
CANADA WATER MASTERPLAN



Sustainability Strategy

May 2018

Arup

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Executive Summary

This Sustainability Strategy has been prepared by Ove Arup & Partners Ltd (Arup) and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south, Quebec Way to the east (the "Site") on behalf of BL CW Holdings Ltd, a subsidiary of British Land Company Plc ("The Applicant"), hereafter referred to as "British Land". The hybrid planning application is formed of detailed development proposals in respect of Plots A1, A2 and K1 for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Development".

The Development comprises the comprehensive redevelopment of six identifiable areas: the Surrey Quays Shopping Centre, former Harmsworth Quays Printworks and Surrey Quays Leisure Park sites, former Dock Offices Courtyard, and the site at Roberts Close. The Development will provide new retail, office, leisure and community floorspace along with residential dwellings. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.

It will be built in stages over a 15 to 20-year period, focusing on the creation of a new town centre, and a strengthened shopping destination. This includes the development of approximately 3,000 new homes (subject to viability), employment for circa 20,000 people, improved social and community infrastructure, and improved transportation, pedestrian and cycle links to and within the area.

The purpose of this Sustainability Strategy is to demonstrate how social, economic, and environmental sustainability factors have been considered as part of the Development, and how sustainability measures will be implemented. This is presented in the context of national, regional, and local policy guidance on sustainable development. In particular, it demonstrates how the proposals respond to the sustainability standards of the policies contained within the Southwark Development Plan. This will improve and maintain the sustainability performance throughout design, construction, and operational use of the Development. Throughout this document, other documents submitted in support of the hybrid planning application are referred to, such as the Masterplan Design and Access Statement (Volume I), Public Realm Design and Access Statement (Volume II), Transport Assessment, Housing Statement, Energy Strategy, and the Open Space Assessment.

The Sustainability Strategy is structured as follows:

- Section one introduces the Development and provides contextual background to the selected site. An overview of relevant policy documentation is also included.
- Section two outlines the Sustainability Appraisal, and presents a checklist for the three main thematic areas: social sustainability, economic sustainability and environmental sustainability. The findings are summarised in an integrated sustainability conclusion.

Section three details the Sustainability Assessment Methodology and provides a review of the Development against BREEAM targets and requirements, and the Home Quality Mark.

- The Appendices present the relevant planning policies and the response to the Southwark Council's Sustainable Design and Construction SPD checklist table.

1 Introduction

1.1 DESCRIPTION OF THE SITE

- 1.1.1** This Sustainability Strategy has been prepared by Arup and is submitted in support of a hybrid planning application for the Canada Water Masterplan. The hybrid planning application is made in relation to land bounded by Surrey Quays Road to the north, Lower Road (A200) to the west, Redriff Road (B205) to the south, Quebec Way to the east (the "Site") on behalf of BL CW Holdings Ltd, a subsidiary of British Land Company Plc ("The Applicant"), hereafter referred to as "British Land". The specific boundary for the planning application encompasses 21.27 hectares (ha) of land within the 308-ha area known as Canada Water.
- 1.1.2** The hybrid planning application seeking outline planning permission with all matters reserved for the demolition of all existing structures and redevelopment comprising the following mix of uses: retail (A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation (Sui Generis), leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets (Sui Generis), nightclub (Sui Generis), flexible events space (Sui Generis), an energy centre (Sui Generis), an interim and permanent petrol filling station (Sui Generis), a primary electricity substation (Sui Generis), a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations of the Press Hall and Spine Building of the Printworks and detailed planning permission for Plot A1 to provide uses comprising retail (A1-A5), workspace (B1) and residential (C3), Plot A2 to provide uses comprising retail (A1-A5), workspace (B1) and leisure centre (D2) and Plot K1 to provide residential use (C3). Detailed development permission is also sought in respect of Plots A1, A2 and K1 for which no matters are reserved. The detailed proposals and outline proposals together are referred to as the "Development".
- 1.1.3** The Development will provide new retail, office, leisure and community floorspace along with residential dwellings. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.1.4** The site is situated between two high quality green spaces – Southwark Park (a historic registered park) to the west, and the Russia Dock Woodland to the east. To the north and south lie Canada Water Dock and Greenland Dock. These water bodies define the character of the area, and provide an essential connection to the local history of the area as a place once dominated by operational docks, canals, and timber warehouses.



Figure 1: The existing site, looking from east to west



Figure 2: Plan view of London. The site boundary is marked in red.

- 1.1.5** Strong public transportation and highway links have promoted the viability of the site as an area for regeneration. The Shopping Centre, although separated from the larger site by the Surrey Quays Road, can be accessed from Redriff Road, located to the south. This road provides a principal access route from Lower Road into the Rotherhithe Peninsula.
- 1.1.6** The area also contains two stations (Canada Water and Surrey Quays Station) and a main bus station. In the town centre, access to public transport is high, but reduces

towards the periphery, notably towards the Surrey Docks ward. In addition to the rail and tube, two piers (Greenland Dock and Hilton Docklands) provide access to passenger services to Canary Wharf, Greenwich and central London.

- 1.1.7** The two main wards, Rotherhithe and Surrey Docks, are characterised by their low rise suburban nature, interspersed with open spaces, open water, and large leisure and industrial buildings. Historically, the majority of development occurred around the riverside, where former industrial docklands buildings and Victorian warehouses can be found.
- 1.1.8** The wards have a combined population of around 27,200 people, residing in approximately 12,000 households.
- 1.1.9** Within the local area, 79% of the population are working aged residents (aged 16-24 years), significantly higher than London's average of 69%. Dependent children further comprise 23% of the population.
- 1.1.10** More than a third of the population are BAME (black and minority ethnic residents), amounting to 36% of the total population.
- 1.1.11** Levels of unemployment are 2.2% of the local area, marginally higher than the London average of 2%, but lower than the London Borough of Southwark's average of 3.2%. Employment within the Surrey Docks ward is concentrated in the professional, scientific and technical area, amounting for 30% of total jobs. Within the Rotherhithe ward, this industry accounts for 17% of total employment, and retail employment is significantly higher than the Surrey Docks ward, at 30% compared to 2%.
- 1.1.12** Both Rotherhithe and Surrey Docks have a mixture of housing tenures: Rotherhithe has a high proportion of affordable homes and 36% of these are owned by the council. 24% of the homes in the Surrey Docks ward are affordable. However, the proportion of affordable housing needs to be increased further to align with the average earnings per capita in the area.
- 1.1.13** The former Dock Office, constructed in 1862 by the Surrey Commercial Dock Company, is a Grade II listed building that remains today, adjacent to the site. The site may also contain underground historic Canada Water Dock Walls, which is to be confirmed by intensive examination.
- 1.1.14** A protected view from Greenwich to St Paul's Cathedral (LVMF 5a.2), as outlined under the London View Management Framework (LVMF), crosses the site; and this restricts building height in this view to +30m AOD



- Key**
- | | | |
|------------------------------|-------------------------------------|------------------------------|
| 1 Brunel Museum Engine House | 8 Granary Warehouse | 15 Grice's Granary warehouse |
| 2 The Tunnel | 9 East India Wharf | 16 Dock Offices |
| 3 St Mary's Church | 10 Surrey Lock | 17 Scherzer Bascule Bridge |
| 4 St Mary's Free School | 11 Greenland Dock Lock | 18 Dockers' Shelter |
| 5 St Olav's Kirke | 12 London Hydraulic Pumping Station | |
| 6 The Finnish Church | 13 Globe Wharf | |
| 7 Swedish Seamen's Mission | 14 Schrezer Bascule Bridge | |



Figure 3: Listed buildings and conservation areas

1.2 PROPOSED DEVELOPMENT

- 1.2.1 British Land has submitted a hybrid planning application for a comprehensive redevelopment of a 21.27-hectare site within Canada Water. The planned development aims to create a vibrant, inclusive, mixed-use urban town centre through five key thematic pillars: 'Living', 'Working', 'Getting Around', 'Community', and 'Spaces'. Embedding social, economic, and environmental sustainability measures, the development will create a significant new public space for people of all ages, incomes, and life stages.
- 1.2.2 The Development seeks permission for the parameters of the Outline Proposals. This includes up to 86,650sqm of retail floor space; 51,500sqm of leisure space; and 7,500sqm of hotel space, amongst other uses. Workspace could occupy up to 282,500sqm of the Development. The diversity of independent retailers, small and large high street chains will also be improved.
- 1.2.3 Notably, the Development aligns with the London Plan's Major Town Centre classification, presenting over 50,000sqm of retail, leisure, and service floorspace, whilst providing significant employment, service, leisure and community functions.



Figure 4: Illustrative Masterplan

- 1.2.4** Strategies will also be implemented to connect with the local community, enhance local skills, grow local businesses, and enliven the area within the selected site and the broader Canada Water area. Social infrastructure has also been considered within the plan. Community facilities could include a new health centre subject to on-going discussions with Southwark Council's Public Health team and Clinical Commissioning Group (CCG). Educational facilities including a new sixth form college could also be provided as part of the Development.
- 1.2.5** Business and workspace requirements will be incorporated into the Development. The proposed Development includes the creation of a vibrant, mixed-use employment hub – developing office, workspace, and higher education space to provide employment for up to 20,000 people, and substantial construction employment, including apprenticeship and training opportunities, for residents. There is also potential for a business/education/innovation hub, including university facilities.
- 1.2.6** Housing will be provided to encourage healthy, sustainable living for a diversity of demographic groups. The Development could deliver approximately 3,000 new homes including affordable housing (subject to viability), comprising a range of housing types, tenures, price points and sizes.
- 1.2.7** Ecological preservation and enhancement is also a key area of focus. On the western edge of the Dock, ecological enhancements will be introduced, and large green public spaces will connect routes throughout the site and encourage nature and biodiversity. An east to west green connection between Southwark Park and the Russia Dock Woodland will also be introduced to enhance biodiversity, community health and wellbeing.
- 1.2.8** The Development also places emphasis on the need to expand upon existing, and develop new, sustainable and active transportation links. This will include a series of new junctions on Surrey Quays Road, Redriff Road and Quebec Way to provide new vehicular and pedestrian routes through the Development along with new or relocated pedestrian crossing facilities along Surrey Quays Road. The Development will also realign the private Deal Porters Way, with associated pedestrian crossing facilities, and, subject to discussion with Southwark Council, the Development proposes an improved pedestrian crossing facility on Lower Road, close to its junction with Gomm Road.
- 1.2.9** The Development also seeks permission to deliver a new entrance to Surrey Quays station along with improvements to Canada Water Dock, which include a new pedestrian bridge.

1.3 PLANNING LITERATURE OVERVIEW

- 1.3.0.1** Planning policies are designed to encourage sustainable growth by setting standards for social, economic and environmental considerations at the national, regional and local levels. These standards range from minimising operational carbon emissions, to providing affordable housing for the community, to increasing local employment.
- 1.3.0.2** These standards are communicated through a hierarchy of planning policy documents, from National to regional to local level. For developments in the London Borough of Southwark, such as the Canada Water Masterplan, the planning policy documents that apply are the National Policy Planning Framework (NPPF) (national), The London Plan (regional) and the Southwark Development Plan (local). In the Southwark Development Plan, Southwark Council has implemented policies that which include more specific

localised targets and requirements for Canada Water, which are established in the Canada Water Area Action Plan (CWAAP).

These documents are described further below, and section two of this Sustainability Strategy explains how the Development addresses the policies contained within them.

1.3.1 National Planning Policy Framework (NPPF)

1.3.1.1 The National Policy Planning Framework (NPPF) (March 2012) is an essential part of the government's reforms to reduce the complexity of the national planning system. The NPPF simplifies the number of policy pages about planning. This framework acts as a useful guidance tool for local planning authorities and decision-makers when drawing up plans and making decisions area planning applications.

1.3.1.2 The framework highlights sustainable development as the golden thread running through both the planning and decision-making process. The NPPF states 'there are three dimensions to sustainable development: economic; social; and environmental', as follows:

- **Social:** Supporting strong, vibrant and healthy communities, by providing supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and culture well-being.
- **Economic:** Contributing to building a strong, responsive, competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- **Environmental:** Contributing to protecting and enhancing our natural, built and historic environment: and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF expands further, stating that '...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system'.

1.3.2 The London Plan (2016)

1.3.2.1 The London Plan (consolidated with alterations since 2011) (March 2016) is a strategic spatial development strategy for London. The Plan, although developed primarily by the Mayor of London, is the shared responsibility of the Mayor of London, 32 London Boroughs, and the Corporation City of London.

1.3.2.2 The London Plan contains eight chapters, establishing an integrated social, economic, environmental and transportation framework for the development of London over the next 20-25 years. The development documents of local Boroughs must be 'in general conformity' with the London Plan.

1.3.2.3 The London Plan identifies Canada Water as an 'Opportunity Area', encouraging intensity of development centred around strong transportation links.

- 1.3.2.4 Supplementary Planning Guidance documents (SPGs) accompany The London Plan, which provide further details and best practice on how to meet the policy requirements. The Sustainable Design and Construction SPG provides guidance for developers and councils on how to develop sustainably within the London context.
- 1.3.2.5 In late 2017 a draft New London Plan was released for public consultation. This Sustainability Strategy identifies certain aspects of this new plan but refers to the London Plan 2016 as adopted policy.

1.3.3 London Environment Strategy

- 1.3.3.1 The draft London Environment Strategy (LES) was released for public consultation from August to November 2017 by the Mayor of London. It sets out the vision for London in 2050, with the aim of making London a cleaner and greener city that is ready for the future.
- 1.3.3.2 The LES was developed by the Mayor of London in conjunction with the Greater London Authority and Transport for London (TfL). As the Mayor has limited powers to implement his proposals and policies, the strategy's realisation will rely on engagement, commitment from, and collaboration with, the national government, London boroughs, London businesses, NGO's, community groups and individual Londoners, to implement the proposals.
- 1.3.3.3 The strategy is divided into six key topic areas: air quality; green infrastructure; climate change mitigation and energy; waste; adapting to climate change; and ambient noise. Within these topic areas, there are numerous proposals that involve investment in the public realm, infrastructure, transportation, housing and support for individual Londoners. The proposals contained in the LES will also be used to inform the next revision of The London Plan's policies.
- 1.3.3.4 The key targets of the LES are as follows:
- Increase green cover to 50% and tree canopy cover by 10%;
 - Make London a zero-waste city;
 - Make London a zero-carbon city;
 - Make London and Londoners resilient to severe weather & climate change impacts;
 - Make sure that London has the best air quality of any city in the world; and
 - Reduce the number of people adversely affected by noise.
- 1.3.3.5 The proposals and aims of the LES will be considered throughout the design process of the Development, and they will be responded to as appropriate.

1.3.4 Southwark Development Plan

The Southwark Development Plan encompasses a number of adopted planning policy documents used to set out Southwark Council's strategy for development and to make decisions on planning applications. The Southwark Development Plan documents that apply to the Canada Water Masterplan are: The current Local Plan, which is made up of the saved policies of the Southwark Plan (2013) and the Core Strategy (2011); and the

'Canada Water Area Action Plan' (CWAAP) (2015). These policy documents are summarised as follows:

- **Core Strategy (2011):** The Southwark Core Strategy sets out Southwark Council's long-term vision, strategic policies, and spatial strategy with an implementation plan up to 2026 to deliver sustainable development. It refers to area action plans, site allocations, maps, and research that informs the targets and policies. The Core Strategy strategic policies replace some of the Southwark Plan (2007) policies. They set demanding standards and targets so that all developments contribute to creation of job opportunities, reduction in CO2 emissions, protection of natural resources, stronger communities, protection of our environment, preservation of historic places and buildings, better homes and more.
- **Saved policies of the Southwark Plan (2013):** The Southwark Plan contains more detailed, technical policies that support the strategic policies of the Core Strategy. Some policies were replaced by the Core Strategy strategic policies, and the intention is to phase out and eventually replace all the policies of the Southwark Plan (2007).
- **Canada Water Area Action Plan (CWAAP) (2015):** The Canada Water Area Action Plan (CWAAP) has been designed to guide development and regeneration in Canada Water in the London Borough of Southwark. The plan is a local policy document, containing masterplans and strategies. The CWAAP is part of the broader range of aforementioned planning documents, and it must be consistent with these. Other documents supporting the CWAAP including research evidence, the sustainability appraisal, consultation plans and strategies, and officer responses. The CWAAP outlines the implementation of appropriate strategies to achieve this vision; including justification for chosen policies, and a delivery plan for implementing the area vision. The delivery plan identifies what needs to occur for redevelopment, and crucially it establishes a timeframe for change. Within the CWAAP, objectives and policies have been grouped into six main themes: shopping, transport, leisure, places, housing, and community. This establishes and provides a framework for redevelopment. The Canada Water site has been selected as a suitable area for transformation due to its character, public transport accessibility, and profound opportunity and capacity for growth. The CWAAP also considers wider measures for regeneration including attraction for families, leisure opportunities, and great open spaces, docks, and green links.

1.3.5 Draft New Southwark Plan

- 1.3.5.1 The New Southwark Plan (NSP) will be a new borough-wide planning and regeneration strategy up to 2033. Once finalised and adopted, it will replace the saved Southwark Plan policies and the Core Strategy. The proposed submission version of The New Southwark Plan was released in late November 2017.
- 1.3.5.2 As the NSP will not be published at the time of the hybrid planning application, it is not addressed in this Sustainability Strategy.

1.3.6 Supplementary Planning Documents (SPDs)

- 1.3.6.1 Southwark Council's Supplementary Planning Documents (SPDs) provide specific guidance relating to different development topics and areas of the borough. This detailed

guidance expands on policies within the Southwark Development Plan and shows how Southwark Council expects planning policies to be addressed by planning applications.

- 1.3.6.2 The two SPDs that have been utilised for this hybrid planning application are the 'Sustainability Assessments SPD' and the 'Sustainable Design and Construction SPD':
- **Sustainability SPD:** Sustainability assessments must be submitted with all planning applications for major development, such as the Canada Water Masterplan. This is also a requirement of The London Plan. This SPD provides a sustainability assessment checklist which should be used to carry out the assessment. This checklist has also been used to structure the sustainability appraisal, section 2, of this document, and the checklist can be found in the Appendix, section 4.1.
 - **Sustainable Design and Construction SPD:** The majority of the standards referred to in the Sustainability Assessments SPD checklist are found in this SPD. It sets out the Council's approach to sustainable design and construction policies in the Local Plan. The standards set out are split into those for major developments (10 or more dwellings or over 1,000sqm floor space), and minor developments, the former of which applies to the Development.

