



**I object to Block A1, A2 and K1 Planning Reference 18/AP/1604: on grounds of:**

The Consultation Methods used, the Height of the Building Block A1, and the unsustainable increase in density of population to which Blocks A1, A2 and K1 will be contributing.

**General Infrastructure Deficiency:** This problem of infrastructure has been looked in to for this particular case of infrastructure of transport, but the same would be valid for health and education. The problem is that there is no spare capacity of infrastructure for this development and neighbouring developments. This is taking in to consideration that there are already developments in the pipeline and other very considerable ones which are coming on line as we speak around Rotherhithe and then there is the long term ones of this Canada Water Masterplan, Timber Yard and Convoy Wharf among others which could easily mean an increase of above 10,000 units combined within about a mile or two around Canada Water which will be the transport hub for most of the new arrivals, this highlights the need for another entrance to Canada Water, but frankly, as it is the network can't cope and sometimes the station is closed.

All developers assure us that there is spare capacity for them but our condition continues in permanent decline greatly affecting all the residents already here. According to the London Plan, any further developments should be staged for a time in the future when the infrastructure has had time of catching up, it is necessary to stop sleepwalking in to a considerable crisis of the environment and of infrastructure.

**Approval by default:** This Canada Water consultation, from the very first invitation letter was invalid and predetermined, there was no intention of consulting anything but putting in front of the public a considerable increase in density of population and which they would have to approve.

This process which consists in the Developer presenting their "ideal" proposition with any concessions added and priced in must not be accepted. Naturally the residents object to monstrosities of the calibre of Block A1, taking the light, distorting and changing everything close by. Step two is that the Developer is seen to give in a floor or two here a meter or two there, and after the consultation has ran its course with no real choices nor changes, thanks to the support which the Developer gets from the using and abusing the power of the Council (Councillor for Regeneration usually does the honours). What really takes place is that only a priced in, tolerable and planned cosmetic concessions take place, during the entire life of the consultation which is allowed to extinguish approving what remains on the table by default.

This is not really a method of consultation but of rubberstamping, the only "choices" are those which the Developer has chosen and priced in for the consultees, nothing is left to chance.

The application for Block A1 has used this invalid process of consultation. Real resident participation has been ignored and the present masterplan aims to modify the earlier one. There is a pre-existing

maximum floor height for the Masterplan as approved resident participation in 2005/6. The option of a maximum of eight floors was not commented on, nor was even put to the residents. All what was put to the residents was what the Developer wished and only small concessions were made and which could have been priced in before starting this false consultation.

For this reason the consultation should be re-consulted but under supervision, and observing all the formalities such as authorities supervising the consultation declaring their interests, especially interests with developers.

The 2005 consultation based its conclusions on the studies that there is no need for such monstrous towers and significant population concentration can be achieved comfortably with six or eight floor buildings.

It is unreasonable to undermine the previous resident participation without comment. Or without their conclusions and participation being an option. Resident involvement shouldn't be ignored, confusing and changing what has been asked previously. The standing Masterplan of 2005/6 set a clear standard such as maximum of 8 floors. This needs explicit consultation, British Land PLC shouldn't be allowed to change at will resident participation (by their dubious approval by default consultation method).

Going beyond the terrible methods for consultation used by British Land PLC with the support of the Councillor for Regeneration. (British Land PLC proclaims itself to be "partners" of Southwark Council!). Such methods should be rejected on their own merits. Beyond all this, we can look in to transport. There are three main aspects to transport infrastructure and the Masterplan and take the form of:

- Walking and cycling
- Public transport and road congestion
- Car and car parking

The impact of the new development – resulting from a large amount of residential accommodation, and increased shopping trips in to the new Town Centre (and similar large developments close by such as Timber Yard and Convoy Wharf) – to impact on transport infrastructure and associated safety and environmental concerns is a material consideration which must be taken into account by Southwark Council when determining the application. There are also a number of policies that the development must comply with in relation to transport and its infrastructure.

