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c/o Mr Barry Duckett and Mr Jerry Hewitt  
Rotherhithe Area Housing Forum Committee

28/01/2019  
RE Planning Application **18/AP/1604**

Dear Rotherhithe Area Housing Forum Committee,

Thank you for your representation to planning application 18/AP/1604 which was addressed to Michael Glasgow (case officer) and, for your ongoing involvement in the Canada Water Masterplan project.

Your representation raises some interesting points. In my view some of them may require a response from Southwark Council (LBS), and therefore my reply focuses on those conditions which are most related to areas where British Land has control / influence.

As there are a number of points which have implications for the Council I am therefore copying this response to Councillors Johnson Situ and Leo Pollack who may wish to respond to you directly on any of the conditions which are relevant to them.

Conditions have been addressed in the order that they are set out in your representation:

**a) Phase 1 delivers at least 35% genuinely affordable homes with 70% of the affordable homes at “social rent” and 30% intermediate. The “social rent” properties will be owned and managed by Southwark Council homes and let at council rents, that is c£98 basic rent per week [1] for a two bedroom property with service charges about £8 per week. The “social rents” used by the applicant “currently £107 week for a 1 bed, £126 for a 2 bed and £146 for a 3 bed” are rates trumped up by Southwark Council by including RSL rents etc [2]. The forum seeks council flats at genuine council rents and the applicant should also seek to minimise the council tax burden for occupants; CORE Southwark letting data for 2016/17 reports relevant average income of £265 per week [3];**

The first details plots to be delivered as part of the masterplan are policy compliant with 35% affordable housing and a split of 70 % social rent and 30% intermediate. The Council has indicated that it would like to purchase the “social rent” properties however I understand that this is subject to a formal decision by cabinet. I am advised that such a decision would only be considered after planning permission has been granted. If the Council does proceed to purchase the units, the actual rents charged would be a matter for them to determine through their business planning processes.

**b) The mix of homes, offices, retail and uses is adjusted to provide more homes on the masterplan site and in Rotherhithe Ward. A 35% policy creates the issue – “35% of what?” The absolute amount of homes must increase to help address the housing crises. Phase 1 proposes 270 homes altogether and we say more homes should be provided. Office space yields £0 CIL and that provides less money to improve the vicinity and therefore later phases – rich in high value homes and hotel rooms – should help fund improvements in development blocks providing office and retail;**

The Council’s affordable housing Supplementary Planning Document (SPD), which can be found on the London Borough of Southwark planning portal, sets out how the affordable housing is calculated and no doubt this matter will be addressed in the planning committee report.

As you’ll be aware, the planning application British Land submitted is accompanied by a Development Specification which provides for a variety of different land uses to be provided in most zones across the Masterplan area. This is in



direct response to the London Plan and local policy which require the Opportunity Area to provide a minimum number of jobs and homes. This site is seen as a key site for London and Southwark in providing many jobs and this permission provides the flexibility required for this to be delivered if occupier interest materialises.

The economics and viability of a development of this scale and complexity also require different uses to be provided to underpin its delivery. Several factors will therefore be taken into consideration in the future when deciding the development and uses to be delivered, in accordance with the parameters to be set by the Development Specification. The precise mix of uses to come forward on a zone/plot will be determined at each reserved matters (RMA) stage and will include such factors as: demand, occupier interest, viability, creating a mixed and balanced community etc.

With regards to providing more homes across the Masterplan, British Land recognises that the housing crisis in London is severe and know from conversations at our consultation events and RAHF Meetings that many residents are keen to benefit from the range of housing being planned in the Masterplan. We will therefore ensure that the site works hard to deliver high density and quality homes to address this demand.

British Land has committed to delivering at least 1,500 homes on the site, with the potential to deliver around 3,000 new homes (subject to the mix of uses that come forward), which will significantly contribute towards local housing needs.

In the first 3 detailed plots, a total of 265 homes will be delivered consisting of 87 affordable homes - comprising a policy compliant mix of 70% (60 no.) council homes at social rent levels and 30% (27 no.) intermediate homes.

Local residents and the RAHF will get the opportunity to comment on future phases because future building proposals will be submitted as reserved matters applications, consulted on, and then heard by planning committee.