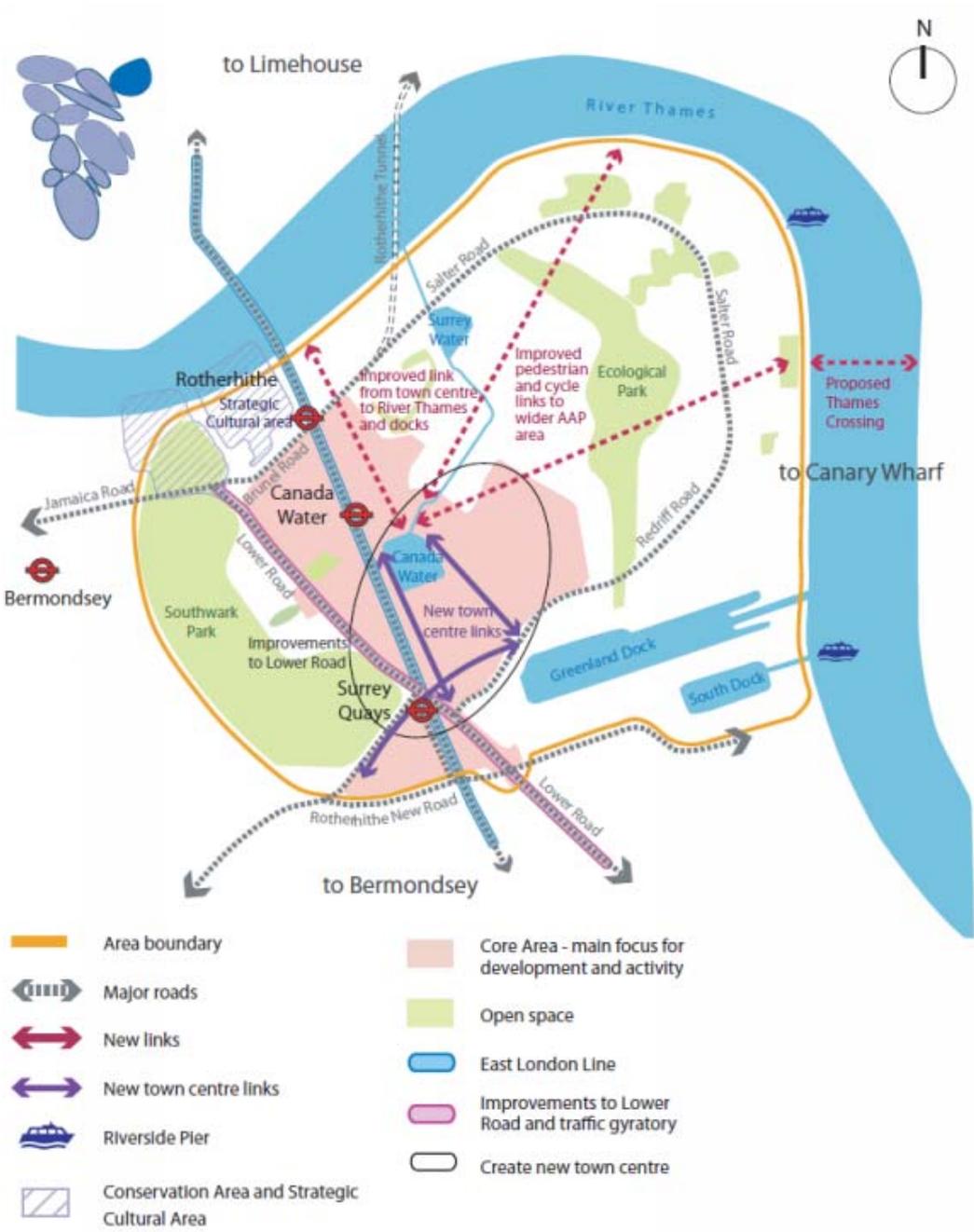


Figure 5: Canada Water Area Action Plan (CWAAP) key diagram

2 Sustainability Appraisal

This section presents a response to the national, regional and local policies described in section 1.4. Each plot across the Development will provide an individual sustainability statement for Planning, reflecting the site wide aspirations on a plot level.

2.1 SOCIAL SUSTAINABILITY

2.1.1 Housing Tenure

2.1.1.1 Housing tenure in the Development should reflect the needs of the local community and promote the creation of mixed communities within the area.

2.1.1.2 The details for each phase of the Development will be worked up as the project progresses. The submitted hybrid planning application includes the details for Phase 1 which will deliver 270 homes which, subject to grant funding will be apportioned (based on habitable rooms) as follows:

- 60% for private sale
- 35% for social rent and shared ownership, split 70% social rent, 30% shared ownership
- 5% for discounted market sale or rent

2.1.1.3 Overall, the aim is for the Development to create a mixed and diverse community.

More information on housing tenure and the approach to the housing strategy can be found in the Housing Statement and the Planning Statement submitted as part of this planning application.

2.1.2 Dwelling Mix

2.1.2.1 The dwelling mix in the area should generally reflect the needs and aspirations of the local community, whilst providing for those with specific accessible housing needs. 90% of dwellings will be designed to M4(2) accessible and adaptable dwelling standards, and 10% will be designed to M4(3) Wheelchair user dwellings.

2.1.2.2 Moreover, as outlined in the Equalities Statement, the Development will provide a mixture of Studio, 1 bed, 2 bed and 3 bed units; incorporation of the principles of inclusive design where possible; and all proposed dwellings in the Development will address the criteria for Lifetime Homes through compliance with Approved Document M Volume I of the Building Regulations.

2.1.2.3 In addition, the variety of massing of residential buildings offers flexibility in accommodation type, providing different options for a diverse community.

Refer to the Masterplan Design & Access Statement (Volume I) for more information.

2.1.3 Amenity Space

- 2.1.3.1 Place-making is at the heart of the vision for the Development, with plans for high quality public realm consisting of parks, trees and streets that promote a high quality of life and environment.
- 2.1.3.2 The evolution of the Development has been informed by the amenity space standards outlined in Southwark Council's SPD entitled '2015 Technical Update to Residential Design Standards' and the Open Space Strategy.
- 2.1.3.3 The Open Space Strategy has highlighted the requirements for Amenity Space, amounting to approximately 29,000sqm.
- 2.1.3.4 The detailed design also aims to meet private and communal amenity space standards where possible across the Development.

2.1.4 Open Play Facilities

- 2.1.4.1 In line with the Open Space Strategy, an Open Space Audit was conducted to review the existing level of provision within the local area. The audit considered the quality of local open space to identify opportunities for investment, and it has informed the Development. The Development will aim to deliver 15% open space and play space on-site where possible, and invest in existing open spaces where off-site provision is required to meet demand generated by the Development.
- 2.1.4.2 The Open Space Strategy identified 32 open space areas within the Development, including local playspace, and local school playspace. Within the Development requirements, between approximately 2,000sqm and 7,500sqm of playspace will be provided. Notably, the design considers the diversity of playspace required for children of different ages, and considers an appropriate provision of doorstep playspace, local and neighbourhood playspace, and youth playspace, per the relevant age group.
- 2.1.4.3 Play facilities will not be restricted to isolated areas, and will be integrated harmoniously throughout the site. The new park, which sits within the proposed residential area of the Development, will be generous in dimension, allowing for many activities and play spaces of different types and for different ages. Also in the same area of the Development as the park, the streets of the residential areas will prioritise pedestrians, allowing these outdoor spaces to be used a play space by children. The new town square will also provide open play space and activity space for all ages, including surface-level water fountains for children to play in on warmer days.

2.1.5 Safety and Security

- 2.1.5.1 Security across the Development has been developed to inform the design as outlined in the Design and Access Statement (Volume II), specification and operation of the different phases of the Development over the next 10 to 15 years. It analyses the site, assesses the safety and security risks and threats on site, and sets out mitigation measures for design and operation. Mitigation measures recommended are to influence the design of: walls; public space perimeters; public areas; buildings; landscape; street furniture; waste management; and security and crime policies.
- 2.1.5.2 The Metropolitan Police (MPS) and the Designing Out Crime Officer (DOCO) have been consulted, and all plots within the Development seek to align with the principles of Secure by Design (SbD) accreditation.

- 2.1.5.3 As outlined in the Design and Access Statement (Volume II), lighting design considers safety and security of the Development. Here, lighting has been designed to reinforce safety after dark and help prevent accidents by increasing the visibility of potential hazards, such as vehicles and obstacles. Areas of high contrast, such as underpasses and transport connections can reduce safety and security, and this has also been considered in lighting design. The use of LED's will provide high quality colour rendering, ensuring that colours are seen more accurately by the human eye. This will in turn aid security and CCTV in eye-witness recall, should there be an incident.
- 2.1.5.4 Road safety in the local area has been analysed and it is considered that there are no inherent safety issues around the local highway network. Nevertheless, one of the overarching objectives of the Framework Travel Plan is to make sustainable modes of travel safer, more accessible and user friendly. This will be done by reducing car mode share and increasing walk and cycle mode shares. (See the Transport Assessment for more information).
- 2.1.5.5 Measures to mitigate the risks posed by hostile vehicles will be integrated into the public realm design. Hostile Vehicle Measures (HVMs) implemented will be in keeping with the general aesthetic of the surrounding streetscape.
- 2.1.5.6 Additionally, the principles of delivering safety to residents, and identifying protected loading locations underpin the Delivery and Servicing Management Plan (DSMP), which should be referred to for greater detail. The Equalities Statement also outlines plans for safety and security, and aims to improve social cohesion through the promotion of community and a sense of belonging, reducing fear and encouraging civic responsibility.

2.1.6 Information Technology and Communications

Providers will deliver ultra-speed broadband telecommunications infrastructure to all residential users. Based on Fibre to the Premise Technology (FTTP), residential and business users will experience the fastest broadband speeds in London. The site-wide optical fibre network will support the latest in cellular telecoms 2G, 3G, 4G and the emerging 5G including small cell deployment, site-wide Landlord provisioned Wi-Fi and an integrated Connected Real Estate. Such technologies will support connection of multiple Internet Protocol integrated systems from CCTV, Energy and Environmental Monitoring, through to platform to support SMART technologies and IoT (Internet of Things) enabled devices.

See the Utilities and Services Infrastructure Strategy submitted as part of the application for more detail.

2.1.7 Pre-application Consultation

- 2.1.7.1 For any new development, it is essential that the local community is consulted prior to the application stage to ensure that the design and intended use reflects the needs and desires of the community, giving the Development greater longevity. For the Development, a pre-application consultation process was undertaken from February 2014, continuing through into 2018, engaging the local community and other stakeholders.
- 2.1.7.2 To date, there have been 69 consultation events, plus additional outreach, more than 10,000 attendees (over 5,000 individuals) and more than 12,000 comments.

- 2.1.7.3 The most recent public consultation occurred in January 2018, and included drop-in exhibitions and outreach for the developed Canada Water Masterplan. The public consultation session presented information relating to the first detailed plots, and provided the opportunity for online feedback throughout a three-week window. Moreover, 5 main exhibitions were held between Friday 11th January 2018 and Saturday 20th January 2018 at the Surrey Quays Shopping Centre; in addition to two local mini-exhibitions at local centres. For each public consultation session, reports, project newsletters and exhibition material are made readily available on the Canada Water Masterplan website, outlining content from the sessions, feedback, and future consultation plans.
- 2.1.7.4 British Land frequently meets with stakeholders and organisations in Canada Water to learn about the opportunities and challenges within the area. The consultation process is organised by Soundings, who act as an impartial organisation in the development process to holistically and transparently involve communities at each design stage to inform proposals.
- 2.1.7.5 During the pre-application period, the site boundary has evolved as a result of the community feedback, and the consultation process has been updated to reflect the site boundary changes. A number of interim reports have been publicly issued for comment, which the Statement of Community Involvement combines and provides over-arching analysis. (See the Statement of Community Involvement submitted as part of the application for more details.)

2.1.8 Parking for People with Disabilities

- 2.1.8.1 Car parking provision will be provided in line with policy and best practice requirements for residents, employees, leisure users and town centre users. Public parking for blue badge holders will be provided in accordance with Southwark Council and GLA requirements with parking for resident blue badge holders provided at up to a maximum of one space per wheelchair accessible unit. Disability parking will also be accounted for within public car parks to BS 8300 guidance.
- 2.1.8.2 The Development will also provide drop off points for taxis, Dial-a-Ride and community transport within plots where required, and mobility scooter parking and charging points throughout the site, and could include car club spaces.

See the Transport Assessment for more information.

2.1.9 Accessibility

- 2.1.9.1 One of the main design principles of the masterplan is the relationship between quality of life and access. As outlined in the Equalities Statement, the proposed scheme will provide sufficient accessibility for people with disabilities, parents with pushchairs, and the elderly and infirm, so that they can move easily and safely around the site.
- 2.1.9.2 Accessibility and permeability are also encouraged through the connection of existing routes with the wider pedestrian and cycle network. Here, the three main strategic links are the High Street, the Green Link, and the Dock Link.
- 2.1.9.3 Further strategies include, but are not limited to: a permeable and legible pedestrian network; highly connected pedestrian access to public transport networks; signal controlled crossing points for pedestrians across main vehicular routes; resting places at a minimum of every 50m; small gradients across the site; and accessible homes.

- 2.1.9.4 The Masterplan will design 90% of homes to M4(2) Accessible and Adaptable Dwelling Standards, 10% to M4(3) Wheelchair User Dwelling Standards. (See the Masterplan Design and Access Statement (Volume I) for more information).
- 2.1.9.5 Regarding the public realm areas, street furniture, materials and surface finishes and water features will be designed to minimise their potential to cause slips, trips and hazards to pedestrians, those with impaired vision or the less physically able. Wayfinding and signage will be clear to guide people through the site on accessible, step-free routes with distance indicators. Level differences across the Development will be managed by gentle slopes mainly around 1:40 gradient, but not over 1:20 gradient. Communal open space will also be designed to be accessible to all, with play areas designed with reference to accessible play guidance, such as 'Accessible Play Space: A Good Practice Guide', published by the Department for Communities and Local Government.
- 2.1.9.6 Provisions for accessibility to all buildings will also be made by incorporating entrances that are maintained and available for all people to use without assistance. Each entrance will be designed to meet the Building Regulations Part M (Volume 2) standards, including but not limited to covered and automated entrance doors, and intercoms located to suit all users.
- 2.1.9.7 Accessibility will be considered in the design of all buildings, including the leisure centre within Plot A2, which will adopt Sport England standards for accessible pools, sauna and other facilities. The fit out of public buildings will also be required to meet Building Regulations Part M (Volume 2) and Part K, and fire strategies will consider the safe evacuation of disabled people.
- 2.1.9.8 Consideration is given to vertical circulation, to allow people to choose the method they prefer depending on their requirements. The appropriateness of including lifts, ramps, escalators, and steps in different scenarios is discussed in the Masterplan Design and Access Statement (Volume I).
- 2.1.9.9 As well as providing access for people with disabilities, the Development will also be designed to be as inclusive as possible to residents, visitors, people working on the site and the wider community. The Development will consider the access principles as set out by Design Council CABE's 2006 publication 'The Principles of Inclusive Design – They Include You'. The principles put people at the heart of the design process, acknowledge diversity and difference, offer choice when a single solution won't accommodate all users, provide flexibility in use, and provide buildings and environments that are convenient and enjoyable for all.
- 2.1.9.10 Based on the aforementioned principles, the Development will implement access provisions that will also allow cyclists, pedestrians, public transport users, vehicles and servicing and delivery vehicles to pass easily and safely through the site, whilst providing convenience and enjoyment for all users.
- 2.1.9.11 Access to transport connections, providing drop off and pick up points for taxis, accessible parking for adapted cycles for disabled people, providing suitable crossing points and mobility scooter parking and charging points are just some of the access provisions to be incorporated. The Equalities Statement also accounts for access to transportation, and suggests that a range of homes should be developed near the Canada Water overground and underground station to increase accessibility to all demographic users.

- 2.1.9.12 In addition, publicly accessible WCs will be provided that are accessible to all, baby changing facilities in both male and female WCs will be made available, and pleasant parent rooms for breast and bottle feeding will be considered.
- 2.1.9.13 These measures will be combined through the considered layout of roads, building massing and public realm.

2.1.10 Transport Impacts

- 2.1.10.1 Transport is a key issue locally and British Land is working closely with Southwark Council and Transport for London (TfL) to ensure a joined-up approach.
- 2.1.10.2 During the construction phase of the Development, a Construction Travel Plan will be implemented to promote cleaner and greener travel choices and will seek to eliminate reliance on the car by the construction workforce. Here, the Travel Plan Manager will liaise closely with the Southwark Council and TfL to encourage workforce use of public transport and car sharing schemes to minimise impacts on the local network. This will reduce vehicle movements to their minimum, reduce single occupancy car use, and promote alternative forms of transport.
- 2.1.10.3 The Development is in an appropriate area for its size and trip-generating characteristics, and its design will aim to mitigate any negative transportation impacts. The Transport Assessment that accompanies this planning application analyses the effects of the proposals to trip generation and available public transport capacity, and identifies appropriate interventions to mitigate the negative effects of the Development on the local transport network.
- 2.1.10.4 The proposals will promote sustainable modes of transport as there will be limited car parking provision, encouraging commuter journeys through the available public transport modes. Safe and secure cycle facilities will also be provided as well as 'end-of-journey' facilities to encourage the use of cycles. A Framework Travel Plan and (for 2.1.11.5 Detailed Proposals) individual Travel Plans are submitted as part of the hybrid planning application. They contain a package of measures to encourage the use of the transport infrastructure provided within the local area.
- 2.1.10.5 One of the key design principles of the masterplan is creating a legible, pedestrian-friendly public realm and street layout. In all proposed areas of the site, the regard of the user experience and wayfinding through the site is evident. This is exhibited in the Masterplan Design and Access Statement (Volume I). The legibility of the site layout and quality of the public realm have the potential to greatly influence the community's decision to adopt more sustainable and healthy modes of transport, such as walking or cycling.
- 2.1.10.6 The Development aims to improve the quality and reliability of bus services by creating new bus corridors, the inclusion of the High Street to accommodate buses, maintaining existing bus routes on Surrey Quays Road and Lower Road, providing level access to buses, and providing real-time information about bus routes and departures in visual and audible formats.

See the Masterplan Design and Access Statement (Volume I) for more information.

2.1.11 Minimising Car Use

- 2.1.11.1 To minimise car use, the Development will provide a minimum number of car parking spaces, whilst ensuring that the Development can operate successfully and become a

viable and vital town centre, in accordance with the Sustainable Transport SPD. Car parking is as follows:

- Zero standard car parking spaces for office uses, with limited provision for disabled users only;
- A maximum of 1,000 town centre car parking spaces in addition to disabled parking;
- A maximum of 0.2 spaces per residential unit across the Development;

2.1.11.2 The provision of car parking in the Development will be reviewed in accordance with the Framework Travel Plan as the Development evolves.

2.1.11.3 The Framework Travel Plan identifies a comprehensive strategy to take advantage of sustainable modes of transport and minimise the use of cars in accordance with the Sustainable Travel SPD. In addition, the Development will be designed to be an exemplar development for TfL's 'Healthy Streets' approach¹, key components of which are expected to include:

- Cycling routes, provision for cycle hire docking stations, generous levels of cycle parking and end-of-journey facilities will be provided, including showers and changing space, to help promote cycling;
- Low car parking provision;
- High quality public realm and linkages with the wider network to promote walking; and

2.1.11.4 The Development will also focus on providing varied pedestrian routes that connect the public realm and the different areas of the site to encourage walking and minimise car use. See the Masterplan Design and Access Statement (Volume I) for more information.

2.1.14.5 The strategies outlined will also help meet the needs of a low carbon future, be accessible to all, and enhance connectivity. This will also reduce congestion that can affect bus service reliability, and improve air quality.

Further details can be found in the Transport Assessment and Framework Travel Plan.