### **Walking and cycling:**

The section of the Planning Statement on Pedestrian and Cycle Network (paragraph 7.5.17 – 7.5.32) focuses on cycle and walking routes which will be created within the development site.

- Does not say anything about making improvements to the pedestrian and cycle network surrounding the site to be impacted by the changes, for example crossing points and the cycle network around Canada Water more widely.
- New and existing residents are unlikely to want to make use of the new pedestrian and cycle routes within the development side if the surrounding network is poor, unsafe or polluted.
- Rotherhithe Tunnel roundabout, Lower Road and Jamaica Road are already seriously congested and polluted at peak times – This is likely to increase with larger number of people living, working and visiting the area – making it less likely that new and existing residents will want to walk or cycle.
- No consideration has been given to the impact on current pedestrian and cycling routes to be caused by the increase in people coming to the area.

- Saved Southwark Plan policy 5.3 emphasises that there should be adequate provision for pedestrians and cyclists “within the surrounding area” of a development, and that development should “create or contribute to more direct, safe and secure walking and cycling routes” – but the Planning Statement only considers cycle routes within the development site and not the impact of the increased population on the existing routes outside.
- Policy 6.9B (e) of the London Plan 2016 says that developments should facilitate the Mayor’s cycle hire scheme through provision of land and / or planning where relevant – no mention of this in the Planning Statement.
- The Planning Statement also does not refer to Southwark Council’s Cycling Strategy (2015) which aims to create a cycling network that allows everyone to find an attractive route that does not involve sharing the road with large vehicles or fast moving traffic. There is no indication of how the development will support cycling infrastructure that is separate from the vehicle-orientated road network.
- On this count planning permission should be refused unless the Applicant makes clear commitments in the section 106 agreement to improving the surrounding cycle and walking network, by:
  - . Contributing to the Cycle Superhighway 4.
  - . Contributing to the proposed Rotherhithe Bridge for cyclists and pedestrians.
  - . Contributing to or allocating space for docking stations for the Mayor’s cycle hire scheme.
  - . Contributing to cycling networks such as quiet ways and traffic-free routes.
  - . Phasing the scheme so that building work does not come forward until cycle and pedestrian network improvements are in place.

### **Public Transport:**

The section of the Planning Statement on public transport (paragraphs 7.5.31 – 7.5.47) suggests that the development will not result in a major increase in use of public transport or a significant impact on road congestion.

- This ignores the position outlined in the Canada Water AAP, which describes the public transport network as already overstretched and the roads already very congested (see paragraphs 4.43.10 and 4.3.13 of the Canada Water AAP).
- The second entrance to Surrey Quays station will help to ease congestion and queuing in the station but is only describe as a “possibility” the planning proposals.
- The Planning Statement notes at 7.5.34 that the result of increased inbound movement of tube and over-ground users will be that passengers who were previously using Canada Water or Surrey Quays choose to seek alternative routes. This suggests negative effects on existing residents and businesses, who will be forced to find alternative methods of travel, contrary to social regeneration principles which seek to ensure that redevelopment benefits everyone.
- The Planning Statement states that there is potential for car trips to be made by alternative modes, but does not suggest how car users could be persuaded to switch to active or public transport modes (paragraph 7.5.43). The Statement notes that this relies on interventions on the wider transport network without stating how the development would contribute to this. Providing good cycling and walking infrastructure within the site will not achieve this by itself.
- Paragraphs 7.5.44 – 7.5.46 of the Planning Statement note that several roads and junctions are approaching but will not reach capacity – however there is no consideration on capacity of the cumulative effects of other developments coming forward simultaneously within a mile from the borders of the Canada Water development.
- The Canada Water AAP notes that bus use is predicted to rise substantially and that the new shopping centre will be a large factor in this increase. The Planning Statement does not indicate that funding will be provided for improving the bus network and increasing / frequency of services.
- The Canada Water AAP states that individual developments will be expected to carry out transport assessments to demonstrate that they can mitigate their impact. The Planning Statement just assumes that the development will have minimal impact without suggesting potential mitigation.