In the interests of proper planning and placemaking we have not designed the Masterplan around the location of ward boundaries. British Land and the design team's approach has always been driven by creating a successful place of diverse and varied character which knits in well to the surrounding areas. Ward boundaries were not a consideration which influenced the design.

As you'll appreciate, the distribution of Community Infrastructure Levy (CIL) won't be determined by the mix of uses being provided in either Rotherhithe or Surrey Docks wards, but on the specific projects and ideas put forward by residents and councillors in these wards, and the subsequent decisions taken at the Bermondsey and Rotherhithe Community Council (BRCC) in accordance with the legal requirements of CIL, the Southwark CIL Regulations and the 123 list – or whichever future system of distributing CIL that the Council decides to adopt.

**c) Development blocks are optimised for height where appropriate. Rotherhithe Area Housing Forum FSB understands the economic challenge of providing new council homes at council rents and issues including overshadowing. With each new council home now costing c£350,000 to c£450,000+ our preference is to build taller and providing an excellent standard of safe public realm. The forum is not clear why the proposals for Phase 1 were reduced in height by about 10 storeys;**

You are correct to point out the challenges of providing council homes at council rents on schemes such as the Canada Water Masterplan where there are substantial abnormal costs and design challenges with delivering the site e.g.: gas main diversions and protected views that restrict building heights across a large portion of the site.

We will seek to deliver the maximum reasonable level of affordable homes across the Masterplan. The levels achieved will be dependent on the availability of grant funding and will be tested through the viability process as part of reserved matters applications in the future.

The Parameter Plans and Design and Access Statements submitted with the planning application set out the heights and massing proposed. These have been carefully tested to respond to a range of factors including planning policy,



local context and residential amenity. The intention is to ensure that the Masterplan delivers on the vision and aspirations as set out in the Canada Water Area Action Plan whilst optimising density across the site.

The reduction in the height of Building A1 was in response to feedback received, both from the local community and specific advice from Historic England and the Greater London Authority (GLA) advising us that the initial tower height proposed at 50 storeys was likely to be problematic in planning terms. A decision was therefore taken to reduce the height of the building.

**d) Phase 1 genuinely affordable homes are prioritised for existing council tenants in Rotherhithe Ward who need or wish to move. This will also help free up under occupied homes for reallocation making better use of our housing stock. The Forum has called for this approach for over ten years;**

I understand the Council is reviewing its lettings policy. British Land is committed to supporting a local lettings policy for social and intermediate tenures.

**e) Plot K1 is optimised to provide as many new council homes as possible, at least 84 new council homes, and at least 8 storeys could be provided without any adverse impact on the adjacent brown field woodlands / recreation land (former working commercial docks - there is a housing crisis in London); The forum understand suburban zone sensitivities however the housing crisis is severe and land available for homes must be optimised for homes where appropriate;**

The proposals for K1 have been the subject of significant testing and we believe that the current proposals provide an appropriate response for this location from a: policy, urban design, townscape, daylight/sunlight, overshadowing and ecological perspective.

From our conversations with the planners, it's unlikely that a building of 8+ storeys would offer an acceptable townscape approach in this location and would probably result in an overshadowing impact that would be technically unacceptable.

We have undertaken additional studies to prove that the K1 building won't significantly impact Russia Dock Woodland and Stave Hill Ecology Park or Alfred Salter school playground and classrooms from an overshadowing perspective. These are provided with the October 2018 planning resubmission details and can be accessed via Southwark Council's Planning Portal.

Following the revised submission in October 2018, Building K1 will now deliver 79 high quality affordable homes to help address Southwark's housing needs. This change is due to the redesign of the unit mix to ensure policy compliance and deliver a higher number of family sized homes.

**f) Phase 1 delivers the new leisure centre and swimming pool;**

Detailed proposals have been submitted for Plot A2 which includes a leisure centre and swimming pool. As per the requirements of the Master Development Agreement (entered into between British Land and Southwark Council) it remains the intention to bring forward the leisure centre as part of the first detailed buildings that come forward.

**g) The new Town Centre square is delivered in Phase 1 and as soon as possible (and before any new masterplan park) together with the large water play feature (for children's play) shown in the illustrative material provided for the project; (Proposed Phase 2 is too far away – and may never happen as intended), there is no need for such a large park in the development and it is a frivolous waste;**

We expect that the Town Square and Park will be delivered in phases as the buildings adjacent to them are delivered. Their delivery in Masterplan terms is guaranteed as they are a requirement under the parameter plans.