2.1.12 Cycling

2.1.12.1 The Development will incorporate cycling routes, provision for cycle hire docking stations, generous levels of cycle parking, and end-of-journey facilities such as showers and changing space. The site-wide provision of these cycling facilities will help promote cycling, reducing air pollution and transport carbon emissions whilst improving the physical health of the local community. The provision of cycling facilities will be in line with cycle parking standards set out in the Southwark Plan Appendix 15, the Sustainable Transport SPD, London Plan policy, and BREEAM standards.

2.1.12.2 The cycle parking facilities provided throughout the Development will be for both long stay and short stay users. In addition, TfL and Southwark Council are currently discussing the need for an extension of the Cycle Hire Scheme in the Canada Water area to encourage and promote cycling.

2.1.12.3 The Development will provide cycle routes through the site that are well-connected to the existing and forthcoming cycle networks, including cycle provision on the High Street and

¹ content.tfl.gov.uk/healthy-streets-for-london.pdf

the Cycle Super Highway (CS4) on Lower Road, with the aim to encourage cycling in Canada Water.

- 2.1.12.4 Regarding security of cycle parking, measures to minimise bicycle theft such as designing appropriate lighting, specifying secure bicycle storage and CCTV.

Refer to the Transport Assessment, Framework Travel Plan and the Masterplan Design and Access Statement (Volume I) for further details.

2.1.13 Health and Wellbeing

- 2.1.13.1 Many social, economic and environmental aspects of the design will influence the health and wellbeing of the local community and seek to overcome health inequalities. From the quality of green, play and amenity spaces, biodiversity, air quality, efficiency and reliability of transport, electrical, energy and communications infrastructure to the architectural delight of the buildings, affordability of housing, creation of job opportunities, and resilience to severe weather events. The Development could also include a new health centre subject to on-going discussions with Southwark Council's Public Health team and Clinical Commissioning Group (CCG).
- 2.1.13.2 As part of the Development, British Land commits to be a long-term investor in the Canada Water area to deliver continuing benefits to those who live there; the outline approach to which potential initiatives are captured within the Social Regeneration Charter. An example is their support for London Bubble's Young Theatre Makers Project, which works with young people to use drama and theatre techniques to support mental health and wellbeing, building resilience, self-esteem, and self-awareness.
- 2.1.13.3 The Health Impact Assessment (HIA), submitted as part of the application, includes a study of the baseline of the health of the population in the local area, assesses the potential impact of the Development, and sets out mitigation measures to mitigate negative impacts and identifies opportunities to improve health and wellbeing. The HIA deems the Development to have an overall beneficial impact on health and wellbeing, considering the impacts of: socio-economic, cultural and environmental conditions; living and working conditions; social and community influences; and individual lifestyle factors. See the HIA for more information.
- 2.1.13.4 The TfL 'Healthy Streets' approach will be incorporated into the Development by providing high quality car-free alternative walking and cycling routes, and creating streets that promote health and wellbeing. This approach consists of ten evidence-based indicators, which are to be used to assess streets to ensure that proposals create healthier communities. The overarching objective of the Framework Travel Plan is to promote the Healthy Streets approach, which is embedded within the 2017 draft Mayor's Transport Strategy and the draft New London Plan. Inspired by the healthy Streets approach, the Framework Travel Plan has the following objectives:
- To encourage people to make short journeys by foot to free up public transport for longer distance trips;
 - To make cycling the first choice for longer journeys to or from the site;
 - To increase the attractiveness and use of public transport for day to day journeys;
 - To reduce the environmental impact associate with car trips through car sharing and the use of cleaner, quieter vehicles; and

- To make sustainable transport modes of travel safer, more accessible and user friendly.

See the Transport Assessment and the Framework Travel Plan for more information.

- 2.1.13.5 To encourage wellbeing, healthy streets, improve air quality and reduce emissions on the site, the Development will be pedestrian friendly. A continuous and safe network of pedestrian routes, such as the Green Link, will be created that will also benefit older and disabled people. These routes will connect to the wider community, have signal controlled access points across main vehicular routes and streets with low traffic will have low kerbs and paving that blurs the boundaries between vehicle and pedestrian areas.
- 2.1.13.6 The planting strategy, outlined in the Design and Access Statement (Volume II), also presents a strong narrative regarding the support of a healthy environment for human health. Here, design considers the role that exposure to biodiversity plays in human psychological well-being; and the value of volunteering to further increase health and wellbeing.
- 2.1.13.7 The design principles for the masterplan are layout, access, use and amount, scale and appearance. These principles are considered in the design of all areas of the Development to create spaces, public realm, buildings and streets that are community and user friendly. The result of achieving the desired outcome of the design would be a site that promotes health and wellbeing for all users of the site.

See the Masterplan Design and Access Statement (Volume I) and Social Regeneration Charter for more information.

2.1.14 Community Facilities

- 2.1.14.1 High quality community facilities could be provided for a range of users to enhance local community health and wellbeing, provide interest and value, and to help establish a sense of place. The Development Specification for the application includes the provision of leisure and community space (use class D1), of which up to 45,650sqm GEA (gross external area) could be delivered through the Masterplan. This could include a new health centre, subject to on-going discussions with Southwark Council's Clinical Commissioning Group (CCG), and educational facilities including a new sixth form college, subject to the Council's education strategy.
- 2.1.14.2 The Development includes a new town square that could be used for community events, and the new park which can be used for activities and as play space of different types and for different uses. Furthermore, the new Dock Office Square will be a community square that is part garden, part urban space and choice of paving to give a warm and welcoming atmosphere. A leisure centre will also be provided.
- 2.1.14.3 As outlined in the Equalities Statement, Time and Talents is a registered charity, aimed at addressing social isolation and community division through bringing people together to provide reciprocal support. Time and Talents run a community space within the existing Surrey Quays Shopping Centre, a pilot for potential space and uses in the future Development. Again, the approach here will be guided by that set out in the Social Regeneration Charter. British Land will strengthen this relationship to provide space within the Development.
- 2.1.14.4 All facilities will be designed to inclusive design standards, meeting and exceeding best practice guidance of Approved Document M of the Building Regulations, BS 8300 and the

Sports England Guide for Accessible Sports Facilities regarding the leisure centre within Plot A2.

2.1.15 High Quality Living and Working Environments

- 2.1.15.1 Designing healthy and sustainable living and working environments for people at different life stages is a key aim of the Development. The Development considers quantity of public realm, safety, security, daylight, sunlight, ambient noise, and comfort within the planned living and working environments.
- 2.1.15.2 Comfort is considered within the design process, with priority placed on the provision of routes that are comfortable, safe and easy to use. Effective street design will enhance feelings of comfort, and new tree planting and strong build frontage will help to line and define the street, providing a safe and comfortable environment. The chosen material palette should be coordinated and cohesive, and warm colour tones have been selected to further create a comfortable environment.
- 2.1.15.3 The Development not only considers the quantity of public realm space, but the quality, particularly focusing on inclusivity for all demographic and social groups. Notably, the town square will become an important new civic space for social gatherings and events. The Park will also promote social interaction, community spirit and health living and will provide a focus for people to teach, engage with the community, volunteer, and relax. Central to the Park, a community hub can be provided, providing opportunity for a variety of events and uses all year round.
- 2.1.15.4 The impact from external noise sources will be minimised through limiting the amount of ambient noise generated by the Development, and through site layout and landscaping, in line with the Sustainable Design and Construction SPD standards. Similarly, indoor noise levels are to be limited through the installation of adequate sound insulation.
- 2.1.15.5 Through an iterative design process, the design team has been working to optimise the daylight and sunlight amenity within the proposed residential accommodation, as well as minimise the daylight, sunlight, overshadowing, and light pollution impacts on neighbouring properties, in line with the Residential Design SPD and BRE recommendations. This has resulted in amendments to the massing as well as facades and internal and external layouts of the detailed residential elements (Plots A1 and K1).
- 2.1.15.6 As outlined in Chapter 16 of the supporting Environmental Statement, multiple massing options have been explored to minimise the daylight and sunlight impacts on living and working environments. As such, the Development has been amended along the western edge to accommodate these properties and the bulk of the massing steps away from all edges to minimise impacts.
- 2.1.15.7 Regarding external layouts, Chapter 16 of the Environmental Statement considers the adverse effects of light pollution. Light pollution increases where buildings are constructed within 20m of neighbouring properties, and this will be considered within design to reduce negative effects to living and working environments. Canopies have also been considered in design to reduce solar glare to affected windows within the development.
- 2.1.15.8 The majority of the Development is being submitted as an outline proposal (excluding detailed plots A1, A2 and K1). As such, further mitigation measures relating to daylight, sunlight, overshadowing, and light pollution will be considered at the Reserved Matters

Stage of the design process. This is discussed further in Chapter 16 of the Environmental Statement on 'Daylight, Sunlight, Overshadowing, Light Pollution, and Solar Glare'.

- 2.1.15.9 For commercial developments, the health and well-being of future occupiers will be promoted through achieving at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment, as per the Sustainability Assessments SPD requirements.
- 2.1.15.10 To promote longevity of the new building stock to be constructed as part of the Development, internal layouts are to be designed with a degree of functional adaptability. This will allow buildings to be repurposed in line with the changing future needs and demands of the local community without the need for demolition or major refurbishment, thus minimising costs and demand for virgin materials.
- 2.1.15.11 Access to high quality public realm and green spaces can add value to the quality of living and working environments. This is one of the key strategies of the Development, and is discussed further in the Masterplan Design and Access Statement (Volume I).

2.1.16 Adapting to Climate Change

- 2.1.16.1 The main impacts that projected global climate change are expected to have on London are that the city will get warmer and experience more intense rainfall events; and that sea levels will rise.
- 2.1.16.2 For thermal comfort reasons, and to make the Development more resilient to increases in London's annual mean and peak temperatures, overheating analysis will be carried out for residential apartments using TM59 methodology. This is to demonstrate that comfortable environments can be achieved without mechanical cooling wherever possible.
- 2.1.16.3 The Flood Risk Assessment (FRA) submitted as part of this application considers the projected effects of climate change on the chances of flooding. The FRA states that the site has a low risk of tidal flooding up to 2100, outside of the Environment Agency's (EA's) breach flood extent, due to the strength of the existing river Thames flood defences. The majority of the site lies outside of the EA's breach flood extent, but where this is not the case, sleeping areas will be located above the breach flood level. The FRA also assesses the risk of pluvial and groundwater flooding, and flooding from artificial sources, which is found to be low. However, where it is identified that localised ponding could occur, it is proposed that the ground is raised.
- 2.1.16.4 Green Sustainable Urban Drainage Systems (SUDS) and green space in the public realm are proposed for the Development. These will not only attenuate surface water runoff rates, further reducing the risk of pluvial flooding, but also help to prevent local overheating through reducing the heat island effect and cooling through plant evapotranspiration. The planting strategy also presents a strong narrative about climate change mitigation, and planting will mitigate against flood risk and attract a diversity of pollinators.
- 2.1.16.5 Climate change adaptation and mitigation of its effects will be considered further during the detailed design phase of the outline proposals.

Refer to Chapter 12 of the Environment Statement on Water Resources and Flood Risk for more information.

2.1.17 Nuisance

- 2.1.17.1 To minimise the nuisance and inconvenience during the construction process, the Applicant will require contractors to sign up to the Considerate Contractors Scheme (CCS).
- 2.1.17.2 As outlined within the Construction Management Plan, contractors will be required to reduce noise, vibration and dust as far as is reasonably practicable, in line with the CCS. Southwark's Technical Guidance outlines demolition and construction working hours, and noisy operations will not take place during these times. Low noise techniques have been identified to minimise noise and vibration levels, and unnecessary engine idling will be reduced through shutting down items of plant on the Site in the intervening periods between use.
- 2.1.17.3 Moreover, a Construction Traffic and Logistics Plan will be implemented to prepare for and manage traffic relating to construction in order to minimise disturbance to sensitive receptors. Careful programming will ensure all activities which may generate significant noise are planned well in advance, and neighbours are notified of the works. Here, programming includes avoidance of unnecessary noise between operations, shouting, loud radios, and excessive revving of engines through effective site management.
- 2.1.17.4 Chapter 9, 'Noise and Vibration' of the Environmental Statement also provides predictions for demolition and construction noise and vibration levels at sensitive receptors, and recommends mitigation measures to input into the Framework Construction Management Plans (CMPs). Alongside the Framework CMP submitted as part of the outline planning application, more detailed CMPs will be developed for each plot.
- 2.1.17.5 The Delivery and Servicing Management Plan (DSMP) aims to reduce the number of delivery and servicing trips in and out of the site. This will reduce the volume of vehicle traffic and the number of large vehicles, minimising the negative impact of delivery and servicing on noise levels. Elements of the DSMP that will allow this includes measures such as implementing a delivery booking system that restricts the number of servicing and delivery vehicles, and waste collection consolidation to minimise the number of waste vehicles. See the DSMP, which forms part of the hybrid application, for more details.

2.1.18 Urban Design and Architecture

- 2.1.18.1 The Development is split into three Character Areas that define the layout, use and accessibility of the site. These three zones are:
- The Town Centre, which stretches from the far western tip of the site around the Canada Water Dock, to the Greenland Dock in the south east of the site. This is where a distinctive new town centre will be created, including a series of public spaces such as the town square.
 - The Park Neighbourhood, which is a residential area where pedestrian and cycle movement is prioritised over vehicles, encouraging play space and health and wellbeing through green public realm including a new park.
 - The Central Cluster, which is the strip defined by the shape of the Surrey Quays Road on its south-western side and the park neighbourhood to the north. This is a mixed-use area providing the transition from the Town Centre to the Park Neighbourhood and containing the Park Walk, a green link running through the site, and some tall buildings.

2.1.18.2 Through defining these three-character areas, the Development can effectively respond to the needs of the existing community and create a new site that boosts the local economy and quality of life, making it more socially sustainable.



Figure 6: Illustrative plan with the three Character Areas

2.1.18.3 Within the Development, the streets will form an enduring framework in which the buildings can be organised around. The buildings in the Development will be of high quality architecture that responds to the history and aesthetics of the site and the needs of the community. The Development will contribute to the character and distinctiveness of

the area as per the best practice set out in the Design and Access Statements SPD (2007)².

- 2.1.18.4 Scale and massing of buildings is carefully considered in the Development with sensitivity to the surrounding buildings and the amount of daylight they receive, and to the surrounding public realm. The Development will include tall buildings that help with wayfinding, complement existing building around the site, and seek the best possible contribution to the London skyline. However, the height of buildings is limited at the fringes of the site adjacent to existing buildings, and around areas of public realm, such as the new park.
- 2.1.18.5 As such, the Development will adhere to the London View Management Framework (LVMF), the Supplementary Planning Guide produced by the Mayor's Office. View LVMF 5a.2, the view from Greenwich to St Paul's Cathedral, will be protected during development planning and design. As such, the protected viewing corridor will ensure that building height in this view is limited to +30m AOD. The Development also considers layout as a key design principle. The aim is to design a Development layout that has well-defined spaces providing a flexible structure for development and legible, safe and pedestrian friendly routes that connect the new and existing green public realm. A green connection will link Southwark Park with Russia Dock Woodland, passing through the new town square and the new park, a dock link will link the Greenland Dock and Canada Water, and a link between the two adjacent growth areas of Old Kent Road to the south and Canary Wharf and the Isle of Dogs to the north. These new routes and spaces will help integrate the new and existing neighbourhoods, creating a desirable urban environment.
- 2.1.18.6 Gradient is also considered within urban design, ensuring that the public realm is accessible to all. Public realm areas have also been designed with consideration to layering of uses. Here, the use of multifunctional areas within the public realm space ensures that an areas purpose is extended to multiple activities and demographics. This will promote health and well-being, in addition to community cohesion.

See the Masterplan Design and Access Statement (Volume I) for more information.

2.1.19 The Historic Environment

- 2.1.19.1 The Development will not harm the historic environment, and will meet the Southwark Plan Policies 3.15-3.19. The Development will additionally seek to enhance the historic environment through repairing, renovating or refurbishing listed buildings that are currently at risk.
- 2.1.19.2 Historic links through the site will be rejuvenated, including the link between the Canada Water dock and the Greenland dock, known as the Middle Cut. This will be one of the central retail areas of the new town centre, which will be characterised by the historic architecture of the area. The design of any new buildings in this area will aim to complement or emulate the existing practical and utilitarian buildings around Canada Water Dock.
- 2.1.19.3 Additionally, the Development geometry is designed to maintain the sweeping shape of Surrey Quays Road, which is part of the recent history of the site, and the path of the

² [Design and Access Statements SPD \(2007\)](#)

historic wall of Quebec, which is followed by the new park's path, bringing historic significance into the layout of the masterplan.

As outlined in the Cultural Strategy, the history of the area will also be reflected through new nodal points and artefacts along the Development's footpaths and walkways. Signage will also be important, and British Land will see to develop creative, flexible signage systems, belonging distinctively to the Development area.

- 2.1.19.4 The Site does not contain any nationally designated (protected) heritage assets, nor does it lie within or near to an archaeological priority area.

Refer to Chapter 14 of the Environmental Statement, Archaeology (buried heritage) report, and to the Masterplan Design and Access Statement (Volume I), for more information.

2.2 ECONOMIC SUSTAINABILITY

2.2.1 Employment

- 2.2.1.1 British Land has been working alongside Southwark Council's Local Economy Team to establish a strategy to ensure that residents benefit from the economic opportunities and training initiatives which will arise from the Development. The Development includes retail, leisure, hotel and office floorspace that could host approximately 20,000 jobs, of which approximately 2,310 to 3,050 would derive from employment potential within the Detailed Proposals. Substantial opportunities for construction-related and Development end use employment, including apprenticeship and training opportunities for local residents, will be generated over its build-out period.

- 2.2.1.2 To date, British land has already delivered a range of courses to residents aged between 16-24, such as the five weeks Bright Lights training at Surrey Quays shopping centre in November 2017. Further activities will include supporting training and education to help ensure that residents have the required skills to access employment opportunities, such as the Southwark Career Ready Programme, and the Bermondsey Community Kitchen catering training programme for young people in long term unemployment.

- 2.2.1.3 British Land is working with Global Generation, an environmental education charity; Bacon's College and the Urban Land Institute's UrbanPlanUK programme; and the National Literacy Trust; and are investing in education to help schools and young people to help access employment.

Refer to Chapter 7 of the Environmental Statement on 'Socio-Economics' and the Social Regeneration Charter that accompanies this planning application for more information.

2.2.2 Enterprise

- 2.2.2.1 The Development will benefit local businesses by bringing more residents and employees to the area, boosting the economic opportunities available locally. As outlined within Chapter on the Environmental Statement on Socio-Economics, the new resident population and the additional employees within the Detailed Proposals would generate an estimated £3.8 million per annum and between £5.4 million and £7.1 million per annum respectively in additional spending.