- Saved Southwark Plan policy 5.3 notes that all effects on transport networks need to be considered in assessing a planning application and whether any adverse effects will be able to be avoided or mitigated. No possible mitigation of impact on the wider transport network is suggested by this application.
- London Plan Policy 6.3B states that “where existing transport capacity is insufficient to allow for the travel generated by proposed developments, and no firm plans exist for an increase in capacity to cater for this, boroughs should ensure that development proposals are phased until it is known that these requirements can be met, otherwise they may be refused. The cumulative impacts of development on transport requirements must be taken into account.” Planning Statement does not consider the impact on transport infrastructure of the other developments which will be coming forward under the Canada Water AAP in the next 15 years. It also does not consider the impact of an additional 20,000 new homes coming forward in the adjacent Old Kent Road area in the next 20 years, not to mention neighbouring Lewisham’s many developments close by including Convoy Wharf, Timber Yard etc. which with Canada Water development could top 10,000 homes in a mile perimeter.
- Planning permission should be refused unless the Applicant:
  - . Provides detail on the cumulative effect of developments coming forward in the surrounding area on the road network.
  - . Guarantees to provide a second entrance to Surrey Quays Overground station (which could be secured by planning condition).
  - . Contributes to road network improvements such as reintroducing 2-way traffic on Lower Road and improving the Rotherhithe Tunnel Gyratory.
  - . Provides a mitigation strategy for which will remove any impact of the development on the current congested nature of public transport and road network.

### **Car Parking:**

There will be a significant reduction in car parking spaces for new residents and those using the new Town Centre and shopping facilities (see paragraphs 7.5.54 – 7.5.62).

- This could have significant negative effects on existing residents, employees and users of the shopping centre if they are unable to find a parking space or are subject to more parking and traffic on their roads due to new residents seeking off-site parking.
- Paragraph 7.5.6s of the Planning Statement notes that “local streets will be monitored to address displacement parking off-site”. It does not indicate how this will be done or how it will prevent off-site parking from occurring.
- The Canada Water Area AAP states that in order to avoid car-parking over-spilling into neighbouring streets, the current controlled parking zone will be extended and no on-street permits will be issued to future residents. There is no mention of the controlled parking zone in the Planning Statement.

Pre-application consultation – Statement of Community Involvement:

Page 18 of the Executive Summary of the Statement of Community involvement notes key concerns:

“However, there have been some key concerns that have been raised during consultation. These are predominantly lined to the impact that an increased population could have on local transport, social infrastructure, affordable housing and the character of the area. We recognise these concerns, and the desire for more details here. As part of the master-planning process, British Land is working very closely with Transport for London (TFL), Southwark Council and other stakeholders on an ongoing basis. Much of the detail of the provision will emerge as the project progresses and will be captured in the Section 106 Agreement”

Transport, movement and parking:

This still remains the key issue for many. There was an appreciation of British Land's efforts towards a joined up approach with Transport for London (TFL) and with Southwark Council and wider improvements/ initial approaches being developed. Nevertheless there needs to be a clearer understanding of what the impacts and resolutions are likely to be, in order to inform responses, or allay fears. Strong views calling for both more and less car parking. There is a desire to reduce the number of cars on the roads, but a fear of "parking overspill" and the impact on surrounding neighbours.

Nevertheless these issues receive minimal discussion in the Planning Statement, which focuses mostly on the site and not on the already overstretched transport network.

There is also very little detail in draft section 106 agreement on how transport impacts will be mitigated and the network improved in general. Local concerns have therefore not been properly taken into account in the development of the planning application.

The idea that Block A1 is going to have a "no car policy" for residents is a ludicrous idea, because no parking is provided allowing even more residences in the block and potentially more care owners, then there will be by necessity, more cars but not in the not existing car park of Block A1 but imposing on the present resident's spaces.

For all these reasons, it would be proper to put this planning application on hold, clearly there is not the infrastructure to support it (transport one of the most important has been analysed but this leaves health, education etc. which follow suit and there isn't the time to expose the same problems in this detail). A questionable consultation was imposed on our community, we need to commission a new consultation under supervision to avoid the excesses of the past.