The Town Square cannot be delivered as part of the first phase due to physical constraints, namely the location of the existing Tesco Superstore and Surrey Quays Shopping Centre. It's difficult at this stage to be specific about when the



Town Square will be built as it can only be delivered once the existing Tesco Superstore has been demolished and relocated to Zone G. British Land will be required by condition to submit a detailed phasing plan, which will set out how the key public realm spaces will be delivered as development zones/plots come forward.

The Masterplan Public Realm Design Guidelines secure the requirement for a water feature in the Town Square, however, the precise design and layout of the Town Square has not yet been designed in detail and will be consulted on as part of future Reserved Matters applications.

The public spaces, including the new park, will need to be delivered to provide the necessary levels of new amenity space for the enjoyment of existing and future residents. They are of an appropriate scale to ensure the local amenities of Russia Dock Woodland and Southwark Park are not put under unacceptable levels of stress, and to provide additional choice for existing and future residents and workers for events, relaxing and outdoor play.

**h) The neighbourhoods and public parks adjacent (in the vicinity) to each phase are improved. Vicinity is within 400m. This is essential for sustainability, community cohesion and good and proper planning. Figure 3.2 – Local Play Space in the Open Space Strategy (Page 9) be amended to show play grounds on council estates including Aylton Estate and Hawkstone Estate;**

Whilst this is a matter for the Council to consider as part of its investment decisions, British Land will continue to work with local bodies to support initiatives that improve local biodiversity, health and well being, including play. We were also pleased to be invited by Southwark Council to support the Green Flag Award for King Georges Fields.

**i) For Phase 1, the children's playgrounds in King George's Field and the Aylton Estate be completely refurbished and renewed. That Neptune Street Park be improved including provision of children's play equipment and new planting and park infrastructure including a community notice board. That projects put forward by The Friends of Southwark Park to improve Southwark Park and parks in the vicinity (within 400m) are supported and funded by the applicant;**

As with point [h] above the council would need to consider this matter as part of its investment decisions.

From a British Land perspective, we are seeking to be a long-term investor in the Canada Water area, and our local investment aims to ensure that the local community benefits from our activities and presence. Over the last four years we've grown strong links with a range of local community organisations including the Rotherhithe Area Housing Forum and local Tenant and Resident Associations, which we intend to build on.

British Land has supported a range of programmes and events that have benefited a number of the local Estates including: Canada, Hawkstone, Mayflower and Silverlock. We've also recently funded a new noticeboard for the Mayflower Estate and are in discussion with other Estates about providing them with noticeboards.

We look forward to continuing to work with members of the RAHF to deliver a range of projects in the coming years. For example, as part of the planning permission it is likely that off-site tree planting will be required, and we'd welcome the opportunity to work with the RAHF and Southwark Council to identify suitable locations for these trees to be planted – possibly in conjunction with children on the Estates.

British Land's community investment will continue, and those interested in discussing potential projects should refer to our [community funding guidelines](#) in the first instance, and get in touch with [team@canadawatermasterplan.com](mailto:team@canadawatermasterplan.com) if you'd like to discuss further.

In addition, our offer of providing external support to grassroots community groups with completing funding applications and evaluations remains available to the local community to use (this could be regarding any funding applications, not just those to British Land). We are also keen to use our consultant team to provide pro-bono support to local groups, and a number of the team have already provided free advice to local groups.



**j) The developer to work in partnership with Rotherhithe Area Housing Forum, Rotherhithe Ward (police) Panel, Rotherhithe Housing Forum and council estate TRAs to improve community safety in Rotherhithe Ward including routes to and from the masterplan site, from estates and area bus stops. That a new community safety facility is provided (for private security staff, police and community wardens), and the CCTV revamped to provide full coverage complete 24/7 actively monitored surveillance coverage of masterplan site and key routes / vicinity around to / from the site; CCTV not to be monitored by volunteers – monitored by professional employees paid at least the London Living Wage;**

Addressing local crime and safety issues remains an important local issue that British Land are keen to be a part of addressing. We are actively working with the local Safer Neighbourhood teams and regularly attend police ward panels and community safety meetings to listen to residents and ensure that we are aware of community safety concerns and can contribute positively to their resolution.