- 2.2.2.2 A Social Regeneration Charter will be put in place, setting out how long-term investment in this area will be used to support long term growth within the local economy. This could include BID/Business Network initiatives, and supply chain and procurement opportunities during construction and in the completed development. Continual work will be done to identify the needs of growing business.
- 2.2.2.3 British Land has a strong track record of delivering and managing commercial space. A range of types of commercial floor space is being applied for, and there will be significant opportunities within the interim stages of the Development for local enterprise to use these spaces in the meanwhile. The Development will provide flexible business space suitable for SME's (small and medium sized enterprises) and start-up businesses. Approximately 320,588sqm of workspace will be provided.
- 2.2.2.4 As outlined in the Social Regeneration Charter ambitions, businesses and social enterprises will also be supported within the community through capacity building and advice. A business breakfast was hosted in 2016 to outline the Development's supply chain vision for local enterprises. In 2016, British Land also supported the 'Scandi Arts Fair' at Albion Street, and is currently developing further projects to support its local high streets.
- 2.2.2.5 The Development supports, and will continue to maintain, activities which bring the community and businesses together. Examples include the Time and Talents event at the Consultation Hub at the Surrey Quays Shopping Centre, volunteering days at the Surrey Docks Farm, Printwork events, and sponsorship to activities and groups, such as the Surrey Docks Young Farmers and the Docklands Junior Football Group among others.
- 2.2.2.6 The town centre design will provide good opportunities for small retail businesses, independent coffee shops and boutiques. The intimate streets of the 'Cuts' area within the town centre will provide the location for this, where pedestrian flows will be encouraged through the site layout. This will complement the larger scale retail along the new High Street, also within the town centre area. Attention is paid to these stores, and a mitigation and management plan seeks to avoid disproportionate displacement of small and independent retail stores.
- 2.2.2.7 Development and support of the Night Time Economy will further encourage sustainable enterprise. As outlined in the Cultural Strategy, the Development will continue to build the vibrancy of Canada Water's night-time economy through the encouragement of new facilities and organisations, provision for up to 1,500sqm of floorspace for a nightclub, and marketing London-wide and beyond.

Refer to Chapter 7 of the Environmental Statement on 'Socio-Economics' and the Social Regeneration Charter that accompanies this planning application for more information.

2.2.3 Town Centre and Local Services

- 2.2.3.1 The Development will create a new town centre. The Development will improve the local community's access to a range of shopping and services, in line with Southwark Plan Policies 1.7, 1.9, and 1.10. The Development will include retail and leisure services, workspace, residential space, and more, catering to the needs of the community and building the local economy. This retail space will be designed to animate the public realm with a diversity of shop sizes. A selection of food and beverage vendors, leisure and entertainment around the Canada Water Dock will also add vibrancy to the town centre.

Working space will be provided approximately 20,000 workers compared to the current baseline of 1,380.

2.2.3.2 To promote a diversity of shops, there will be no net loss of any small business units, and a proportion of retail units could be provided for independent occupiers. The development will also contribute to an improved shopping environment, through a range of strategies including shop-front improvements, and access and safety improvements.

2.2.3.3 The car parking strategy will be designed such that back-of-house and visitor requirements for parking will not adversely affect shop frontages in the town centre. This will be done by including car parking in basements, multi-storey and residential podiums.

2.2.4 Arts, Culture and Tourism

2.2.4.1 The Development will support regeneration and wealth creation of the arts, culture and tourism sector through the Cultural Strategy. The Cultural Strategy contains both capital and programmatic dimensions, and accounts for the needs of a diversity of stakeholders.

2.2.4.2 The Cultural Strategy outlines a framework and priorities for how the Development can best reflect and create a sense of ownership within existing and future communities. Here, the Cultural Strategy focuses on the integration of heritage and character, creativity, community, and entertainment, and outlines three overarching themes – Creative economy, Creative growth, and Creative people.

2.2.4.3 Creative growth builds upon this, and ensures that the cultural needs of the existing and new community are met by retaining viable cultural organisations, and strategically developing cultural venues and creative workspaces. Here, aspirations include activating spaces in the meanwhile to establish and grow community and cultural infrastructure; the continued development of flexible community facilities and working spaces; continuing to use the Section 106 and Community Infrastructure Levy to support the provision of cultural assets; and the provision of opportunities for the cultural sector to engage in the regeneration and planning process. The planning application allows for the provision of up to 5,000sqm of floorspace for a flexible events space.

2.2.4.4 The final key theme, Creative people, ensures that everyone has access to a high quality cultural offer regardless of their background and experience. Thus, the Strategy sets out how cultural opportunities through facilities and events, promote digital inclusion and social media for creative means, and support creative programmes that lead to healthier lives for Canada Water residents.

2.2.4.5 Through the key themes, the Strategy will respond to people, local businesses and place; acknowledge communities' histories and traditions; and cover the creative spectrum of the ways in which we live; in turn, supporting the arts, culture and tourism. Moreover, further strategies include visitor generating schemes and a visitor management strategy.

2.2.4.6 The Development Specification includes the provision of cultural space which could deliver a wide range of uses to support arts and culture within the Development. The Social Regeneration Charter is reflected in the Culture Strategy, and will continue to guide the development of action plans in the future.

2.3 ENVIRONMENTAL SUSTAINABILITY

2.3.1 Using Land Efficiently

- 2.3.1.1 The Development is situated on brownfield land. The Development maximises the efficient use of land whilst protecting the amenity of neighbouring occupiers and users, and positively responds to the local context of the site, whilst complying with all the criteria of Southwark Plan Policy 3.11 relating to the design.
- 2.3.1.2 The Development will provide a mix of uses, including retail, residential and commercial types, to transform the under-used land into a site that caters for the community. Here, design principles consider layering of public realm uses. This ensures that there are multifunctional areas within the Development to extend the use of a particular area to multiple activities and demographics, without occupying inefficient quantities of land. A mixed-use development is more sustainable in the long term than a single-use development.
- 2.3.1.3 The design of the Development will also ensure adequate provision for servicing, circulation and access to, from and through the site; and ensures that the scale of development is appropriate to the availability of public transport and other infrastructure. See the Transport Assessment for more details.

2.3.2 Open Space and Green Infrastructure

- 2.3.2.1 The vision for the Development places great emphasis on the quality of the public realm, including parks, squares, and other open spaces. It is a priority of the Development to integrate open space positively, impacting health and wellbeing on the site.
- 2.3.2.2 As outlined in the Open Space Strategy, the Development will contribute to Southwark's network of green spaces, particularly those areas which are currently deficient, and will ensure that there is no net loss of open accessible space. Within the Strategy, the Open Space Audit provides a comprehensive understanding of the provision, nature and quality of open space and green spaces within the local area. This work ensured that the Landscape Strategy would be able to meet demand generated by the masterplan, but also complement existing provision and identify opportunities for investment in the local area.
- 2.3.2.3 The Development will protect Metropolitan and Borough open land and other open spaces in line with Southwark Plan Policies 3.25, 3.26 and 3.27.
- 2.3.2.4 Strategies will include encouraging a net gain of public open space, providing a direct improvement to green links and corridors; delivering a network of quality public open spaces in the area; and providing a lively pedestrian experience through public spaces. The proposals include a new 3.5-acre park, in addition to a green link between Russia Dock Woodland and Southwark Park, called 'Park Walk', that also links the new town square to the new park. The main public realm spaces consist of the new park, the town square and Canada Water Dock. The Park is located within the residential area of the Development and will be made a focus point of this area through the layout of the surrounding streets, celebrating the positive impacts open green space has on a community.
- 2.3.2.5 In addition, there are also a series of smaller open squares and places scattered around the Development to create a diverse public realm and open space network, including the

Dock Office Courtyard, the Dock edge, space outside the Printworks and along the 'Park Walk' green corridor. Playful features, such as water features and areas for informal play, will be threaded throughout the Development to allow childhood safety and engagement, and use by adults. The new town square will also provide valuable open space that can be used for activities, play, socialising and will incorporate a fringe of trees and planting within it.

- 2.3.2.6 A planting strategy has been developed which will prioritise planting for pollinators, as an attraction for people, and for human health. A sustainable urban drainage (SUDS) strategy has been developed to deliver high quality drainage, rainwater discharge attenuation and water filtration (using reed beds for example) to protect groundwater quality in urban areas. High quality SUDS designs can also increase biodiversity, habitats, create green corridors and improve wellbeing. Additionally, green, blue and brown roofs will also be implemented throughout the Development where possible and practical.

2.3.3 Biodiversity

- 2.3.3.1 Nature and biodiversity in the blue and green spaces in the Development are of great importance for creating high quality public realm and bringing social, economic and environmental value to the site.
- 2.3.3.2 The Development will contribute to nature conservation and biodiversity through avoiding harm to protected species and their habitat, creating and enhancing habitat, and compensating for unavoidable harm if necessary, in line with the preferred standards for biodiversity in the Sustainable Design and Construction SPD.
- 2.3.3.3 Ecological surveys have been undertaken and advice on ecology has been given to the design team. Surveys include water quality and sediment analysis, habitat surveys, fish population surveys, and a breeding bird and bat survey.
- 2.3.3.4 Currently, there are some areas of high biodiversity, but the majority of the site has very low wildlife value. On site, areas such as the western planted woodland/shrubs are being retained, whilst the proposed new park, green roofs and green corridor planting between Southwark Park and Russia Dock Woodland will result in a net gain for biodiversity and access to nature on site.
- 2.3.3.5 A Framework Construction Management Plan (CMP) has been developed to account for Ecological Protection Measures during construction. Here, the Arboricultural Impact Assessment considers physical tree protection measures to ensure that the trees retained as part of the development works are not impacted by demolition, construction traffic or works.
- 2.3.3.6 Disturbance to breeding birds is also considered within the Framework CMP, suggesting clearance of vegetation outside of breeding periods, and where this isn't possible a 5m buffer should be provided until the young have fully fledged and left the nest. Aquatic habitats are also accounted for within the Plan, and construction lighting spill into ecologically sensitive areas must be limited and avoided where possible.
- 2.3.3.7 Moreover, in Chapter 13 of the Environmental Statement on 'Ecology', the site is appraised for its ecological value and important ecological features (IEFs) and their zones of influence (Zols) are identified. The baseline conditions of the IEFs were determined through surveys and data, and likely significant effects of demolition, construction and the

development post-construction were considered. From this, mitigation measures are recommended to avoid, reduce or offset any adverse effects and/or enhance likely beneficial effects, which will be implemented:

- Utilise roof top and podium space to create green roofs;
- Implement green walls;
- Use rain gardens to enhance green links across the Development;
- Plant and preserve trees across the site;
- Enhance habitat for birds and bats;
- Emphasise plant species that enhance biodiversity in the new park; and
- Enhance the ecology of the Canada Water Dock.
- Implement a Framework Construction Management Plan (CMP) to minimise impact of dust, noise, vibration and pollution on the local environment during construction. Alongside the Framework CMP submitted as part of the outline planning application, more detailed CMPs will be developed for each plot.
- Follow the guidelines of the lighting strategy to minimise the impact of light on local ecology and biodiversity.

2.3.3.8 Further strategies include the protection and enhancement of the SINC (Site of Importance for Nature Conservation) designation of the Canada Water Dock, and the need to sensitively address the management of the needs of nesting birds. The Development will also see collaboration with Friends of Russia Dock Woodland, Friends of Southwark Park, and external advisors such as Southwark Living Streets, and Wildfowl and Wetlands Trust to develop plans and test ideas.

2.3.3.9 Trees will be retained or planted throughout the public realm to create variety, aesthetically pleasing and welcoming public realm areas. For example, the new Park Walk and Town Square will use trees for these purposes, but the other beneficial effects of using trees are those of biodiversity, ecology and climate change resilience. They provide habitats for birds and animals, and can provide necessary areas of shading on hot days, which will become more extreme and frequent according to projected climate change scenarios for London.

2.3.3.10 The Development also considers biodiversity knowledge, engagement and awareness. Here, wildlife signage will be incorporated along the pedestrian routes and walks to promote and enhance biodiversity and ecology and create an interactive learning and engagement experience. The signage will also promote links to wider nature trails, benefiting the wider area.

See Chapter 13 of the Environmental Statement on Ecology for more information.

2.3.4 Land Contamination

2.3.4.1 To guide the management of land contamination on the site, a Remediation Strategy is submitted in support of this hybrid planning application, following the CLR11 Model Procedures for the Management of Land Contamination (Environment Agency). The Remediation Strategy assesses the management of contamination risk on the site, and presents mitigation measures to reduce any identified risks to an acceptable level for human and environmental health. Methods for remediation will include ground water

investigation, boundary treatment, soil management, management of materials, management of water sources, decommissioning of abstract wells, and removal of petrol filling stations and interceptors. Remediation works and a validation report will be delivered following planning permission. Monitoring will also be undertaken during the works, to assess noise, vibration, dust and odour levels.

See the Remediation Strategy and Chapter 11, 'Ground Conditions and Contamination', of the Environment Statement for further details.

- 2.3.4.2 In addition to the Remediation Strategy, ground conditions and contamination are further considered within the Construction Management Plan. Here, the Plan suggests a phased approach to demolition and construction across the Development, incorporating a ground contamination study as work on each Development Zone or Plot progresses. A Materials Management Plan (MMP) will also be prepared as part of the Construction Management Plan to control the re-use of excavated soils on-site. This plan will monitor and assess factors including volumes of materials excavated, transfer of materials across Development Plots and stockpiling locations for treated and untreated materials.

2.3.5 Artificial Lighting

- 2.3.5.1 Artificial lighting will be designed to reduce light pollution and nuisance, including reflection to the night sky. Lighting will be designed to address ecology, heritage, comfort, wellbeing, accessibility, safety, security, economy, flexibility and legibility, to create a successful and sustainable lighting solution for the site. The lighting design for the buildings, roadways, pedestrian paths, and cycle routes adheres to current British Standards: BS EN 13201-1:2004, BS EN 13201-2:2003, BS EN 12464- 2:2014 and BS 5489-1:2013. See Chapter 16, 'Daylight, Sunlight, Overshadowing, Light Pollution & Solar', of the Environmental Statement for further detail.
- 2.3.5.2 Ecology is a key consideration within the lighting design strategy, and light spill will be minimised to avoid adverse effects to a wide variety of flora and fauna.
- 2.3.5.3 The Development also considers the strong correlation between artificial lighting and human wellbeing within the design principles. Here, lighting has been designed with warm tones to enhance feelings of comfort throughout the community. The illumination of obscure areas will reinforce way-finding and improve our perception of place, enhancing feelings of safety and security.
- 2.3.5.4 Energy efficiency of lighting is also a key consideration of the lighting strategy. Passive light sources, lighter design materials, kinetic lighting elements, and personal data collection to analyse human behavioural patterns, will be employed where possible to reduce energy consumption. See the Design and Access Statement for more information.

2.3.6 Reduced Energy Consumption

- 2.3.6.1 The Mayor's Energy Hierarchy of 'Be Lean, Be Clean, Be Green' will be adopted for all plots in the Development. The priority for the energy strategy is to 'Be Lean' by passively reduce energy demand through building massing, form and façade design. The Energy Strategy that forms part of this planning application recommends passive design measures to do this, including specification of highly efficient mechanical systems, maximising air tightness and optimising glazing ratios and g-values. The secondary and tertiary considerations are then connecting to clean, low carbon sources of energy ('Be Clean'), and providing energy from on-site renewables ('Be Green'), respectively.

2.3.6.2 The energy assessment conducted, discussed in more detail in the Energy Strategy, shows the anticipated regulated carbon emissions savings across the entire Development due to passive design measures is 18.2% compared to the 2013 Part L Baseline.

2.3.7 Clean Source of Energy

2.3.7.1 An analysis of the possible heat supplies to the site showed that connecting to the existing nearby SELCHP heat network is not feasible or viable. Implementation of a new site-wide CHP heat network would be more carbon intensive over the lifetime of the Development than an all-electric system involving heat pumps, which are classified as a 'Be Green' solution by the GLA. In addition, progressing with a CHP solution would have a detrimental impact on local air quality. Hence the strategy is to use 'all electric' heating systems (or a hybrid that supplements heat pumps with gas boilers for peak loads) but provide ability to connect to a low-carbon district heating network when available.

2.3.7.2 A 'Be Clean' strategy is proposed to utilise waste heat recovery between uses on mixed-use plots where feasible and viable, improving energy efficiency. However, the contribution of implementing this to the operational carbon emissions reductions is not counted in the Energy Strategy.

2.3.7.3 The Development specification includes plans for the development of a new Energy Centre, with floorspace up to 2,000sqm.

Refer to the Energy Strategy and individual plot level Energy Statements for more detailed information.

2.3.8 Renewable Energy

The renewable energy technologies listed in the Sustainable Design and Construction SPD have been appraised for their feasibility for implementation in the Development. The three technologies identified as most feasible and practical are photovoltaics and heat pumps (both water source heat pumps and air source heat pumps). It is recommended that these are assessed and provided as suitable on a plot by plot basis, referring to individual Plot Energy Assessments. It is estimated that in addition to the implementation of heat pumps, it could be possible to install 3,000sqm of photovoltaics on site. The total contribution of these renewable technologies to regulated carbon emissions savings across the entire scheme is anticipated to be 14.3%. See the Energy Strategy for more information.

2.3.9 Reducing Greenhouse Gas Emissions

2.3.9.1 In line with the GLA's 'Be Lean, Be Clean, Be Green' energy hierarchy, the anticipated carbon emissions of the proposed development have been assessed and an Energy Strategy has been created to provide guidance on minimising this within the constraints of the project. The results of the energy assessment show that the anticipated regulated carbon savings across the Development will be 32.5% compared to the 2013 Part L baseline. The carbon dioxide emissions reductions that the Development would achieve if the draft SAP / Part L 2019 carbon intensity factors were to be applied for Part L compliance were assessed. The calculated regulated carbon savings across the entire site would be 29.0% compared to the draft 2019 Part L baseline.

2.3.9.2 A number of targets for carbon emissions reductions against the 2013 Part L baseline have been identified in the different planning policies that make up the Southwark

Development Plan. The Energy Strategy shows where the anticipated carbon emissions savings of the Development meet or fall short of these different targets, and by how much.

2.3.9.3 The energy and carbon emission saving measures are to be reviewed on a plot by plot basis at the detailed planning stages, allowing flexibility for the most appropriate solution for each building to be implemented. See the Energy Strategy submitted as part of this hybrid planning application for more detail.

2.3.10 Water

2.3.10.1 Water consumption targets for each building are to be developed and will meet the Sustainable Design & Construction SPD minimum and preferred standards of 105 l/person/day and 85 l/person/day, respectively. All buildings in the Development are to use low flow, water efficient fittings for WCs, taps, showers and urinals. In addition, rainwater and/or greywater harvesting systems will be strongly considered to further reduce water demand. There will also be 100% metering of all newly built properties to monitor and manage water consumption, and therefore encourage reductions.

2.3.10.2 As detailed in Chapter 12 of the Environment Statement on Water Resources and Flood Risk, a Framework Construction Management Plan (CMP) is to be implemented to set out methods to minimise water usage during construction. These measures will include:

- Selection and specification of equipment;
- Implementation of staff-based initiatives;
- Use of water recycling systems for wheel washes and toilets;
- Use of rainwater harvesting systems for equipment and vehicle washing; and
- Use of water from excavation for dust suppression during construction.

2.3.10.3 Water consumption throughout the works will be monitored to minimise the effects of demolition and construction on potable water demand.

2.3.10.4 Alongside the Framework CMP submitted as part of the outline planning application, more detailed CMPs will be developed for each plot.

2.3.10.5 A Remediation Strategy has been created to manage and mitigate against the potential impacts of contamination of groundwater and surface water. A Foundation Works Risk Assessment (FWRA) will be implemented, which will include groundwater monitoring, to further the understanding of the groundwater to inform the piling design and to protect the underlying aquifers. Remediation works and a validation report will also be delivered, following successful planning permission.