When this is done, it would be very important to observe an important formality and to get those responsible for instructing and using Council Authority during the consultation and planning to issue a declaration of interests, to put the consultees on their guard. This important formality becomes necessary because of the close relationship of some councillors and authorities with developers and which has been exposed by the media. What is more, British Land PLC in their latest exposition on June 23<sup>rd</sup> 2018 British Land PLC said that it viewed itself as a "partner" of Southwark Council, and this is very worrying indeed, that these two "partners" may be supporting each other to the detriment of the residents.

To support good practice and the integrity of the consultation, the authorities presiding over the consultation and apparently there to enforcing the will of the developer should at least have declared an interest.

<http://35percent.org/revolving-doors/?t=1&cn=ZmxleGlibGVfcmVjcw%3D%3D&refsrc=email&iid=ccdc5c10a89344e79e44115e9b7fdda8&uid=736866392947986432&nid=244+272699400##>

Such formalities are indispensable when considering the role of authorities such as the Councillor for Regeneration and the way his intervention shaped the whole process to the detriment of residents while enforcing the requirements of the Developer.

## **While the construction will trigger a large contribution to pollution:**

<http://www.standard.co.uk/news/london/south-bank-construction-boom-sends-london-air-pollution-soaring-a3533176.html>

South Bank construction boom sends London air pollution soaring

- [JONATHAN PRYNN](#)
- Monday 8 May 2017 10:07 BST

**The luxury apartment construction boom on London’s [South Bank](#) has sent levels of dangerous airborne particles soaring through [legal limits](#).** A monitoring station in [Vauxhall](#), close to the huge “Dubai-on-Thames” building sites of Nine Elms, has already recorded spikes in the levels of PM10 particulates on 43 days this year.

Particulates — tiny specks of dust and soot — are mainly associated with diesel emissions and long-term exposure has been linked to health problems including asthma and lung cancer.

Under European laws enshrined in the Government’s Air Quality Strategy, no site should record more than 35 instances of levels exceeding the 50 microgrammes per cubic metre threshold in a year....

**The presence of more commuters moving around will bring with them permanent streams of pollution, the “carless buildings” will simply be buildings with less or no garages whose residents will draw on the present residents parking spaces.**

<http://www.standard.co.uk/comment/letters/es-views-letter-of-the-day-north-greenwich-is-already-too-crowded-a3459751.html>

ES Views Letter of the Day: North Greenwich is already too crowded

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Built up:

how the North Greenwich Peninsula will look after redevelopment

**The rebuilding of North Greenwich station is undoubtedly an exciting and ambitious project [“O2 station gets the rock-star treatment”, February 2]. It is, however, already at capacity during busy hours.**

The redevelopment of the North Greenwich peninsula and the transport hub itself will attract a huge additional number of journeys from a point that has limited road access, and it is close to an area where traffic congestion and air pollution are already a massive issue.

On a weekday morning at North Greenwich station it is almost impossible to board a westbound Jubilee line train, resulting in long waits and overcrowded trains. With additional pressure from passengers, what extra capacity will Transport for London offer? ....

**Public Transport and Private Transport by cars will make it worse for schools and for all of us:**

<https://www.theguardian.com/uk-news/2017/feb/24/revealed-thousands-of-children-toxic-air-london-nitrogen->

## Revealed: thousands of children at London schools breathe toxic air

**Exclusive:** 802 schools, nurseries and colleges are in areas where levels of nitrogen dioxide breach EU legal limits

capital, 43% (30) were in areas of illegally toxic levels of NO<sub>2</sub>.