You'll also be aware that we have purchased a number of Police bicycle marking kits for the local police which will help local residents to increase the security of their bicycles. We hope residents served by the RAHF benefited from these free marking kits.

As you will be aware, British Land is in active discussion with the Met Police to better ascertain their future operational and space requirements for a new Hub facility in Canada Water. These discussions are progressing well, and we remain committed to finding a home for the Police in the new Town Centre. We would like to see this facility secured through the planning process.

The existing and future estate management teams led by British Land's inhouse property management business (formally Broadgate Estates) will provide 24/7/365 patrols which will be in addition to the local Met Police presence. These British Land employed officers will continue to patrol the Masterplan areas and their fringes.

The CCTV systems installed across the new town centre and masterplan areas will also capture activity on the perimeters / off site and offer an extra level of 24/7/365 security and safety to that which exists today. We are exploring how we provide the Police with real-time access to the on-site Management team CCTV systems. We are also in discussion with LBS's CCTV team to ensure system compatibility and that, where possible, our CCTV locations provide wider off-site coverage.

With regards to wages and rates of pay - British Land's approach to End Use pay for the CW Masterplan site must reflect the transitional nature of the site; existing contractual commitments and present service charge arrangements. As such, direct employees of British Land on site at Canada Water are paid at least the London Living Wage.

Any employees contracted by British Land to manage the Canada Water Masterplan Area will be paid as follows:

- Existing buildings (Surrey Quays Shopping Centre, Surrey Quays Leisure Park) – British Land are reviewing the current wage structure to support the London Living Wage as a pilot from 1st April 2019, subject to occupier approval of service charge budgets.
- New buildings and estate - Subject to occupier agreement, British Land will support the London Living Wage level at the time of practical completion for direct employees and British Land contractors working on the estate which will be reviewed annually in line with service charge good practice.

With regards to construction wages - British Land will encourage payment of the London Living Wage by the contractors and their supply chains and will address this during the pre/qualification and tender process.

**k) Rotherhithe ward community buildings nearby are cherished and repaired – The Mayflower Tenants Hall, 1 Neptune Street, (200m from Phase 1 site) requires substantial urgent repair / refurbishment and it can accommodate over 400 people. The Mayflower Tenants' association would like help, support and funding**



**(including from the applicant) from Phase 1 to install a green roof on the hall premises and plant trees, hedges and shrubs that will contribute to the biodiversity and wildlife of the area. Intensification must not be all about flats, offices, leisure centre and shops;**

The Council would need to respond to this point as this facility is owned and managed by the Council, although I'm aware that since the time of writing your letter that certain works have started on the Hall.

BL consider that one of the benefits to the local community of having a sizeable developer with a large team of consultants is that we can encourage them to support local needs through pro-bono advice and support. As mentioned in response to condition i) above, this is something that the team have already started to offer.

**I) The developer, working with Rotherhithe Police Ward Panel and the police, provide privately funded wardens (that can be provided by Southwark Council) who can help ensure high standards of public realm and community safety are maintained in and around the masterplan site and particularly council estates. Police numbers have been substantially cut. Southwark Council wardens have been substantially cut. The crime rate in Rotherhithe (10) in HIGHER than London average (8) and 2.5 time higher than Surrey Docks ward. The application proposes to intensify Rotherhithe Ward without additional police / warden resources and that is unacceptable to residents;**

Please see response to Question J above

**m) The developer provides estimates of the CIL / S106 generated by each development block and how CIL / S106 is intended to be invested to support the vicinity being intensified and increased in density. All phases and blocks should pay a proportional and fair amount towards the new leisure centre and other infrastructure / area improvements. In the past s106 money generated in Rotherhithe Ward has not be invested in Rotherhithe Ward and this is completely unacceptable. Barratt's invested c700m from Canada Water sites, Sellars up to c600m away from their Decathlon site. Projects suggested by Rotherhithe Ward residents, and particularly residents living on council estates, have been ignored including suggestions for mitigation projects and for the Section 123 list;**

The Council's Cabinet at its meeting on 10<sup>th</sup> December agreed the process for local community infrastructure levy and would therefore be better able to comment further on this point following this report.