2.3.10.6 Water management and pollution prevention are also considered within the Construction Management Plan. A number of strategies are outlined within the Plan including:

- Use of drip trays when filling smaller containers from tanks or drums to avoid drips and spills from entering the ground or drainage systems and watercourses to prevent effects associated with contaminated surface run-off;
- Implement temporary measures to control surface water run-off from the Site, such as the provision of adequate drainage to manage surface water run-off and dewatering and disposal;
- And Procedures for emergency environmental incidents such as pollution events.

- 2.3.10.7 See the Remediation Strategy, Chapter 11 and Chapter 12 of the Environment Statement on Water Resources and Flood Risk for more details.
- 2.3.10.8 The Flood Risk Assessment confirmed that no industrial buildings exist on site, so there is a low risk of industrial contamination of water courses. Through consultation with Thames Water, the Development will aim to treat surface water runoff from the Development using SUDS (sustainable urban drainage systems) in line with the CIRIA SUDS Manual, ensuring that the quality of water discharged is acceptable and surface water discharge rates are attenuated. In addition, drainage systems and any other surface water outfalls to the Canada Water Dock will be designed to avoid the discharge of fuels or oils.
- 2.3.10.9 During construction, a Framework CMP will be used to manage surface water run-off from the site, and appropriate dewatering and disposal will be carried out to further mitigate against groundwater flood risks.

2.3.11 Waste and Resources

- 2.3.11.1 Throughout all stages of the construction and build-out phases of the Development waste reuse and disposal will be considered. Prior to the commencement of site works, a Site Waste Management Plan will be developed, setting targets for waste management, landfill diversion, recycling and reuse rates. Here, the Contractors will minimise waste sent to landfill, with particular focus on reducing and eliminating the amount of plastic sent to landfill. The Framework CMP also outlines targets for approximately 90% recycling.
- 2.3.11.2 Circular economy principles will also be implemented across all construction materials and practices in line with the Mayor of London's Environment Strategy recommendations. Notably, the Development will aim to retrofit and restore remaining buildings using recycled materials to enhance use-value and minimise environmental impacts. The Development will also adopt the Waste Hierarchy during both construction and operational phases to focus on waste prevention as a priority, and disposal as the final option. For instance, the Framework CMP outlines that aggregate arising from demolition will be considered for use in binding, hardcore, mass fill and piling mats, and where practical, all concrete will be crushed on site and re-used.
- 2.3.11.3 Alongside the Framework CMP submitted as part of the application, more detailed CMPs will be developed for each plot. These contain further information on construction waste targets and processes. The Development will also adhere to the Considerate Constructors Scheme (CCS) to minimise waste production.
- 2.3.11.4 The 'Waste Generation and Storage' section of the Delivery and Servicing Management Plan (DSMP) sets out the operational waste management strategy for the Development. The residential waste strategy for Development plots containing residential accommodation will be determined on a plot by plot basis, but will be sized to hold sufficient waste of alternate weekly collections of residual and recyclable waste. Sufficient storage will be provided for commercial waste generated, which will be separated into the following streams: food; non-recyclable; glass; cardboard; paper; mixed recycling (including plastic); and special waste (e.g. batteries, photocopier cartridges, and light bulbs). Receptacles for the different waste streams in storage, office and retail areas will be clearly labelled and differentiated using different bin colours. Employees and visitors of the Development will be encouraged to reduce, re-use and recycle waste materials where possible to reduce waste to incineration. See the DSMP for further details on the operational Waste Management Strategy.

2.3.12 Air Quality

2.3.12.1 The Development will minimise its impact on air quality during construction and completed Development. Here, mitigation measures will seek to minimise ecological and human health impacts through consideration of a number of design initiatives which seek to not restrict or delay the achievement of the Plan whilst mitigating the impact of the Development and benefiting local air quality. Air quality strategies include:

- Incorporation of trees, green infrastructure, planting and parks;
- Consideration given to trees that reduce air pollution;
- Reduction of emissions from buildings;
- Increasing public awareness of air quality issues;
- Encouragement of active travel;
- Implementation of on-site renewables to reduce emissions;
- Lower Road traffic flow improvement;
- Minimal vehicular through routes;
- Attainment of TfL's Healthy Streets Criteria;
- Support of the GLA and the Public Health Framework objectives;
- Implementation of Construction Management Plans (CMPs) that set out methods and targets to minimise the contribution to air pollution. Alongside the Framework CMP submitted as part of the outline planning application, more detailed CMPs will be developed for each plot; and
- Implementation of measures such as minimising car parking spaces to encourage low-emissions and sustainable transport methods such as cycling, walking and public transport.

2.3.12.2 During construction, a number of air quality measures have been identified for the Detailed Proposals – A1, A2 and K1. The mitigation measures account for site management, site preparation and maintenance, vehicle and machinery operation and sustainable travel, construction, demolition and waste management. Strategies include a stakeholder communications plan, a Dust Management Plan, air quality monitoring and circular economy principles for waste management.

2.3.12.3 In the residential areas of the Development pedestrian movement will be prioritised over vehicular movement. This hierarchy will be determined by the landscape design of the public realm, which will encourage cars to slow down and give way to pedestrians. Moreover, public awareness campaigns will reduce vehicle idling and promote the use of shared mobility in Southwark, improving air quality within the Development.

2.3.12.4 In addition to improving external air quality, the Development will aim to have high internal air quality standards in all buildings. This will be done by incorporating indoor air NOx filtration where external NO2 concentrations exceed 40ug/m³, and meeting the minimum requirements of Part F of the Building Regulations. Low volatile organic compound (VOC) materials should also be specified for finishes, construction materials, carpets and furnishings.

- 2.3.12.5 Best practice measures, such as GLA guidance, the Southwark Council Air Quality Strategy and Action Plan, SPD standards, and the emissions standards for the heating plant set out in Appendix 7 of the Mayor of London's Sustainable Design and Construction SPG will also be followed for construction and demolition phases of the Development.
- 2.3.12.6 The Delivery and Servicing Management Plan (DSMP), submitted as part of the application seeks to manage deliveries to reduce the number of trips, and minimise hindrance to the flow of traffic. The successful implementation of this plan will thus reduce air pollution from vehicle emissions. The DSMP also provides an on-going monitoring and review system to check that it is implemented successfully. See the DSMP for more information.
- 2.3.12.7 Through consultation with Southwark Council, British Land will actively monitor and assess local air quality to ensure the effect of any future scheme is holistically understood and appropriate mitigation is in place.

2.3.13 Risk from Flooding

- 2.3.13.1 The Flood Risk Assessment states that the site has a low risk of tidal flooding due to the strength of the existing river Thames flood defences. The majority of the site lies outside of the Environment Agency's breach flood extent, but where this is not the case, sleeping areas for residential uses will be located above the breach flood level. The risk of pluvial and groundwater flooding, and flooding from artificial sources, has also been assessed and found to be low. However, the following mitigation measures are to be implemented:
- The breach flood level for Canada Water Dock and the Surrey Quays Road has been outlined and increased in the incidence of storm surge and flood levels
 - More vulnerable developments will be located above breach flood level. For instance, in Zone M, retail and community units are proposed on the ground floor, with residential units above so that these would remain safe in the event of a breach scenario.
 - Where it is identified that localised ponding could occur, the ground is to be raised; and
 - Where there is a groundwater flood risk from excavation of basements, appropriate dewatering and disposal, using standard techniques such as pumps and sumps, are to be implemented.
- 2.3.13.2 To mitigate against flood risk, a sustainable drainage and management plan has been outlined in the Flood Risk Assessment. Here, the incorporation of green SUDS, biomat filtration units, swales, tree pit stop storage and rain gardens provide water filtration, and additional wellbeing and biodiversity benefits. Moreover, they effectively help attenuate surface water runoff, helping to mitigate the consequences of pluvial flooding at the local catchment level.
- 2.3.13.3 Post-construction, the on-site management team will be responsible for the sustainable drainage techniques. The Flood Risk Assessment outlines the relevant tasks and the frequency of maintenance/management. For instance, nuisance and invasive vegetation should be removed from green/brown roofs every six months, and litter and debris should be removed from bioretention systems monthly.

- 2.3.13.4 Using SUDS, drainage and other flood management measures if appropriate, peak storm water run-off rate will be slower than the previous state of the site. The aspiration, however, is to reduce surface water runoff to 50% of the existing rate, in line with the London Plan³ and Southwark Council's Sustainable Design and Construction SPD⁴.
- 2.3.13.5 In addition, ground levels have been adjusted to minimise the amount of surface water runoff entering the sewage system. This means that the sewage system will be less likely to be flooded.

2.3.14 Materials

- 2.3.14.1 Materials will be responsibly sourced in accordance with ISO14001 or BES6001 where possible and 100% of the timber used on the project will be FSC certified. To minimise the environmental impact of the materials that are specified, and to meet the standards of the Sustainable Design and Construction SPD⁵, at least 75% of materials specified for the main elements of the building will have an A-D rating according to 'The Green Guide to Specification', and at least 10% will derive from recycled or re-used content. This will be outlined in a green procurement plan, informed by the standards of the Sustainable Design & Construction SPD, which will be reflected in the relevant technical specifications.
- 2.3.14.2 Through the adoption of the waste hierarchy, and the application of circular economy principles recommended in the Mayor's London Environment Strategy, attempts will be made to reduce the use of virgin materials across the site over its lifetime, and at least 95% of construction, demolition and excavation waste will be reused or recycled. Buildings will also be retrofitted and refurbished where possible to reduce the demand for new materials and construction waste.
- 2.3.14.3 Moreover, as outlined within the Site Waste Management Plan (SWMP), during construction, materials will be used and segregated at the waste transfer station for recycling to provide a reduction in the waste generated on site. The SWMP also outlines that measures will be put in place to minimise the quantity of materials ordered and used; and the re-use of site-won materials should be undertaken in accordance with CL:AIRE Definition of Waste: Development Industry Code of Practice.

³ [The London Plan \(2016\)](#)

⁴ [Sustainable Design and Construction SPD \(2009\)](#)

⁵ [Sustainable Design and Construction SPD \(2009\)](#)

2.4 CONCLUSION

The Sustainability Strategy for the Development has considered three main themes of sustainability within the appraisal, as per the Southwark Council Sustainability Assessments SPD checklist: social, economic and environmental issues. Additional documents, submitted as part of the application and produced by other design team members, have been used to inform and provide reference for the strategy.

2.4.1 Social Sustainability

- 2.4.1.1 Social sustainability strategies extend beyond the basic planning requirements, to present best-practice guidance for the Development. The Sustainability Strategy addresses housing, amenity spaces and living environments, providing climate change adaptation and health and wellbeing initiatives, and safe and secure spaces for all. The use of the principles of layout, use, access, and appearance in the design development has led to an urban design fit for a mixture of uses and for the local community.
- 2.4.1.2 Access to information technology and communications will be enhanced across the development, and high-quality working environments that account for preferred sunlight and noise standards will benefit business and domestic life within the area. Transport and movement on the site will be improved through sustainable transport provision, and pedestrian orientated public realm, focussing on accessibility for all, and adopting the 'Healthy Streets' approach. Cycling infrastructure will be provided for both short and long stay parking facilities; cycling routes will be improved; and the Cycle Hire Scheme will be introduced to encourage sustainable behavioural change.
- 2.4.1.3 Moreover, to create a vibrant and community-led town centre, extensive, independently-lead, public consultation program over four years has been undertaken. The feedback from the consultations to date has evolved the masterplan brief and design to best suit the needs of the community. Dwelling mix, community facilities and open play facilities are included, and safety and security on the Site has been carefully considered. To maintain the local identity, key historical features will be preserved and refurbished. For example, the Development will preserve the undesignated heritage assets, and the Dock Offices adjacent to the Canada Water site. The Social Regeneration Charter for Canada Water provides a framework for both social and economic sustainability. The planning document outlines how British Land and the Council will work together with the local community to ensure the Development delivers long term positive social, economic, and health benefits.

2.4.2 Economic Sustainability

- 2.4.2.1 Whilst the economic prosperity of the Development remains intrinsically linked to environmental and social sustainability, the sustainability appraisal effectively accounts for the integration of economic sustainability as an independent factor within the Development.
- 2.4.2.2 Economic sustainability strategies in the Development focus on employment and enterprise opportunities. As outlined in the Sustainability Appraisal, the Development seeks to provide space for up to 20,000 jobs compared with the current baseline of 1,380 jobs. A substantial number of construction related jobs will also arise as a result of the development, including apprenticeships and training opportunities for local residents.

2.4.2.3 The new Town Centre and Central Cluster character areas within the Development will provide retail, leisure and entertainment facilities that will help to boost the local economy and provide opportunities for small and large businesses alike. The Development also aims to increase the amount and range of good quality business and floor space, including flexible business space in support of SME's and start-up businesses.

2.4.2.4 The quality of urban design and place making of the masterplan will also generate more visitors to the site which will also boost the local economy. The Development will therefore also support wealth creation through the arts, culture and tourism sector.

2.4.3 Environmental Sustainability

2.4.3.1 The Development aims to minimise its impact on the local and global environment, preserving the natural environment, and enhancing it where possible during planning, design, construction and operational phases.

2.4.3.2 A key consideration in terms of environmental sustainability is the operational and embodied carbon emissions of the Development. The operational emissions will be minimised in line with the Mayor's 'Be Lean, Be Clean, Be Green' energy hierarchy. Embodied carbon emissions will be minimised through the choice of low carbon construction, façade and finishing materials that are responsibly and/or locally sourced.

2.4.3.3 Consideration of methods to minimise waste and consumption of water also constitute important elements of the environmental sustainability strategy. Design measures and management plans will be implemented to minimise these effects during operation and construction.

2.4.3.4 The Development also extends beyond ensuring that there is no net loss of open and green spaces to creating green space; a new park, green corridor between Russia Dock Woodland and Southwark Park, small scale squares, and green, blue and brown roofs throughout the Development. This will contribute to biodiversity and habitat creation, reducing the heat island effect in warm weather, improving air quality, improving health and wellbeing and increasing resilience to flooding. Other local environmental strategies presented include the inclusion of wildlife-friendly and non-disruptive artificial lighting, and measures to improve indoor and outdoor air quality.

3 Sustainability Assessment Methodology

3.1 BREEAM

The Development will use the BREEAM environmental rating methodology to measure the sustainability value of a range of categories, including but not limited to ecology, energy, and health and wellbeing.

All commercial buildings across the masterplan will be assessed against the current version of BREEAM at the time of application. Target ratings will be as follows;

- Offices BREEAM 'Excellent', with an aspiration to exceed this target in line with ambitious sustainable design practice.
- Retail and Leisure BREEAM 'Very Good' with aspirations to exceed this target in line with ambitious sustainable design practice.

3.2 HOME QUALITY MARK

3.2.1 The Home Quality Mark (HQM) is a national standard for new homes developed by BRE, the UK's leading building science centre. The certification standard uses a simple 5-star rating to provide objective information from independent experts relating to the design of a new home, including construction quality and operational costs. The HQM also shows the impact of the new home on the occupant's health and wellbeing; the environmental footprint; and on climate change adaptation and resilience.

3.2.2 Each detailed proposal will undergo a Home Quality Mark assessment targeting Level 3, with aspirations to exceed this where possible.

4 Appendices

RELEVANT PLANNING POLICIES

The London Plan and Southwark Plan Policies

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
Social				
Housing tenure	3A.10	4.4	Is there a tenure mix that reflects the needs of the local community? Will the proposal promote the creation of mixed communities?	Ensuring that affordable housing is provided will help meet Southwark's housing needs and help promote social cohesion by creating socially and economically mixed communities.
Dwelling mix	3A.5	4.3	Is there an accommodation mix that reflects the needs and aspirations of the local community? Will the proposal provide wheelchair housing?	It is important that a range of housing sizes is provided to help give everyone the opportunity of living in a home which meets their needs.
Amenity space	3A.5	4.2	Will the proposed homes have a good standard of amenity space, including private amenity space?	Having access to amenity space is an important part of providing a high standard of accommodation and is particularly needed by families.
Open space and play space facilities	3D.13	2.5 and 4.2	Will the proposed homes have good access to public open space and play space?	Access to open spaces, and children's play areas promotes healthy lifestyles and will encourage social inclusion and community cohesion.
Safety and security	4B.6	3.14	Will new development be safe and secure?	New development will be safe and secure.
Information and communications	3B.6	4.2	Will proposed dwellings increase access to the internet and promote ICT?	Promoting information communication technology (ICT) and providing high speed broadband connections in new residential development, can

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
				encourage more flexible working patterns, assist in education, and promote equality of access to the internet.
Health and wellbeing	3A. 20, 3A.21, 3A.22, 3A.23. Table A3.1 in Annex 3 contains a full list of the policies which are relevant to health and wellbeing.	1.1, 1.7, 1.10, 2.1, 2.2, 2.5, 3.1, 3.2, 3.6, 3.9, 3.10, 3.12, 3.14, 3.25, 3.26, 3.27, 3.28, 3.29, 3.31, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4 and 5.6	How will the proposal contribute to the health and well-being of the local community and overcome health inequalities?	Health is a critical part of all our lives. There are many factors which affect health including access to leisure facilities and open spaces, fresh food, jobs and decent living conditions. Ensuring that health implications are considered in all proposals will help improve the quality of life for all users.
Community facilities	2.1, 2.2 and 2.5	2.1, 2.2 and 2.5	How will the proposal contribute towards meeting the local needs for community space?	Accessible and affordable community facilities are the key to enabling the community to function.
High quality living and working environments	3A.6	4.2	Will the proposed dwellings have good standards of daylight and sunlight?	Ensuring that all new homes are well lit will help reduce energy consumption and promote health and well-being.
	3A.6 and 4B.1	3.2	How will the development affect the sunlight/daylight of existing neighbouring occupiers?	Ensuring that all homes are well lit will help reduce energy consumption and promote health and well-being.
	3A.6 and 4B.1	3.1, 3.2 and 4.2	How has the impact from sources of noise been minimised through site layout and landscaping? Will all proposed buildings have good sound insulation?	Reducing noise contamination will promote health and well-being. Ensuring that all new homes have good sound insulation will promote health and well-being.
	3A.23	3.12	How will proposed commercial or non-residential development help	Ensuring that non-residential development has a good standard of

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
			promote the health and well-being of future occupiers?	daylighting, ventilation and sound insulation will promote health and well-being.
	3A.5, 3A.6 and 4B.1	3.12, and 4.2	Are internal layouts flexible and capable of adaptation and multiple uses during their lifetime?	Designing buildings so that they are flexible and adaptable will enable them to adapt over time in response to changing needs and will reduce the need for redevelopment.
Adapting to climate change	4A.9, 4A.10, 4B.1, 4.2 and 4.12	4.2 and 4.12	How will the indoor comfort of users be maintained in a changing climate?	Minimising the potential for internal overheating and excessive heat generation will reduce future energy needs and ensure that buildings are comfortable for users
Nuisance		3.1 and 3.2	How will the proposal minimise nuisance and inconvenience during the construction process?	The Framework CMP outlines mitigation and management measures to minimise nuisance and inconvenience during the construction process. Here, strategies include signing up to the Considerate Constructor's Scheme (CCS); and a Construction Traffic and Logistics Plan.
Urban design and architecture	4B.1 - 4B.18	3.12, 3.13, 3.14, 3.15, 3.16, 3.17, 3.18, 3.19, 3.20, 3.21, 3.22 and 3.29	Is the proposal of high quality architecture? How does the proposal relate to buildings and spaces around the development site? How does it contribute to the character and distinctiveness of an area?	Ensuring that new development demonstrates good urban design and will help create an environment that people enjoy living in, will assist in attracting further investment and will help reinforce London's role as a world city.
The historic environment	4B.1, 4B.11, 4B.12, 4B.13, 4B.14, 4B.15, 4B.16, 4B.17 and 4B.18	3.15, 3.16, 3.17 and 3.18	How will the proposal preserve or enhance the historic environment?	Protecting and enhancing the historic environment, conservation areas, listed buildings, and archaeological priority zones will