### **One-third of nursery schools, nearly 20% of primaries and 18% of secondary schools in the capital are in areas where toxic levels of nitrogen dioxide threaten children's health**

The European nitrogen dioxide (NO<sub>2</sub>) legal limit is 40 micrograms of nitrogen dioxide per cubic metre of air

#### **All schools over the limit**

802 schools in 25 boroughs



**68.2**

London School of Economics and Political Science, Westminster

**73.1**

Courtauld Institute of Art, Tower Hamlets

#### **State nurseries**

27 schools in 14 boroughs



**54.8**

St Anne's nursery school, Kensington and Chelsea

**49.5**

Tachbrook nursery school, Westminster

[REDACTED]

**I object to Block A2, it is Not Justified to allocate Leisure Centre use on two of its floors: Planning Reference 18/AP/1604:**

***The arbitrary designation for Leisure Centre use on two floors in Block A2 against what the residents wanted and expressed that they wanted during the consultation, lacks any form of integrity and the application should be rejected and this consultation for the planning application process put into supervision:***

**My practical objections to Block A2: The real reason why we should reject this bad project under planning reference 18/AP/1604 and the reason why we should keep Seven Islands instead:**

**If anybody has any doubts about which is the best swimming pool which defines a Leisure Centre, please go one day and “try” to swim at Elephant and Castle leisure centre called “The Castle”. Then come and swim in the 33 meter swimming pool at Seven Islands and tell me which swimming pool was better, more complete, best for a lot of different sports. Ask yourself, wouldn’t “The Castle” be better off with a swimming pool like ours? Don’t take my word for it, go.. and see! Ask yourself: Do I want future generations of Rotherhithe to end up like the “Castle” ? If you wish, take a really good swimmer with you and ask him / her to carry out this test and you can act accordingly and be just.**

My technical objections to Block A2 and according to the Masterplan Planning Statement 7.3.52 and others.. (The Leisure Centre)... will be operated by Southwark Council as a replacement of Seven Islands Leisure Centre.

According to this Block A2 is designed to replace Seven Islands Leisure Centre with degraded facilities (only 25 meter swimming pool) and it is a not expandable site as the stand alone Seven Islands Leisure Centre, the proposed Canada Water site has at the most two floors in a multiuse building.

***From the exposition of British Land PLC in the shopping centre 23-06-18***

I have just read at the British Land presentation, at their site in the shopping mall that British Land proclaims itself as a partner to Southwark Council \* so that they say that they are associated with the Council and are partners and share common interests: British Land and Southwark Council, and of course the Councillors of Southwark Council especially the Councillor for Regeneration who proved himself really committed to this partnership during the recent forced consultation “by default” to which both partners subjected our community. It is obvious that our community are not partners in this partnership, the long term good of our community is at risk from this partnership and is in conflict with the objectives of this partnership.

To understand what I mean by “consultation by default” I will put a simple example of how British Land PLC consulted us:

**British Land PLC consultation tactic: “Consultation by default” example how it works**

British Land consults our community as to what colour of marbles we prefer, and British Land puts on the table the colours which it wants the public to select: for instance colour red and green, so that there

are only red and green marbles on the table for the public to select. Some of the public may complain and ask for more choice but the Councillor for Regeneration then intervenes and forbids that. To do this he uses (abuses) the authority of the Council which he wields against these members of the public. They must choose from what is on the table. For this reason it is so important for authorities involved in such processes should declare an interest and to make sure that they are neither partners nor employees of the developer, so that the interests of the residents will come first at that time when it comes to administering or deciding.

So the consultation ends and the public by choice or not has all red and green marbles on the table, so the consultation is now over, time has ran out, and the colour which was chosen was red but the developer had priced in both red and green so that it didn't really matter, the choice had already been made for the public by British Land PLC. This is a British Land PLC "consultation by default" procedure. This is what is wrong and this is why the application should be rejected. The two partners forced the public in to appearing to choose what had already been chosen for them by the partners as described below, when the public managed to select something different in 2016 that process was annulled and that choice was take away.

It is not accidental that when the public is correctly consulted it rejects the choices made for them by the partners British Land PLC and the Councillor for Regeneration. In practical terms we must reject this application to avoid a catastrophe to be inflicted on our community for 50 years or more like the one which the developer inflicted on the Elephant and Castle community, where the public at times when it can swim, it simply can't swim (see School swimming practice latter on). Because our pool is longer it can take school lessons in its stride and serve both the pupils and the public, and with a movable bulk head fixed at 25 meters could also present a mere "short course" for the learning swimmers when they have a "gala" about two or three times a year.