From a British Land perspective, CIL and specifically local CIL is there to support the integration of major developments into their local communities.

At the moment, it's only possible to provide an indicative estimate for the Outline Masterplan elements because the amount of CIL payable will depend on the mix of uses within each building at the time of the RMA. It will however be possible to calculate the CIL that will be secured for each of the detailed applications as the quantum of each land use is known. British Land commits to share the CIL charges for future RMA's as they are submitted. For the first detailed plots we expect the total CIL charge to be c£9m.

Based on the whole illustrative masterplan being delivered, we estimate that the CIL receipts could be: c.£30m for the GLA and c.£60m for LBS with 25% of this (£15m) being distributed locally – giving an average of c.£1m per annum for local projects – assuming a 2033 completion date.

As you are aware, the Community Infrastructure Levy is now the principal means of generating developer contributions towards new infrastructure provision, and S106 contributions are required to directly mitigate impacts of development. Any S106 contributions required to mitigate the impact of the development will be clearly defined in the S106 Agreement e.g.: highways/public transport, health, education etc and are currently being discussed with the relevant officers within LBS, TfL and GLA.



It will be for the BRCC, community and local ward councillors to discuss how the local CIL elements are to be distributed, and It will be for representatives in each ward to make the case for funding once CIL money is available for distributing.

**n) The “interim” TESCO petrol filling station is located in block G or J ready for a new TESCO store (see drawing 802\_00\_SK\_095 Illustrative Phasing Plan). It would be too easy for TESCO to stay where they are and then an “interim” block C TESCO petrol filling station will become permanent. Block C is a very important and valuable location near Surrey Quays station and a key route to / from the site. It is not suitable for multi storey car parks or TESCO petrol filling station and sites in Surrey Docks ward are more suitable where heights are restricted;**

As you'll be aware, the detailed plans for the interim petrol filling station (IPFS) have recently been submitted. The design of the IPFS has been negotiated with Tesco and delivers on their operational requirements whilst ensuring a design that addresses its context.

We need to ensure Tesco's needs are satisfied in order for the full masterplan vision to be realised, and their requirements will remain a key factor in deciding what happens with the Petrol Filling Station.

The Development Specification submitted with the planning application provides for the PFS to be relocated in the future and for the Town Centre Multi Storey Car Park to be in either Zone C or E.

**o) That traffic congestion and pollution caused by traffic is sorted out in Rotherhithe. The A200 / A2208 Gyrotory Project needs to commence and be fully delivered, and the 100 year old Rotherhithe tunnel is used by far too much “through” traffic. Mitigation projects for pollution have been suggested and have been pretty much ignored;**

British Land's remit to address 'existing' air quality and congestion is limited as this falls within the remit of Transport for London (TfL) as the highway authority for Jamaica Road and the Rotherhithe Tunnel and Southwark Council for Lower Road.

As you'll be aware, both bodies have a statutory responsibility to manage the highway network efficiently and this is an ongoing task. TfL's introduction of minor improvements to the A200 corridor in autumn 2017 included enhancements to the Rotherhithe tunnel roundabout and to junction operations along Lower Road. The recent width restrictions to allow upgrade works to the Rotherhithe Tunnel (which will be retained after the works have finished) should lead to less through traffic in the area, especially larger vehicles.

Southwark Council is now developing proposals to improve the local highway network in and around Lower Road, between Evelyn Street and the Rotherhithe Roundabout as part of the Cycle Superhighway 4 (CS4) project. Transport for London have recently committed to start construction work on the CS4 project next summer, and we understand LBS will be consulting on their plans for CS4 on Lower Road in Spring 2019. Once delivered, these highway changes are predicted to improve conditions for walking and cycling as well as vehicular access to and from the peninsula – especially as they will include enhancements to the Rotherhithe tunnel roundabout and to junction operation along Lower Road.

To gain a more comprehensive understanding of the present local transport and highways conditions, a Strategic Transport Study (STS) of the area was commissioned by Transport for London and Southwark Council in 2017 with financial support from British Land. This study has led to a more detailed understanding of the key local transport issues which has helped to raise the area's profile within the GLA and Transport for London. We are now hopeful that this understanding will lead to local transport improvements by GLA and TfL particularly around existing highway and public transport issues. This understanding has also been used to inform the Transport Assessment associated with the Canada Water Masterplan.