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
				help protect Southwark's heritage and the unique character of the area.
Economic				
Employment	3B.11	1.1	How will the proposal help reduce the skills gap and improve employment opportunities for Southwark residents?	Southwark's employment rate of 64.9% is 4.1% below the London rate and 9.4% below the UK rate. Reducing the barriers which local people experience in finding work will have many benefits including reducing the need to travel, helping build a more sustainable economy, reducing poverty, promoting social inclusion and improving mental health. These barriers to employment include limited access to childcare facilities, low basic skill levels and poor health.
Enterprise	3B.1, 3B.2, 3B.5, EB.7, 3B.8 and 3B.11	1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1. and 1.10	<p>How will the proposal impact on local businesses?</p> <p>How will the proposal encourage the growth of small and medium sized enterprises (SMEs) and an entrepreneurial culture?</p>	<p>There are 11,955 businesses in Southwark (ABI 2005) and the clear majority of these, around 95%, are small and medium sized enterprises (SMEs) with between 1 and 49 employees. Recent figure shows that over 25% of start-ups are BME businesses.</p> <p>Providing space suitable for small businesses will help promote an entrepreneurial economy, increase jobs available for local people, increase economic prosperity and promote social inclusion.</p>

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
Locating town centres uses	3D.1, 3D.2 and 3D.3	1.7 and 1.8	If the development is for a town centre use and will generate a lot of trips, is it located in a town or local centre?	Locating new proposals for town centre uses such as shops, offices and leisure facilities in town centres will help strengthen the vitality and viability of the centres and because the centres generally have good access to public transport, will reduce the need to travel by car.
Town centre and local services	3D.1, 3D.2 and 3D.3	1.7, 1.8, 1.9 and 1.10	<p>How will the proposal support the vitality and viability of Southwark's town centres?</p> <p>How will the proposal support access to local shopping and services?</p> <p>How will the proposal promote a diversity of shops including independent shops?</p>	<p>Strengthening the town centres and ensuring they remain viable will help reduce the need to travel and promote social inclusion.</p> <p>Promoting a range of shops including independent stores will reinforce the character and distinctiveness of the centre or parade, encourage local diversity and strengthen local businesses.</p>
Environmental				
Using land efficiently	3A.3 and 4B.1	3.11 and 4.1	Will the proposal use land as efficiently and in a way which is compatible with the local context?	Urban land is an important resource and using it efficiently will help reduce pressure to build on open spaces.
Open spaces and green infrastructure	2.5, 3.25, 3.26 and 3.27	2.5, 3.25, 3.26 and 3.27	How will the proposal contribute to Southwark's network of green spaces, particularly in those areas which are currently deficient?	Protecting and enhancing open spaces will help create a more attractive environment making Southwark a better place to live, work and visit, provide areas for sport and recreation which promote healthy lifestyles and promote access to nature conservation.
Biodiversity	3D.14, 4C.3, and 4A.11	3.28 and 3.29	How will the development contribute	Encouraging nature conservation and improving biodiversity

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
			to nature conservation and biodiversity?	will help people's access to nature and green the urban environment
Land contamination	4A.33	3.1 and 3.11	Will the proposal remediate any contaminated land on the application site?	Reusing brownfield and contaminated land will contribute towards the efficient use of land in Southwark and reduce risks for residents, visitors and workers.
Artificial lighting		3.1 and 3.2	Has artificial lighting been designed and selected to reduce light pollution and nuisance, including reflection into the night sky?	Ensuring that artificial lighting is kept to a minimum will reduce light pollution and protect residential amenities.
Energy efficiency	4A.1, 4A.3 and 4A.4	5.4	How will the design of the proposed development minimise the use of energy?	Reducing the energy consumption will reduce fuel bills and reduce the impact of development on climate change.
Clean source of energy	4A.1, 4A.3, 4A.3, 4A.5 and 4A.6.	5.4	Will the proposal be supplied by a clean and efficient source of energy?	Supplying energy cleanly and efficiently will reduce fuel bills and reduce the impact of development on climate change.
Renewable energy	4A.1, 4A.3, 4A.4 and 4A.7	5.5	Will the proposal use on-site renewable technologies?	The use of renewable technologies will reduce the impact of the development on climate change.
Reducing greenhouse gas emissions	4A.1, 4A.2, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7 and 4A.8	5.4	How will the proposed development minimise the greenhouse gas emissions generated?	Reducing the greenhouse emissions generated by development will reduce the impact of development on climate change.
Water	4A.9 and 4A.16	3.9	How will the proposal minimise water consumption and reliance on mains water?	Reducing potable water consumption will help minimise water shortages and reduce water bills.
	4A.16 and 4A.17	3.9	How will the proposal avoid and reduce water pollution?	Improving water quality will improve biodiversity and the attractiveness of the

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
				waterways in and around Southwark
Waste and resources	4A.21 and 4A.28	3.7	How will the proposal minimise the materials needed in construction and the amount of demolition, excavation and construction waste sent to landfill?	Reducing, recycling and reusing construction waste will help reduce the amount of waste sent to landfill.
	4A.22	3.7	How will the development promote waste minimisation during its use?	Providing adequate recycling and composting waste storage will help reduce the amount of waste sent to landfill site and encourage a more sustainable pattern of consumption.
Air quality	4A.19	3.1, 3.2 and 3.6	How will the development impact on air quality? How will the proposal ensure a good level of indoor air quality?	Clean air is vital to human health. High levels of fine particulate (PM10) air pollution in 2005 were estimated to have caused 1,031 accelerated deaths and 1,088 respiratory hospital admissions in London
Risk from flooding	4A.9, 4A.12, 4A.13, 4A.14, 4A.15 and 4A.17	3.29 and 3.31	How has the development minimised the risk to property and life from flooding?	Ensuring that where possible development is located outside areas with a high risk of flooding and making sure development would be safe from flooding will help vulnerability to flooding and help adapt to climate change.
	4A.9, 4A.14 and 4A.17	3.29 and 3.31	How does the development help reduce the risk of flooding, including reducing surface water run-off from the site?	Reducing surface water run-off using measures such as sustainable urban drainage systems or green roofs, will help improve water quality and help reduce risk of flooding.
Materials	4A.3	3.1 and 3.4		Ensuring that materials are sustainably and responsibly sourced will help reduce energy consumption,

Checklist Theme	London Plan Policies	Southwark Plan Policies	Checklist Question	Reasons
				combat climate change and contribute towards social cohesion.

4.1 SUSTAINABILITY ASSESSMENT SPD CHECKLIST TABLES

Social Sustainability

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
Housing				
Housing Tenure	<p>Is there a tenure mix that reflects the needs of the local community?</p> <p>Will the proposal promote the creation of mixed communities?</p>	The application meets the minimum requirements set out in the Southwark Plan, Policy 4.4 and Affordable Housing SPD.		<p>The Development will provide approximately 3,000 new homes for up to 10,000 new residents.</p> <p>The submitted hybrid planning application includes the details for Phase 1 which will deliver 270 homes, which subject to grant funding will be apportioned based on habitable rooms:</p> <ul style="list-style-type: none"> - 60% private sale - 35% social rent and shared ownership, split 70% social rent and 30% shared ownership - 5% for discounted market sale or rent
Dwelling Mix	<p>Is there an accommodation mix that reflects the needs and aspirations of the local community?</p> <p>Will the proposal provide wheelchair housing?</p>	The application meets the minimum requirements set out in the Southwark Plan Policy 4.4 and Affordable Housing SPD.	<p>The proposal provides a dwelling mix which fully reflects housing needs in Southwark, including a significant proportion of family sized housing.</p> <p>All dwellings meet wheelchair accessibility standards.</p>	<p>90% of dwellings will be designed to M4(2) accessible and adaptable dwelling standards, and 10% will be designed to M4(3) Wheelchair user dwellings. The housing mix in terms of number of bedrooms will be developed on a plot by plot basis and will be communicated in the corresponding detailed planning applications.</p> <p>As outlined in the Equalities Statement, the Development will provide a mixture of Studio, 1 bed, 2 bed and 3 bed units; incorporation of the principles of inclusive design where possible; and all proposed dwellings in the Development will address the criteria for Lifetime Homes through compliance with Approved Document M Volume I of the Building Regulations.</p>
Amenity Space	Will the proposed homes have a	All three bed houses have access to at least 50sqm of private	All three bed houses have access to at least 50sqm of private	The evolution of the masterplan has been informed by the amenity space standards outlined in

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
	good standard of amenity	amenity space; all three bed flats have access to at least 10sqm of private amenity space; all one and two bed flats have access to at least 50sqm of communal amenity space.	amenity space; all dwellings have access to at least 10sqm of private amenity space.	Southwark Council's SPD entitled '2015 Technical Update to Residential Design Standards. The Open Space Strategy has highlighted the requirements for Amenity Space, amounting to approximately 29,000sqm.
Open Space and Play Facilities	Will the proposed homes have good access to public open space and play space?	On-site play space is provided in accordance with the Residential Design Standards SPD. If this is not feasible, the development makes financial contribution in line with the s106 SPD. Open spaces have management and maintenance plans in place.		<p>An Open Space Audit was undertaken to review the existing level of provision of open space and inform the masterplan design. The Masterplan will aim to deliver 15% open space and play space on site and invest in existing open spaces where off-site provision is required to meet demand generated by the Masterplan.</p> <p>The new park, town square, and other smaller squares will provide high quality open space in the public realm, and streets, especially in the residential areas, will be designed to prioritise pedestrians and allow space for children to play safely.</p> <p>Within the Development requirements, between approximately 2,000sqm and 7,500sqm of playspace will be provided.</p> <p>The Open Space Strategy has highlighted the requirements for Amenity Space, amounting to approximately 29,000sqm.</p> <p>See the Masterplan Design and Access Statement (Volume II).</p>
Accessibility & Security				
Safety and Security	Will the new development be safe and secure?	The development meets Secured by Design Principles.	The development will obtain Secured by Design Certification.	A strategy for security has been developed to inform the design, specification and operation of the Masterplan. It analyses the site, assesses the safety and security risks and threats on site, and sets out mitigation measures for design and operation.

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>The Metropolitan Police (MPS) and the Designing Out Crime Officer (DOCO) have been consulted, and the entire Development will be expected to achieve Secure by Design (SbD) accreditation.</p> <p>One of the over-arching objectives of the Framework Travel Plan is to make sustainable modes of transport safer, more accessible and user friendly, by increasing walk and cycle mode shares.</p> <p>Artificial Lighting Design also considers safety and security through light toning, the placement of lighting, and visibility for incidents and hazards.</p> <p>Principals of delivering high safety to residents, and identifying safe loading locations underpin the Delivery and Servicing Management Plan (DSMP).</p> <p>Refer to the Masterplan Design and Access Statement (Volume I) and Transport Assessment.</p>
Information and Communications Technology	Will proposed dwellings increase access to the internet and promote ICT?		All proposed dwellings have fibre optic termination.	<p>Providers will deliver ultra-speed broadband telecommunications infrastructure to all residential users. Residential and business users will experience the fastest broadband speeds in London, and the site-wide optical fibre network will support the latest in cellular telecoms. Such technologies will support connection of multiple Internet Protocol integrated systems from CCTV, Energy and Environmental Monitoring, through to platform to support SMART technologies and IoT (Internet of Things) enabled devices.</p> <p>Refer to the Utilities and Services Infrastructure Strategy.</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
Pre-application consultation	Has the local community been consulted at pre-application stage?		Consultation has been carried out with the local community and other stakeholders at the pre-application stage.	<p>Pre-application consultation has been carried out from February 2014 to January 2018, including five rounds of public consultation, organised by Soundings, an impartial organisation in the development process.</p> <p>To date, there have been 69 consultation events, plus additional outreach, more than 10,000 attendees (over 5,000 individuals) and more than 12,000 comments.</p> <p>The most recent public consultation occurred in January 2018, and referred to the drop-in exhibition for the Developed Canada Water Masterplan. The public consultation session presented information relating to the first detailed plots, and provided the opportunity for online feedback throughout a three-week window. Moreover, 5 main exhibitions were held between Friday 11th January 2018 and Saturday 20th January 2018 at the Surrey Quays Shopping Centre; in addition to two local mini-exhibitions at local centres. For each public consultation session, reports, project newsletters and exhibition material are made readily available on the Canada Water Masterplan website, outlining content from the sessions, feedback, and future consultation plans.</p> <p>Feedback from the consultation process has been used to iterate through design options for the site, and has influenced the extent of the site boundary.</p> <p>Refer to the Statement of Community Involvement.</p>
Parking for people with disabilities	Will the proposal provide adequate and convenient parking for people with disabilities?	Will the proposal provide adequate and convenient parking for people with disabilities?		Car parking provision will be provided in line with policy and best practice requirements for residents, employees, leisure users and town centre users. Public parking for blue badge holders will be provided in accordance with Southwark Council and GLA requirements

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>with parking for resident blue badge holders provided at up to a maximum of one space per wheelchair accessible unit. Disability parking will also be accounted for within public car parks to BS 8300 guidance.</p> <p>Drop off points for taxis and Dial-a Ride and community transport will also be provided, for example, within the health centre plot, and mobility scooter parking and charging points will be provided throughout the site, including club car spaces.</p> <p>Refer to The Masterplan Design and Access Statement (Volume I).</p>
Accessibility	Will people with disabilities, parents with pushchairs, the elderly and infirm find it easy to move around the development?			<p>One of the main design principles of the masterplan is access. The proposed scheme will provide sufficient accessibility for people with disabilities, parents with pushchairs, and the elderly and infirm, so that they can move easily and safely around the site. Strategies proposed include, but are not limited to: a permeable and legible pedestrian network; highly connected pedestrian access to public transport networks; signalled controlled crossing points for pedestrians across main vehicular routes; and accessible homes.</p> <p>The Masterplan will design 90% of homes to M4(2) Accessible and Adaptable Dwelling Standards, 10% to M4(3) Wheelchair User Dwelling Standards.</p> <p>The design of the public realm areas will minimise the potential for slips trips and falls. Wayfinding and signage will be provided to help guide people around the site, and communal space will be accessible for all. Fire strategies, entrances, and vertical transportation, and other design considerations for buildings will be designed to be</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>applicable to and accessible for all people.</p> <p>As well as catering for people with disabilities, the development will be designed to be inclusive for all people to visit, live, work, travel through and play in. This will allow cyclists, pedestrians, public transport users, vehicles and servicing and delivery vehicles to pass easily and safely through the site, whilst providing convenience and enjoyment for all users. The principles from the Design Council CABI's 2006 publication 'The Principles of Inclusive Design – They include You' will be followed.</p> <p>Regarding the public realm areas, street furniture, materials and surface finishes and water features will be designed to minimise their potential to cause slips, trips and hazards to pedestrians, those with impaired vision or the less physically able. Wayfinding and signage will be clear to guide people through the site on accessible, step-free routes with distance indicators. The gradients of the site will mostly be at maximum 1:40 and won't exceed 1:20, to allow for easy movement around the site. Communal open space will also be designed to be accessible to all, with play areas designed with reference to accessible play guidance, such as 'Accessible Play Space: A Good Practice Guide', published by the Department for Communities and Local Government.</p> <p>The Equalities Statement also accounts for access to transportation, and suggests that a range of homes should be developed near the Canada Water overground and underground station to increase accessibility to all demographic users.</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>Consideration is also given to the provision of publicly accessible WCs,</p> <p>Refer to the Masterplan Design and Access Statement (Volume I).</p>
Transportation				
Transport Impacts	How will the development avoid and mitigate any negative transport impacts?	<p>The proposal is in an appropriate location for its size and trip-generating characteristics.</p> <p>Any harmful transport impacts are mitigated, including through preparing a green travel plan and site specific s106 planning obligations.</p>		<p>A Construction Travel Plan will be implemented to promote cleaner and greener travel choices.</p> <p>The Travel Plan Manager will liaise closely with the Southwark Council and TfL to encourage workforce use of public transport and car sharing schemes to minimise impacts on the local network.</p> <p>The proposal is in an appropriate location for its size and trip-generating characteristics, and will aim to avoid and mitigate any negative transportation impacts. The masterplan will promote sustainable modes of transport as there will be limited car parking provision, encouraging commuter journeys through the available public transport modes. A key design principle of the masterplan is to create a pedestrian-friendly public realm and street layout, and there is an aim to improve the quality and reliability of bus services in the area. Safe and secure cycle facilities will be provided as well as 'end-of-journey' facilities to encourage the use of cycles.</p> <p>Refer to the Transport Assessment, Framework Travel Plan, and Masterplan Design and Access Statement (Volume I).</p>
Minimising Car Use	How will the proposal discourage car use and encourage people to use sustainable modes of transport, such	The proposal provides the minimum number of car parking spaces needed to ensure that the development can operate successfully, in		<p>The masterplan has the long term aim to reduce car and vehicle use on the site.</p> <p>The Development will provide car parking spaces comprising the following:</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
	as walking and cycling and public transport?	<p>accordance with the Sustainable Transport SPD.</p> <p>The proposal contributes towards strategic transport improvements in line with the s106 Planning Obligations SPD.</p> <p>The proposal provides a green travel plan which promotes sustainable travel in accordance with the Sustainable Transport SPD.</p>		<ul style="list-style-type: none"> • Zero standard car parking spaces for office uses, with limited provision for disabled users only; • A maximum of 1,000 town centre car parking spaces including disabled parking; • A maximum of 0.2 spaces per residential unit across the Development, including disabled parking. <p>The masterplan will be designed to be an exemplar development for "Healthy Streets", key components of which are expected to include:</p> <ul style="list-style-type: none"> - Cycling routes, provision for cycle hire docking station, generous levels of cycle parking and end-of-journey facilities will be provided, including showers and changing space, to help promote cycling. - Low car parking provision. - High quality public realm and linkages with the wider network to promote walking. <p>The masterplan will also create varied pedestrian routes to encourage walking to minimise car use.</p> <p>Refer to the Transport Assessment, Framework Travel Plan, and the Masterplan Design and Access Statement (Volume I).</p>
Cycling	How will the proposal make good provision for cyclists?	There is a provision of convenient, secure and weatherproof cycle parking to the minimum cycle parking standards set out in Southwark	The proposal provides a significantly greater amount of convenient, secure and weatherproof cycle parking	The development will incorporate cycling routes, provision for cycle hire docking stations, generous levels of cycle parking, and end-of-journey facilities such as showers and changing space. These will be in line with cycle parking standards set out in the Southwark Plan Appendix