The partnership of British Land and Southwark Council seeks to manage this community and take from this community long term benefits such as the Seven Islands Leisure Centre land which has a Leisure Centre defined by its unique superior swimming pool, too expensive to replicate today, built on land donated to Rotherhithe Council (whose coat of arms can be seen on the front of the building). The fantastic piece of land on which Seven Islands is built didn't cost the Council a penny, the freehold of the land was donated by the Lord of the Manor from the Carr-Gomm family in honour of the Jubilee of HM Queen Victoria , and as a way of celebrating that occasion by benefitting ALL the community. This is a world apart from our Councillor for Regeneration who is in this partnership with the developer and his objective **is to take away from this community its land** and to pass it on to the developers in his partnership, for the benefit of a few, and to make it look as if it was the public who made this choice. It is indeed defrauding our community what they are doing. In 2016 our community chose Seven Islands! If one reads the documents on resident participation by British Land, one falls in to a work of fiction and distortions. I myself received a call to consultation which falsely described everything and when the public saw the project of "plot six" the mood was angry. Reality and the narrative of British Land PLC are not related in any way and never touch.

The property of Seven Islands Centre was dedicated to be public baths. A property of this calibre should be kept for the Community to which it belongs and for the use for which it was donated. A swimming pool of this calibre which can only be replaced in modern standards with a better 50 meter divable pool. **If to replace our main sports facility (as the residents want) properly is not possible and too expensive, then according to the London Plan, we should resist the loss to our community of the 33 meter multi sports pool which can't be replaced and in which can allow three times more sports than**

**its poor prefabricated proposed replacement. The Seven Islands site because of its dimensions can even allow a 50 meter pool if ever the money or the commitment were there.** As we are, the second best swimming pool which the Rotherhithe Council could possibly give us is the current multisport 33 meter long 3.8 meter deep pool which we have today. If nothing better is available it is our duty to protect what we have, so that whenever we have a Council committed to sport and the wellbeing of Rotherhithe, then their hands will not be tied because our community gave up its treasures from the past to the partnership of British Land PLC and the present councillors of Southwark, especially the Councillor for Regeneration so uncomfortably close to the developer. This partnership risks causing huge damage to our community in the long term for the next fifty years as they have done already at Elephant and Castle. **There is nothing that can be put in the proposed new Leisure Centre that can't be put in Seven Islands, and if Seven Islands had been refurbished with due diligence, as the other Southwark Leisure Centres, then those things should already be in Seven Islands today.**

The Councillor for Regeneration has admitted that it would be too expensive to build another 33 meter pool 3.8 meter deep. The Developer has accepted that they were not asked by Southwark Council to consult the residents as to what should go in to any new Leisure centre, and the site chosen by the public in 2016: Seven Islands was taken away from the public so that it was impossible for the public to select it again (see example of "consultation by default" with the coloured marbles above).

For all this and what is mentioned latter, it is wrong to move the designated Leisure Centre away from Seven Islands Leisure Centre to this new site in Canada Water without consulting this important change properly: If the community really wants this site, if the community would prefer something else, this must be asked properly, the most important questions have not been asked because at the end of the day the Developer applied the method of "approval by default" procedures displaying no integrity: It proposed only what it wanted, it didn't allow any alternatives (helped by their partner the Councillor for Regeneration) \* who used his authority forbidding any alternatives and it let the consultation expire with what the developer wanted on the table, after ignoring the 2005 masterplan, that in 2016 the public chose Seven Islands and the public petition of 2016.

The reason this method was used by British Land is because the initial consultation (not mentioned at all in the Master Plan Planning Statement) tried to force on to our community the worse ever leisure centre proposal).

The "conclusions" described as learnt by British Land PLC are incomplete and inaccurate in their documentation:

#### **Key Themes from the Consultation Process**

5.2.7 A wide range of themes have emerged throughout the consultation process, including: ..

There was a no mention of the original and initial proposal where the Seven Islands site was chosen. This initial proposal by British Land PLC comprehensively supported by the Councillor for Regeneration was so bad that even the combined efforts of British Land and their partner in Southwark Council the Councillor for Regeneration could not uphold the atrocious project brought by the Developer and against an irritated public.

