Any new development or new facilities would need to be planned carefully to ensure that they are not too noisy or disruptive for local residents.</p> <p>The site is in council ownership.</p>
Site Location	
Impacts Listed Buildings or undesignated heritage assets	The site is adjacent to the Grade II Listed South lock, hydraulic capstans and mooring posts

Impacts a Conservation Area	No
Impacts a distinctive Borough View or London View Management Framework View (LVMF)	No
Impacts an Archaeological Priority Area	The site lies within APA1 North Southwark and Roman Roads
Impacts a Scheduled Ancient Monument	No
Is in close proximity to the River Thames	The site is immediately adjacent to the River Thames and lies within the Thames Policy Area
Is in a Town Centre	No
Is in an Opportunity Area	Canada Water Opportunity Area
Is in the Central Activity Zone (CAZ)	No
Can provide Low Line walking routes	No
Impacts a designated open space	Adjacent to designated South Dock Open Water Space