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
		Plan Appendix 15 and the Sustainable Transport SPD. This includes providing showers and lockers.	spaces than the minimum. The proposal creates or contributes towards more direct, safe and secure cycling routes.	15, the Sustainable Transport SPD, London Plan policy, and BREEAM standards. The masterplan will provide cycle routes that connect into existing and forthcoming cycle networks, including the Cycle Super Highway (CS4) on Lower Road. Cycle parking for the Outline Proposals will be provided in accordance with the minimum standards set out within the Development Specification and Transport Assessment. Cycle parking for the Detailed Proposals is provided in line with the minimum London Plan (2016) requirements. Refer to the Transport Assessment, Framework Travel Plan, and the Masterplan Design and Access Statement (Volume I).
Health & Wellbeing				
Health & Well-being	How will the proposal contribute to the health and well-being of the local community and overcome health inequalities?	The proposal makes the minimum financial contribution towards health as set out in the S106 Planning Obligations SPD.	The proposal directly improves access to high quality health and social care for the community.	Many social, economic and environmental aspects of the Masterplan design will dictate the health and wellbeing of the local community. The design principles for the masterplan are layout, access, use and amount, scale and appearance. These principles are considered in the design of all areas of the masterplan to create spaces, public realm, buildings and streets that are community and user friendly. As part of the Masterplan, British Land commits to be a long-term investor in the Canada Water area to deliver long-term benefits to those who live there through the Social Regeneration Charter. For example, their support for London Bubble's Young Theatre Makers Project, supports mental health and wellbeing through drama and theatre. The Health Impact Assessment (HIA) will deem the proposals to have an overall positive

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>impact on health and wellbeing.</p> <p>The 'Healthy Streets' principles will be incorporated into the masterplan by creating high quality car-free alternative transport routes, including providing a high-quality pedestrian experience, promoting health and wellbeing. Incorporating these principles is one of the overarching objectives of the Framework Travel Plan.</p> <p>Refer to the Health Impact Assessment, the Transport Assessment, the Framework Travel Plan, and the Masterplan Design and Access Statement (Volume I).</p>
Community Facilities	How will the proposal contribute to the health and well-being of the local community and overcome health inequalities?	<p>The proposal will not create a deficiency in access to community facilities.</p> <p>The proposal makes the minimum financial contribution towards community facilities as set out in the S106 Planning Obligations SPD.</p>	The proposal directly improves access to high quality community facilities for a range of users.	<p>The Development Specification for the application includes the provision of community space (use class D1), of which up to 45,650sqm GEA (gross external area) could be delivered through the Masterplan. Specific uses of this community space would be determined at the Reserved Matters Stage, and would be subject to further engagement with relevant stakeholders and the community. The new park, town square and Dock Office square will provide outdoor, open and green community space for a variety of different uses by all.</p> <p>As outlined in the Equalities Statement, Time and Talents is a registered charity, aimed at addressing social isolation and community division through bringing people together to provide reciprocal support. Time and Talents run a community space within the existing Surrey Quays Shopping Centre, a pilot for potential space and uses in the future Development. Again, the approach here will be guided by that set out in the Social Regeneration Charter. British Land will strengthen this relationship to provide space within the Development.</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				All facilities will be designed to inclusive design standards meeting and exceeding best practice guidance of Approved Document M of the Building Regulations, BS 8300 and the Sports England Guide for Accessible Sports Facilities.
High Quality Living and Working Environments	Will the proposed dwellings have good standards of daylight and sunlight?	The application meets the daylight and sunlight requirements set out in the Residential Design SPD.	The application meets the daylight and sunlight requirements set out in the Residential Design SPD.	<p>The design team has been working to optimise the daylight and sunlight amenity within the proposed residential accommodation, as well as minimise the daylight and sunlight impacts on neighbouring properties. It has resulted in amendments to the massing as well as facades and internal layouts of the detailed residential elements (Plots A1 and K1).</p> <p>100% compliance with the BRE's recommended standards for daylight and sunlight access are onerous for dense urban developments, and as emphasised in the 2016 Housing SPG for London, an appropriate degree of flexibility should be applied when employing BRE guidelines. Thus, whilst the Development attempts to fully comply with the BRE's recommendations this is not always possible, and temporal, geographical and social factors should be considered in design. However, it will be ensured that any shortfalls are limited in number and significance.</p>
	How will the development affect the sunlight/daylight of existing neighbouring occupiers?	The application meets the BRE recommended standards for daylight and sunlight access.		As outlined in Chapter 16 of the supporting Environmental Statement, multiple massing options have been explored to minimise the daylight and sunlight impacts on living and working environments. As such, the scheme has been amended along the western edge to accommodate these properties and the bulk of the massing steps away from all edges to minimise impacts. Regarding external layouts, Chapter 16 of the Environmental Statement considers the adverse effects of light pollution. Light pollution increases where buildings are constructed within 20m of

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				neighbouring properties, and this will be considered within design to reduce negative effects to living and working environments. Canopies have also been considered in design to reduce solar glare to affected windows within the development.
	<p>How has the impact from sources of noise been minimised through site layout and landscaping?</p> <p>Will all proposed buildings have good sound insulation?</p>	The minimum standards in the Sustainable Design and Construction SPD are met.	The preferred standards in the Sustainable Design and Construction SPD are met.	<p>The impact from noise external sources will be minimised through limiting the amount of ambient noise generated by the development, and through site layout and landscaping. Indoor noise levels are to be limited through the installation of adequate sound insulation.</p> <p>Refer to the Masterplan Design and Access Statement (Volume I).</p>
	How will proposed commercial or non-residential development help promote the health and well-being of future occupiers?	The development achieves at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment.	The development achieves at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment.	<p>For commercial and non-residential developments, the health and well-being of future occupiers will be promoted through ensuring that at least 55% of the credits available in the health and well-being section of the appropriate BREEAM assessment will be obtained.</p> <p>Access to high quality public realm and green spaces can add value to the quality of living and working environments. This is one of the key strategies of the masterplan.</p> <p>Refer to the Masterplan Design and Access Statement (Volume I).</p>
	Are internal layouts flexible and capable of adaptation and multiple uses during their lifetime?			To promote longevity of the new building stock to be constructed as part of the Masterplan, internal layouts are to be designed with a degree of functional adaptability. The design of individual buildings will be described in further detail in the Design and Access Statements for the individual plots as part of the detailed planning submissions that together form the masterplan.

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
Adapting to Climate Change	How will the indoor comfort of users be maintained in a changing climate?	The minimum standards in the Sustainable Design and Construction SPD are met.	The preferred standards in the Sustainable Design and Construction SPD are met	<p>Buildings will be designed not to overheat using passive design measures where possible. Overheating analysis will be carried out for residential apartments using TM59 methodology to demonstrate that comfortable environments can be achieved without mechanical cooling.</p> <p>The Flood Risk Assessment (FRA) submitted as part of this hybrid planning application considers the projected effects of climate change on the chances of flooding. The FRA states that the site has a low risk of tidal flooding up to 2100, outside of the Environment Agency's (EA's) breach flood extent, due to the strength of the existing river Thames flood defences, and the risk of pluvial and groundwater flooding, and flooding from artificial sources, is found to be low.</p> <p>SUDS (Sustainable Urban Drainage Systems) will not only attenuate surface water runoff rates, further reducing the risk of pluvial flooding, but also help to prevent local overheating through reducing the heat island effect and cooling through plant evapotranspiration. The planting strategy encompasses a strong narrative on climate change mitigation.</p> <p>Refer to the Masterplan Design and Access Statement (Volume I).</p>
Design				
Nuisance	How will the proposal minimise nuisance and inconvenience during the construction process?	The minimum standards in the Sustainable Design and Construction SPD are met.	The developer signs up to the Considerate Contractors Scheme.	<p>The applicant will sign up to the Considerate Constructors Scheme (CCS), as will be specified in the Contractor's Employer's Requirements (ERs). These will specify the reduction of the noise, vibration and dust as far as is reasonably practicable.</p> <p>Southwark's Technical Guidance outlines demolition and construction working</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>hours, and noisy operations will not take place during these times. Strategies also include low noise techniques and avoidance of engine idling.</p> <p>Detailed Plot Construction Management Plans (CMPs) will be prepared and submitted to Southwark Council as each Plot progresses through planning via the Reserved Matters Application (RMA) process. The Plot CMPs will be prepared using the overarching framework principles, procedures and mitigation measures contained within the framework CMP.</p>
Urban Design & Architecture	<p>Is the proposal of high quality architecture?</p> <p>How does the proposal relate to buildings and spaces around the development site?</p> <p>How does it contribute to the character and distinctiveness of the area?</p>	A Design and Access Statement is submitted which meets the minimum requirements set out in the Design and Access Statements SPD.	The design and access statement addresses shows that both the minimum requirements and best practice set out in the Design and Access Statements SPD has been met.	<p>The masterplan site is considered in terms of three Character Areas that define the site layout, use and accessibility of the site; the Town Centre, the Park Neighbourhood, and The Central Cluster. Through defining these three-character areas, the masterplan can effectively respond to the needs of the existing community and create a new site that boosts the local economy and quality of life, making it more socially sustainable.</p> <p>Buildings of the development will be of high quality architecture, which will contribute to the character and distinctiveness of the area. The street design will also provide an enduring framework for buildings within the development.</p> <p>The Development will adhere to the London View Management Framework (LVMF), the Supplementary Planning Guide produced by the Mayor's Office. View LVMF 5a.2, the view from Greenwich to St Paul's Cathedral, will be protected during development planning and design. As such, the protected viewing corridor will ensure that building height in this view is limited to +30m AOD.</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>One of the key design principles of the masterplan is layout. The aim is to design a masterplan layout that has well-defined spaces providing a flexible structure for development and legible, safe and pedestrian friendly routes that connect the new and existing green public realm. In addition, the scale and massing of buildings is carefully considered in the masterplan with sensitivity to the surrounding buildings and the amount of daylight they receive, and to the surrounding public realm.</p> <p>Refer to the Masterplan Design and Access Statement (Volume I).</p>
The Historic Environment	How will the proposal preserve or enhance the historic environment?	The proposal will not harm the historic environment, and meets Southwark Plan Policies 3.15-3.19.	The proposal will enhance the historic environment, including repair, renovate or refurbish a listed building currently at risk.	<p>The proposal will not harm the historic environment. The Development will additionally seek to enhance the historic environment through repairing, renovating or refurbishing listed buildings that are currently at risk. The development includes plans to refurbish a Grade II listed bascule bridge, maintain protected views within the area, and complete an intensive examination to confirm the existence of underground historic Canada Water Dock Walls.</p> <p>Historic links through the site will be rejuvenated, including the link between the Canada Water Dock and the Greenland Dock, known as the Middle Cut. The design of any new buildings in this area will aim to complement or emulate the existing practical and utilitarian buildings around Canada Water Dock. Additionally, the masterplan geometry is designed to maintain the sweeping shape of Surrey Quays Road, which is part of the recent history of the site, and the path of the historic wall of Quebec, which is followed by the new park's path, bringing historic significance</p>

Checklist Theme	Checklist Question	Minimum Standard	Preferred Standard	Details relating to the proposed development (comments/justification)
				<p>into the layout of the masterplan.</p> <p>The site does not contain any nationally designated (protected) heritage assets, nor does it lie within or near to an archaeological priority area.</p> <p>Refer to Chapter 14 of the Environmental Statement, 'Archaeology (buried heritage)', and to the Masterplan Design and Access Statement (Volume I).</p>

Economic Sustainability

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
Economic				
Employment	How will the proposal help reduce the skills gap and improve employment opportunities for Southwark residents?	<p>There is no loss in the number of jobs provided on the site (unless an exception is allowed by Southwark Plan policies).</p> <p>Contributions made towards employment, training and education as set out in the s106 Planning Obligations SPD.</p>	<p>The development will increase the number of jobs available and exceeds the minimum contributions in the s106 Planning Obligations SPD, such as contributing to childcare facilities, providing a work placement or a mentoring agreement with local schools, and/ or programmes to engage social housing tenants with employment and skills support.</p>	<p>The aspirations in the Charter outline the potential positive impacts a development of this scale and longevity could bring to the local area and community. In order to ensure the benefit of the development to the Community and Southwark is maximised, as bespoke approach to training, employment and education will be developed. This will draw from feedback on local priorities and British Land's considerable experience in this field.</p> <p>The Development allows for a sixth form college, subject to the Council's education strategy.</p> <p>The Development could provide approximately 20,000 jobs and will generate substantial construction related employment, including apprenticeship and training opportunities for residents.</p> <p>To date, British land has already delivered a range of courses to residents aged between 16-24; such as the five weeks Bright Lights training at Surrey Quays shopping centre in</p>

				<p>November 2017. Further activities will include supporting training and education to help ensure that residents have the required skills to access employment opportunities, such as the Southwark Career Ready Programme, and the Bermondsey Community Kitchen catering training programme for young people in long term unemployment.</p> <p>The Cultural Strategy focuses on the provision of creative employment, and the Equalities Statement outlines the opportunity to enhance the diversity of the workforce within Canada Water.</p> <p>Refer to Chapter 7 of the Environmental Statement on 'Socio-Economics' and the Social Regeneration Charter that accompanies this planning application for more information.</p>
Enterprise	<p>How will the proposal impact on local businesses?</p> <p>How will the proposal encourage the growth of small and medium sized enterprises (SMEs) and an entrepreneurial culture?</p>	<p>There is not a net loss of business floor space or small business units (unless an exception is allowed by Southwark Plan policies).</p>	<p>The proposal improves the amount and range of good quality business floor space, including flexible business space suitable for SMEs and start-up businesses.</p> <p>The development provides additional benefits for businesses. This could include the provision of business advice and support to local businesses, relocation assistance for existing businesses, and a commitment to procure goods and services during the construction phase of development from companies and</p>	<p>The masterplan will benefit local businesses by bringing more residents and employees to the area, boosting the economic opportunities available locally. A Social Regeneration Charter will be put in place, setting out how long-term investment in this area will be used to support long term growth within the local economy. The Social Regeneration Charter is to include BID/Business Network initiatives, and supply chain and procurement opportunities during construction and in the completed development.</p> <p>There is a range of types of commercial floor space being applied for, and there will be significant opportunities within the interim stages of the development for local enterprise to use these spaces in the meantime. The proposal will provide flexible business space suitable for SME's (small and medium sized enterprises) and start-up businesses.</p> <p>The town centre design will provide the good opportunities for small retail businesses, independent coffee shops and boutiques. The intimate streets of the 'cuts' area within the town centre will provide the location for this, where pedestrian flows will be encouraged through the site layout. This will complement the larger scale retail on Porters Way, also within the town centre area.</p> <p>Social enterprise will be supported within the community, and the development supports, and will continue to maintain activities which bring the community and businesses</p>

			<p>organisations based in Southwark, based on a percentage of the total value of the contract.</p> <p>The proposal supports the growth of the social enterprise.</p>	<p>together.</p> <p>Refer to the Masterplan Design and Access Statement (Volume I), Chapter 7 of the Environmental Statement on 'Socio-Economics' and the Social Regeneration Charter that accompanies this planning application for more information.</p>
Town Centre & Local Services	<p>If the development is for a town centre use and will generate a lot of trips, is it located in a town or local centre?</p>	<p>The proposal is located within a centre, or it meets the exceptions set out in PPS6 and the Southwark Plan Policy 1.8.</p>	<p>The proposal is located within a centre.</p>	<p>The proposed development will create a new town centre, and will improve the local community's access to a range of shopping and services. Compliant as result of planning designation. Benefits to be secured through strategy described above.</p> <p>To promote a diversity of shops, there will be no net loss of any small business units, and a proportion of retail units will be provided for independent occupiers. The Development will also contribute to an improved shopping environment and access and safety improvements. The car parking strategy will be designed such that back-of-house and visitor requirements for parking will not adversely affect shop frontages in the town centre. This will be done by including car parking in basements, multi-storey and basement car parks, residential podiums, and basements under public realm.</p> <p>Working space could be provided for 20,000 workers along with the provision of up to 86,650sqm of retail floor space.</p>
	<p>How will the proposal support the vitality and viability of Southwark's town centres?</p> <p>How will the proposal support access to local shopping and services?</p> <p>How will the proposal promote a diversity of shops including independent shops?</p>	<p>The proposal meets the criteria of Southwark Plan policies 1.7, 1.9 and 1.10.</p> <p>The proposal will not involve the loss of any small business units (unless an exception is allowed by Southwark Plan policy 1.6).</p> <p>The proposal would not harm the amenities of any neighbouring occupiers.</p> <p>The proposal</p>	<p>The development improves the local community's access to a range of shopping and services.</p> <p>A proportion of proposed retail units are provided for independent occupiers through a s106 planning obligation.</p> <p>The development contributes to an improved</p>	<p>The proposal will include retail and leisure services, workspace, residential space, and more, catering to the needs of the community and building the local economy. This retail space will be designed to animate the public realm with a diversity of shop sizes. A selection of food and beverage vendors, leisure and entertainment around the Canada Water dock will also add vibrancy to the town centre. For the Outline Proposals, retail floor space will comprise up to 86,650sqm; leisure and cultural space will account for 51,500sqm; and 7,500sqm of hotel space will be developed, amongst other uses. Workspace could occupy up to 282,500sqm of the Development.</p> <p>The development will contribute to an improved shopping environment, through a range of strategies including shop-front improvements, and access and safety improvements. The car</p>

		meets the minimum public realm contributions of the S106 Planning Obligations SPD.	shopping environment, such as through shop front improvements, access and/or safety improvements., over and above what is required in the S106 Planning Obligations SPD.	parking strategy of the masterplan will be designed such that back-of-house and visitor requirements for parking will not adversely affect shop frontages in the town centre. This will be done by including car parking in basements, multi-storey car parks, residential podiums, and basements under public realm. See the Masterplan Design and Access Statement (Volume I) for more information.
Arts, Culture & Tourism	How will the proposal support regeneration and wealth creation through the arts, culture and tourism? How will the impacts of tourism be carefully managed?	Development meets the requirements of Southwark Plan Policy 1.11. Visitor generating schemes provide and implement a visitor management strategy.	In addition to the minimum standards, the development helps support local arts, culture and tourism activity, including the provision of accessible studio and exhibition space.	The Canada Water development will support regeneration and wealth creation through the arts, culture and tourism sector, whilst ensuring that tourism is carefully managed. For example, visitor generating schemes will provide and implement a visitor management strategy. The Development Specification will include the provision of up to 38,500sqm GEA of Cultural Space will could deliver a wide range of uses to support arts and culture within the masterplan. The planning application also allows for the provision of up to 5,000sqm of floorspace for a flexible events space. The Cultural Strategy outlines a framework and priorities for how the Development can best reflect and create a sense of ownership within existing and future communities. Here, the Cultural Strategy focuses on the integration of heritage and character, creativity, community, and entertainment, and addresses three key themes – Creative economy, Creative growth, and Creative people.