All sectors of the public were unanimous in wanting to keep Seven Islands Leisure Centre, so the Councillor for Regeneration took the chosen site off the list of possibilities and re-ran the consultation. The worst possible Leisure Centre project a veritable Leisure Centre from Hell was withdrawn but sadly Seven Islands Leisure Centre, preferred by the public which had no competition was also withdrawn.

It appears that the residents of Southwark “didn’t know” what they really wanted and the Developer and partners in the Council made sure that the right choice was made no matter how many times the consultation had to be re-run. **In reality the Developer has neither consulted about the location of the Leisure Centre nor what goes inside the leisure centre, there was no integrity in this process of resident participation at all.**

This irregularity is not mentioned. It is totally avoided by British Land PLC in its documentation and the fact that the real site which was chosen was Seven Islands, is also not mentioned. **The Masterplan Planning Statement is not an accurate description of the public involvement, it is not possible for British Land PLC to issue a statement of resident participation without lying.**

So the consultation of the Master Plan 2005 and the consultation of 2016 and the petition of 300 signatures of 2016 were all “wrong” and the public had to choose what the Councillor for Regeneration and his developer partners “knew” that the public wanted, so another consultation was instrumented by British Land, using the “consultation by default” method in which it only allowed the sites acceptable by the Developer nothing else. This is how British Land PLC by passed all former consultations and carried out its last “consultation” strongly supported by their partner the Councillor for Regeneration and Southwark Council, strictly applying “approval by default” only three sites acceptable to the developer were the possible choices.

This situation is untenable and constitutes defrauding the public of Rotherhithe, trying to make the public “appear to endorse” what it is clear it has never been endorsed: the sacking of community land.

The **questions which need to be asked** are:

- 1 . Do the residents wish to keep the Seven Islands Leisure Centre donated site? As they manifestly expressed that they did.
- 2 . Do the residents wish to keep their present multi-sport 33 meter swimming pool of 3.8 meters deep or replace it with a mere short course of only 25 meters and 1.8 meters deep?

It is important to note that this “consultation by default” also overrides the previous one of 2005/6 Masterplan, this should have been mentioned and looked in to but it wasn’t. That was the existing well consulted standing Masterplan after all, and which dealt with the Leisure Centre in an integral and complete way. And this former consultation and a 300 signature petition didn’t merit to be a part of the consultation?

For the Councillor for Regeneration to say only that “ we can’t afford a 50 meter pool” is not enough to bypass not only the results of the former consultation and petition, but not to ask the obvious questions regarding what to do with our present superior swimming pool. These missing questions must be proposed under supervision. Our community has never been given a choice, our community deserves a proper consultation and choice.

There are clear examples in the UK and in London of communities who have preferred to keep the multi sports 33 meter pools, it is a lie to say that a 33 meter pool can’t support competitions in 25 meter “short courses”, these irrelevant competitions are possible with a movable bulk head, keeping the unquestionable advantages of the 33 meter pool and its 3.8 meter depth for swimmers after the irrelevant but possible competitions have taken place. If as British Land and their partner, the Councillor for Regeneration say to the public that there has been some sort of requirement for this, and that there will be “more room to swim”, then to confirm this with an honest consultation would be so easy. These bogus requirements are dispelled in the letter of Swim England further down and the explanation of bulkheads in swimming any way. There is no “obligation” to have a 25 meter pool anywhere.

We just need to take a look at the “Castle”, at the Elephant and Castle” and verify if its 25 meter short course swimming pool is more available than our 33 meter pool for public swimming! We could even ask the residents of the Elephant and Castle if they would prefer to have a pool like ours instead of what the developer inflicted on them. Please see “School Swimming Practice” latter on. I have tested the pool at the Castle and I have not been able to do butterfly standard swimming stroke at the time of the two lane public swimming there, this impossibility can be verified by any professional swimmer at any time.