Air quality is recognised as a big issue locally and LBS and Transport for London are focused on addressing this. TfL and LBS advise that several initiatives are being explored to address local air quality including:

- Air Quality Action Plans - especially focused on supporting schools,
- Promoting active travel
- CS4 – which should result in less congestion and stationary traffic,
- More monitoring of air quality along Lower Road,
- Planned extension to the Ultra Low Emissions Zone,
- T-Charge role out from April 2019,
- Newer bus fleets and ticketing changes to encourage greater use of buses

To support this, British Land has recently met with the air quality lead at GLA to establish what grants and projects are currently available to support local air quality initiatives. British Land has started speaking to local schools in the affected road corridors to try and secure funds for the Rotherhithe and Canada Water area, and we'd welcome the chance to discuss these opportunities with the RAHF.

Phase 1 of the Canada Water Masterplan is designed to achieve a position where it is 'air quality neutral'. The remainder of the masterplan also targets 'air quality neutral' or better at completion and is promoting a transport strategy around non-car modes and more sustainable modes of transport to try and reduce air quality issues locally. This includes providing more facilities and routes for walking and cycling. In addition, using electric vehicles and helping to enable viable alternatives to the car are priorities as well as piloting future building and energy technologies to help improve the current air quality and pollution problems in the area.

The Masterplan also targets high environmental standards for building design to minimise emissions into the local environment.

Improving air quality is also a matter of importance to the Council and therefore they may want to comment on this matter as well.

**p) The congestion and overcrowding at Canada Water Station and Surrey Quays Station must be sorted out as soon as possible. Surrey Quays station – which is not step free whatsoever - needs lifts /escalators, and requires substantial investment to be improved as soon as possible;**

Transport for London is reviewing how Canada Water Station currently operates and whether there are any further opportunities to enhance its capacity and operation whilst regularly trailing different ways of managing the station.

The preliminary findings from the Strategic Transport Study (STS) being led by Transport for London show that the opening of the Elizabeth Line (Crossrail) is expected to provide significant relief to capacity on the Jubilee Line for some years.

The Masterplan Transport Statement also shows that at Canada Water Station the delivery of office space as part of the Masterplan will change the flow of passengers which improves the balance of passengers using the station and should help with station operations. To mitigate the impact of the Masterplan, the STS recommended that British Land make contributions to provide improvements at the Station. This will be secured through the S106.

With regards to Surrey Quays Station, the STS work has identified that a new ticket hall will be needed to address general background growth in passengers and the additional trips generated by the Masterplan. As a result of this STS finding and as you are aware, Transport for London is currently undertaking a feasibility study into providing an additional entrance to the north of Lower Road and making internal improvements to the existing station – this will address the points you raise. To safeguard and facilitate this, the Masterplan Parameter Plans have been submitted with a safeguarded zone (Zone N) to ensure the new ticket hall can be delivered. British Land are also committed to part funding this new ticket hall and station improvements through the S106 agreement.



As you'll be aware, British Land has been instrumental (with support from Southwark Council) in getting the GLA / TfL to make a Housing and Infrastructure Fund (HIF) Bid to Central Government for upgrades to the East London Line and Surrey Quays Station ticket hall and station improvements. This HIF Bid was submitted in early December and we are grateful to the RAHF for its letter of support and look forward to hearing back from Government in March 2019. We will keep you updated on progress.

**q) Council estate residents have made many suggestions into the consultation process since at least 2008 and the views of council tenants must be taken into account and be influential on outcomes.**

This is understood, and we agree. It is greatly appreciated that the local estate residents have been so engaged over the years with the CWAAP Policy discussions and throughout the Masterplan's evolution since 2014. We are also very grateful that you have been able to accommodate us on your busy RAHF Meeting agendas, and value your ideas and feedback. In addition, our involvement at events such as the Rotherhithe Festival, and Silverlock Hall funday has allowed more of the community to engage with the Masterplan process.

While of course we can't act on all the ideas or comments that are put to us – for example some will be outside of our influence to deliver, we will remain honest and transparent, and explain why certain requests can't be met. Our Local Communications Commitment was a first step in ensuring that everyone is treated fairly through the planning application process.