ENVIRONMENTAL SUSTAINABILITY

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
Environmental				

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
Using Land Efficiently	Will the proposal use land efficiently and in a way which is compatible with the local context?	The proposal is on brownfield land. The density of the proposal is in line with the densities set out in Southwark Plan policies 3.11 and 4.1 and the proposal meets the criteria of policy 3.11.		<p>The proposed site is situated on brownfield land.</p> <p>The masterplan will provide a mix of uses, including retail, residential and commercial types, to transform the under-used land into a site that caters for the community. A mix of uses development is more sustainable in the long term than a single-use development. Design principles also consider multi-functional uses of public realm space, and the role of layering in spatial design.</p> <p>The design of the site will also ensure adequate provision for servicing, circulation and access to, from and through the site; and ensures that the scale of development is appropriate to the availability of public transport and other infrastructure.</p>
Open Space and Green Infrastructure	How will the proposal contribute to Southwark's network of green spaces, particularly in those areas which are currently deficient?	<p>There is no net loss of open accessible space. The proposal complies with Southwark Plan policies 3.25, 3.26 and 3.27 protecting open spaces.</p> <p>The proposal makes a s106 contribution towards open spaces in line with the s106 planning obligations SPD.</p>	There is a net gain of public open space. The proposal directly improves access to a range of quality public open spaces and/or makes a direct contribution to improving green links and corridors.	<p>The vision for the masterplan has great emphasis on the quality of the public realm, including parks, squares, and other open spaces. It is a priority of the development to integrate open space into the masterplan, positively impacting health and wellbeing on the site. Strategies will include encouraging a net gain of public open space, providing a direct improvement to green links and corridors; delivering a network of quality public open spaces in the area; and providing a lively pedestrian experience through public spaces.</p> <p>The proposed scheme includes a new 3.5-acre park, in addition to a green link between Russia Dock Woodland and Southwark Park, and a series of other open squares scattered around the site. Green, blue and brown roofs will also be implemented throughout the development where possible and practical.</p> <p>A planting strategy has been developed for the Masterplan will prioritise planting for pollinators, as an attraction for people, and for human health. A SUDS strategy has been developed to deliver high quality drainage, rainwater discharge attenuation and water filtration (using reed beds for example) to protect groundwater quality in urban areas.</p> <p>The development of the Masterplan has been informed by an Open Space Audit which was undertaken to give a comprehensive understanding of the</p>

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
				<p>provision, nature and quality of open space and green spaces within the local area.</p> <p>Refer to Chapter 13, 'Ecology', of the Environmental Statement, and the Masterplan Design and Access Statement (Volume I).</p>
Biodiversity	How will the development contribute to nature conservation and biodiversity?	The minimum standards in the Sustainable Design and Construction SPD are met.	The preferred standards for biodiversity in the Sustainable Design and Construction SPD are met.	<p>The development will contribute to nature conservation and biodiversity through avoiding harm to protected species and their habitat, creating and enhancing habitat, and compensating for unavoidable harm if necessary.</p> <p>Ecological surveys have been undertaken and advice on ecology has been given to the design team. Currently, there are some areas of high biodiversity, but the majority of the site has very low wildlife value.</p> <p>A Construction Management Plan has been developed to account for Ecological Protection Measures during construction. Here, the Arboricultural Impact Assessment considers physical tree protection.</p> <p>Disturbance to breeding birds and aquatic habitats are also considered within the Framework CMP.</p> <p>Construction lighting spill into ecologically sensitive areas must be limited and avoided where possible.</p> <p>The ecologist's recommendations, which will be implemented, are to: Utilise roof top and podium space to create green roofs; Implement green walls; Use rain gardens to enhance green links across the Masterplan; Plant and preserve trees across the site; Enhance habitat for birds and bats; Emphasise plant species that enhance biodiversity in the new park; Enhance the ecology of the Canada Water Dock; Implement a Framework CMP to minimise impact of dust, noise, vibration and pollution during construction; and follow the guidelines of the lighting strategy to minimise impact on local ecology and biodiversity.</p> <p>Further strategies include the protection and enhancement of the SINC (Site of Importance for Nature Conservation) designation of the Canada Water Dock, sensitively addressing the management</p>

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
				<p>of needs for nesting birds, and retaining and planting trees where possible.</p> <p>Refer to Chapter 13 of the Environmental Statement (Ecology) and the Masterplan Design and Access Statement (Volume I).</p>
Land Contamination	Will the proposal remediate any contaminated land on the application site?	Any contaminated land on the site will be remediated to an acceptable level.	Waterman are following the procedures in CLR11 Model Procedures for the Management of Land Contamination (Environment Agency) and have prepared a desk based assessment in support of the planning application. Ground investigation, remediation works and validation report will be delivered following grant of planning permission.	<p>Waterman are following the procedures in CLR11 Model Procedures for the Management of Land Contamination (Environment Agency) and have prepared a desk based assessment in support of the planning application. Ground investigation, remediation works and validation report will be delivered following grant of planning permission.</p> <p>The Framework CMP suggests a phased approach to demolition and construction across the Development, incorporating a ground contamination study as work on each Development Zone or Plot progresses.</p> <p>A Materials Management Plan (MMP) will also be prepared as part of the Construction Management Plan to control the re-use of excavated soils on-site.</p> <p>Refer to the Remediation Strategy and Chapter 11, 'Ground Conditions and Contamination', of the Environment Statement.</p>
Artificial Lighting	Has artificial lighting been designed and selected to reduce light pollution and nuisance, including reflection into the night sky?	The minimum standards in the Sustainable Design and Construction SPD are met for external lighting.		<p>The masterplan will be designed to reduce light pollution and nuisance, including reflection to the night sky. Lighting will be designed to address ecology, wellbeing, accessibility, safety, security, economy, flexibility and legibility, to create a successful and sustainable lighting solution for the site. Luminaires utilised for roadway lighting shall have no upward light spillage to reduce light trespass and light spill into the night sky, which causes unnecessary light pollution. Lighting to be designed to comply with BS EN 13201-1:2004, BS EN 13201-2:2003, BS EN 12464- 2:2014 and BS 5489-1:2013.</p> <p>Ecology is a key consideration within the lighting design strategy, and light spill will be minimised to avoid adverse effects to a wide variety of flora and fauna.</p>

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
				<p>The Development also considers the strong correlation between artificial lighting and human wellbeing within the design principles. Here, lighting has been designed with warm tones to enhance feelings of comfort throughout the community. The illumination of obscure areas will reinforce way-finding and improve our perception of place, enhancing feelings of safety and security.</p> <p>Energy efficiency of lighting is also a key consideration of the lighting strategy.</p>
Reduced Energy Consumption	How will the design of the proposed development minimise the use of energy?	The proposal meets the minimum energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred energy efficiency standards in the Sustainable Design and Construction SPD or an area based plan.	<p>'Be Lean': Passively reducing energy demand through building massing, form and façade design is prioritised. Passive design measures are recommended for the plots, which are to be developed in detailed design. The anticipated regulated carbon savings compared to the 2013 Part L baseline across the site from 'Be Lean' measures alone is 18.2%.</p> <p>See the Energy Strategy for further details.</p>
Clean Source of Energy	Will the proposal be supplied by a clean and efficient source of energy?	The proposal meets the minimum energy supply standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred energy supply standards in the Sustainable Design and Construction SPD or an area based plan.	<p>'Be Clean': A preliminary analysis of the possible heat supplies was conducted. Using an 'all electric' heating system is less carbon intensive than connecting to the SELCHP heat network or to a new site-wide heat network. It is recommended that all plots use an 'all-electric' system but provide flexibility for future connection if local heat networks become low-carbon. Waste heat will be utilised on mixed-use plots where possible.</p> <p>The Development specification includes plans for the development of a new Energy Centre, with floorspace up to 2,000sqm.</p> <p>See the Energy Strategy for further details.</p>
Renewable Energy	Will the proposal use on-site renewable technologies?	The proposal meets the minimum renewable energy standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred renewable energy standards in the Sustainable Design and Construction SPD or an	<p>'Be Green': The two renewable energy technologies deemed feasible to implement in the masterplan are heat pumps (air source and water source) and photovoltaics. These could offer an additional 14.3% reduction on regulate carbon emissions across the site, and should be assessed and implemented as appropriate on a plot by plot basis. See the Energy Strategy.</p>

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
			area based plan.	
Reducing Greenhouse Gas Emissions	How will the proposed development minimise the greenhouse gas emissions generated?	The proposal meets the minimum CO2 standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred CO2 standards in the Sustainable Design and Construction SPD or an area based plan.	<p>The 'be lean, be clean, be green' energy hierarchy approach has been used to assess the anticipated carbon emissions of the proposed development and propose an energy strategy to minimise this within the constraints of the project. The anticipated regulated carbon savings across the entire site will be 32.5% compared to the 2013 Part L baseline. The calculated regulated carbon savings across the entire site would be 29.0% compared to the future draft SAP 2016 / 2019 Part L baseline.</p> <p>Refer to the Energy Strategy for further details.</p>
Water	How will the proposal minimise water consumption and reliance on mains water?	The proposal meets the minimum water use standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred water use standards in the Sustainable Design and Construction SPD or an area based plan.	<p>All buildings within the Development are to use low flow, water efficient fittings for WCs, taps, showers and urinals. In addition, rainwater and/or greywater harvesting systems should be strongly considered to further reduce water demand. There will also be 100% metering of all newly built properties to monitor and manage water consumption, and therefore encourage reductions.</p> <p>A Framework CMP is to be implemented to set out methods to minimise water usage during construction. These measures would include: Selection and specification of equipment; Implementation of staff-based initiatives; Use of water recycling systems for wheel washes and toilets; Use of rainwater harvesting systems for equipment and vehicle washing; and use of water from excavation for dust suppression during construction.</p> <p>Water consumption throughout the works will be monitored to minimise the effects of demolition and construction on potable water demand.</p> <p>See Chapter 12 of the Environment Statement (Water Resources and Flood Risk).</p>
	How will the proposal avoid and reduce water pollution?	The proposal meets the minimum water quality standards in the Sustainable Design and Construction	The development aims to treat surface water runoff from the proposed development using SuDS in	A Remediation Strategy has been created to manage and mitigate against the potential impacts of ground contamination of groundwater and surface water. In addition, a Foundation Works Risk Assessment (FWRA) will be implemented, which will include groundwater monitoring, to further the

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
		SPD or an area based plan.	<p>line with the CIRIA SuDS Manual, ensuring that the quality of water discharged is acceptable.</p> <p>The development includes a ground investigation, remediation strategy, remediation works and validation report (which will be delivered following grant of planning permission) to ensure the potential impact of ground contamination of groundwater and surface water is managed and mitigated, including a foundation works risk assessment for any deep foundations to protect the underlying aquifers.</p>	<p>understanding of the groundwater to inform the piling design and to protect the underlying aquifers. The water assessment confirmed that no industrial buildings exist on site, reducing industrial contamination risks to water sources.</p> <p>Surface water runoff within the proposed site will be treated using SuDS in line with the CIRIA SuDS Manual. This will ensure that the quality of water discharged is acceptable and surface water discharge rates are attenuated.</p> <p>It will be ensured that the peak storm water run-off rate is slower than the previous state of the site. The aspiration, however, is to reduce surface water runoff to 50% of the existing rate. During construction, a Framework CMP (Construction Management Plan) will be used to manage surface water run-off from the site, and appropriate dewatering and disposal will be carried out to further mitigate against groundwater flood risks.</p> <p>Refer to Chapter 12 of The Environmental Statement (Water Resources and Flood Risk).</p>
Waste and Resources	How will the proposal minimise the materials needed in construction and the amount of demolition, excavation and construction waste sent to landfill?	The proposal meets the minimum construction waste standards in the Sustainable Design and Construction SPD or an area based plan.	<p>The proposal meets the preferred construction waste standards in the Sustainable Design and Construction SPD or an area based plan.</p> <p>The proposal</p>	Waste reuse and disposal will be considered at all stages throughout the construction and build out programme of the masterplan. Contractors will seek to send zero waste to landfill and where buildings are to be demolished an appropriate strategy put in place to reuse all possible material back across the site. Through the adoption of the waste hierarchy, attempts must be made to reduce the use of virgin materials in the design of both public realm and new buildings across the site, employing Circular Economy principles. Where building stock is to remain, every

Checklist Theme	Checklist Question	Essential	Preferred	Details relating to the proposed development (comments/justification)
			includes waste and reflects a waste management strategy that will deliver enough space for recycling to meet LB Southwark's guidance, BREEAM etc.	effort should be made to retrofit and restore the building so that it is fit for purpose, and recycled materials should be used where possible.
	How will the development promote waste minimisation during its use?	The proposal meets the minimum operational waste standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred operational waste standards in the Sustainable Design and Construction SPD or an area based plan.	<p>The approach taken to reduce waste, during both construction and operational phases of the development will adopt the Waste Hierarchy, focusing on prevention of waste above anything else, and disposal as a final option. The residential waste storage will be sized to hold sufficient waste of alternate weekly collections of residual and recyclable waste. Sufficient storage will be provided for commercial waste generated, which will be separated into the following streams: food; non-recyclable; glass; cardboard; paper; mixed recycling (including plastic); and special waste (e.g. batteries, photocopier cartridges, and light bulbs). Bins for the different waste streams in storage, office and retail areas will be clearly labelled and differentiated using different bin colours. Employees and visitors of the development will be encouraged to reduce, re-use and recycle waste materials where possible to reduce waste to incineration.</p> <p>Prior to the commencement of site works, a Site Waste Management Plan will be developed, setting targets for waste management, landfill diversion, recycling and reuse rates. Here, the Contractors will minimise waste sent to landfill, with particular focus on reducing and eliminating the amount of plastic sent to landfill. The Framework Construction Management Plan (Framework CMP) also outlines targets for approximately 90% recycling.</p> <p>See the 'Waste Generation and Storage' section of the Delivery and Servicing Management Plan (DSMP).</p>
Air Quality	How will the proposal impact on air quality?	The proposal meets the minimum air quality standards in the Sustainable	The proposal meets the preferred air quality standards in the	The Development must minimise its impact on air quality through construction, transport emissions and on-site energy generation. The development will be in accordance with the measures set out in the SPD and

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	How will the proposal ensure a good level of indoor air quality?	Design and Construction SPD or an area based plan.	Sustainable Design and Construction SPD or an area based plan.	<p>ensure emissions standards for heating plant set out in Appendix 7 of the Mayor of London's Sustainable Design and Construction SPG are met. An assessment will be carried out to determine whether the development will be air quality neutral in line with Policy 7.14 of The London Plan.</p> <p>Sustainability measures mentioned in other sections of this Sustainability Strategy that will minimise the impact of the development on the local air quality include: Incorporation of trees, green infrastructure, planting and parks to improve air quality; The recommendation of using 'all electric' systems for heat generation, rather than gas boilers or local CHP heat networks, reducing local emissions; Any gas boilers used will be ultra-low NO_x-emission boilers; Implementation of on-site renewables, reducing emissions; Implementation of Framework Construction Management Plans (CMPs) that set out methods and targets to minimise the contribution to air pollution; prioritise pedestrian movement over vehicular movement; implementing initiatives and measures that reduce the number of delivery and servicing vehicle on site; and Minimising car parking spaces and encouraging low-emissions and sustainable transport methods such as cycling, walking and public transport.</p> <p>The Air Quality Strategy outlines measures for improving local air quality such as reduction of emissions from buildings, increasing public awareness of air quality issues, and encouragement of active travel.</p> <p>The Development will ensure good indoor air quality. This will be done by incorporating indoor air NO_x filtration where external NO₂ concentrations exceed 40ug/m³, and meeting the minimum requirements of Part F of the Building Regulations. Low volatile organic compound (VOC) materials should also be specified for finishes, construction materials, carpets and furnishings.</p> <p>See the Delivery and Servicing Management Plan (DSMP).</p>

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Risk from Flooding	How has the development minimised the risk to property and life from flooding?	The development passes the PPS25 Sequential and Exceptions tests and meets the minimum flood risk design standards set out in the Sustainable Design and Construction SPD.	The development meets the preferred flood risk standards in the Sustainable Design and Construction SPD or an area based plan.	The site is at a low risk of tidal flooding due to the River Thames defences. The majority of the site also lies outside of the Environment Agency's breach flood extent. In line with policy and the SPD, sleeping areas would be located above the breach flood level.
	How does the development help reduce the risk of flooding, including reducing surface water run-off from the site?	The proposal meets the minimum drainage and run-off standards in the Sustainable Design and Construction SPD or an area based plan.	The development meets the preferred drainage and run-off standards in the Sustainable Design and Construction SPD or an area based plan.	<p>The Development will reduce surface water runoff using SUDS. The Thames barrier defences reduce the risk to 'low'. Where it is identified that localised ponding could occur, the ground is to be raised, and where there is a groundwater flood risk from excavation of basements, appropriate dewatering and disposal, using standard techniques such as pumps and sumps, are to be implemented.</p> <p>The following mitigation measures are to be implemented:</p> <ol style="list-style-type: none"> 5 The breach flood level for Canada Water Dock and the Surrey Quays Road has been outlined and increased in the incidence of storm surge and flood levels 6 More vulnerable developments will be located above breach flood level. For instance, in Zone M, retail and community units are proposed on the ground floor, with residential units above so that these would remain safe in the event of a breach scenario. 7 Where it is identified that localised ponding could occur, the ground is to be raised; and 8 Where there is a groundwater flood risk from excavation of basements, appropriate dewatering and disposal, using standard techniques such as pumps and sumps, are to be implemented. <p>Post-construction, the on-site management team will be responsible for the sustainable drainage techniques. The Flood Risk Assessment outlines the</p>

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				<p>relevant tasks and the frequency of maintenance/management. For instance, nuisance and invasive vegetation should be removed from green/brown roofs every six months, and litter and debris should be removed from bioretention systems monthly.</p> <p>Using SUDS, drainage and other flood management measures if appropriate, peak storm water run-off rate will be slower than the previous state of the site. The aspiration, however, is to reduce surface water runoff to 50% of the existing rate, in line with the London Plan and Southwark Council's Sustainable Design and Construction SPD.</p> <p>In addition, ground levels have been adjusted to minimise the amount of surface water runoff entering the sewage system. This means that the sewage system will be less likely to be flooded.</p> <p>Refer to the Flood Risk Assessment and Chapter 12 of the Environment Statement (Water Resource and Flood Risk).</p>
Materials	How will the proposal reduce the environmental impact of materials used and will the materials be obtained from a responsible source?	The proposal meets the minimum materials standards in the Sustainable Design and Construction SPD or an area based plan.	The proposal meets the preferred materials standards in the Sustainable Design and Construction SPD or an area based plan.	<p>Materials will be responsibly sourced in accordance with ISO14001 or BES6001 where possible and 100% of the timber used on the project will be FSC certified.</p> <p>At least 75% of materials specified for the main elements of the building will have an A rating according to 'The Green Guide to Specification', at least 10% will derive from recycled or re-used content, and 50% of the construction materials used in the development will be sourced within 35 miles of the site.</p> <p>The application of circular economy principles recommended in the Mayor's London Environment Strategy, attempts will be made to reduce the use of virgin materials across the site over its lifetime, and at least 95% of construction, demolition and excavation waste will be reused or recycled. Moreover, buildings will be retrofitted and refurbished where possible to reduce the demand for new materials and construction waste.</p> <p>As outlined within the Site Waste Management Plan (SWMP), during construction, materials will be used and segregated at the waste transfer station</p>

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				<p>for recycling to provide a reduction in the waste generated on site. The SWMP also outlines that measures will be put in place to minimise the quantity of materials ordered and used; and the re-use of site-won materials should be undertaken in accordance with CL:AIRE Definition of Waste: Development Industry Code of Practice.</p>

For further information please contact

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