We have sought to respond to estate resident feedback and some examples of this include:

- 1) Responding to requests and advice to ensure we maximise opportunities for involvement and input from residents on local estates – including:
  - Attending RAHF and other TRA meetings
  - Roaming exhibitions in local TRA halls as part of our consultations
  - Responding to requests for meetings with TRA chairs to discuss youth engagement and how best to involve young people living locally
  - Making changes to the Masterplan as a result of these conversations e.g. revising the alignment of the dock boardwalk; changing the location of the towers on Zone C, moving the interim petrol filling station location following meetings with the Osprey TRA committee.
  - Providing Noticeboards to local estates, so that Masterplan updates can be made more accessible to residents
  - As in the response to (i) our offer of providing external support to grassroots community groups with completing funding applications and evaluations remains available to the local community to use (this could be regarding any funding applications, not just those to British Land)
  
- 2) An approach to employment and training and social regeneration that has been developed as a result of local conversations, consultation and community investment programmes to ensure it responds to the needs of local residents living on council estates.
  - We have met with estate representatives on their estates and toured their estates / buildings to get a better appreciation of the issues faced
  - We have outlined some of the direct benefits and opportunities that are expected to result for estate residents from the Canada Water Masterplan project
  - The development will create apprenticeship opportunities during both construction and end-use which will be open to a wide range of ages including older people seeking to return to work – a direct request from the local TRAs and RAHF. Further, we are committed to working with local groups to ensure local residents are aware of and can access these.
  - We are also investing in programmes targeted at young people, including a two year schools engagement project with Construction Youth Trust, and specifically those living on estates, such as exploring a potential pilot project with youth charity XLP.
  - We will provide hundreds of training and upskilling opportunities at each phase of the development to help local residents be best placed to access employment opportunities. Training opportunities will be tailored to suit the needs of different groups – for example getting women into construction, or supporting disabled residents into work - and employment sectors – such as construction, estate management, retail



or tech. Again, this approach has been informed by conversations with members of TRAs who have voiced strong views on widening access to opportunities, and shared experiences of training which has had mixed levels of success in the past.

- We will ensure residents in local estates have access to job opportunities in the Masterplan, during development and upon completion. This will include by providing jobs brokerage for residents on the estates for example by utilising TRA halls and events to promote opportunities such as jobs or training.
- Specific ideas from residents have also influenced our thinking, such as seeking to ensure that site facilities appropriately consider the needs of women employees in order to encourage this under-represented group into the industry.
- Ensuring that the Mayflower 400 fund is open to non-charity community groups, and that information workshops and support are provided.
- Committing to offering respite trips for residents living in estates, and elsewhere, adjacent to developments

I understand that the Council is also in the process of reviewing its engagement strategy and may wish to comment on this point as well.

### **Heritage of the area**

We recognise that the area has an important and varied history and heritage, including the many centuries where the Docks were operating, and this should be expressed and not forgotten.

We are committed to using the Masterplan to embrace and celebrate the old and new history of the area, and will use this opportunity to involve and educate existing and future residents, workers, and tourists who live, work and visit the new town centre.

Possible areas to explore over time will include: naming of buildings, naming of streets and spaces, public art installations, building designs (external and internal), information boards, heritage days, education and tourism trails (with leaflets) etc

We have submitted a Cultural Strategy with the Planning Application and are already supporting projects to celebrate the past eg: the Mayflower 400 Fund and have started thinking about the ways in which we can support future educational events and projects once we have secured planning.

We look forward to working with you on these initiatives and using your ideas and contacts to tap into the memories and experiences of those who lived and worked in the Docks before they closed.

We trust that the above responses to your questions are helpful and to your satisfaction. We would be happy to discuss them with you should you wish and look forward to your feedback and comments.

As mentioned at the beginning of the letter, discussion with Southwark Council will also be needed in due course to provide responses to those conditions that are outside of British Land's control.

Yours sincerely,

Miles Price  
Planning Director  
British Land

Cc:  
Councillor Johnson Situ – Cabinet Member for



Councillor Leo Pollak – Cabinet Member for  
Michael Glasgow – Case Officer, Southwark Council