Lie after lie doesn't cover the fact that the 33 meter multi sports swimming pool is much better for the public because it is longer, closer to a 50 meter facility and most of the time a 25 meter pool is not required for lessons either, such a statement only reflects ignorance of the way swimming is taught and partiality towards the private interests of developers!

No sports loving person in their right mind would agree to exchanging a truly multi sports 33 meter long and 3.8 meter deep swimming pool and replace it with a single sport paltry 25 meter Short Course with only 1.8 / 2 meter deep, which the 33 meter already includes anyway, in the 33 meter pool you set up a short course by using a movable bulk head. **The question was not asked because the question dare not be asked, the developer's ambitions would be lost if the public is asked.**

## **Examples of communities who chose to keep their superior 33 meter multi sports pools like they did at Rotherhithe (but have been ignored):**

Just like our community preferred Seven Islands, these communities in London and Australia chose their better 33 meter pools, sadly our community is being ignored and not only the consultation of 2005 has been ignored and “tried again” but the consultation of 2016 has been ignored and “tried again” until the correct result has finally been obtained.

Our community is not ignorant, anything that can be put in to one or two floors of a multipurpose not expandable building, the same can be put in to Seven Islands stand-alone site which has been deliberately run down BECAUSE it has not been refurbished in decades, unlike ALL the other Leisure Centres of Southwark Council. Seven Islands Leisure Centre was clearly singled out for special treatment for a reason. And when the public chose it as their preferred site in 2016 it was “taken out” of the consultation and the consultation rerun, but in all honesty, all the other facilities mentioned in the “new” Leisure Centre should already be in Seven Islands and more, such as sports which can only be practiced at Seven Islands such as diving.

### ***Community loses its deep water pool: Example Barnet Coptall:***

<https://you.38degrees.org.uk/petitions/save-diving-at-barnet-coptall>

A change of swimming pool forced on a community which had a diving club.

As the letter from Swim England explains, 25 meter swimming pools are only good for diving from the side of the pool in a paltry 2 meter/ 1.8 meter depth that is all the diving which can be done.

At Seven Islands, its multi sports 33 meter pool allows up to 5 meter platform, 3 meter diving boards and side of the pool diving boards, all of which would be impossible for the inferior pool of the Councillor for Regeneration and his Developer associates are trying to force on to our community. Please see inauguration documentation from 1965. The Council took away our boards in the late 80s or early 90s. During the 90s they also took our small teaching pool.

These resources would be necessary if, one day, there were to be an administration in Southwark committed to sport and general wellbeing, diving could be re-instated, but once the multi-sport 33 meter pool has gone, so will this possibility. This problem is the one which concerns the parents at Barnet.

This is an example of the importance of having a deep water pool and another community trying to protect the possibility to be able to dive.

### ***Examples of proper consultations:***

\* Residents urge Southwark to keep Seven Islands:

<http://www.southwarknews.co.uk/news/rebuild-dont-replace-seven-islands-leisure-centre-urge-residents/>

\* Australia community in support of their 33 meter pool:

<https://consultations.southwark.gov.uk/planning-and-regeneration/new-leisure-centre-site-at-canada-water/>

UK London Kensington:

<https://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=86&cad=rja&uact=8&ved=0ahUK Ewj-0MeeorDbAhUjrlkKHRNHC584UBAWCEIwBO&url=https%3A%2F%2Fwww.rbkc.gov.uk%2FidoxWAM%2Fdoc%2FOther-884430.pdf%3Fextension%3D.pdf%26id%3D884430%26location%3DVOLUME2%26contentType%3Dapp%2Fpdf%26pageCount%3D1&usq=AOvVaw3rvTE4DlVlhycpFLvNE2Im>

Kensington

Aldridge Academy and Leisure Centre

Statement of community involvement, point 8

8. Kensington and Chelsea noted the main points raised during the event which included a preference for a 33m pool instead of 25m, the option to refurbish the current

facility rather than build a new centre and the length of time the centre would have to be closed during construction.

This is what Southwark Council and the Councillor for Regeneration and his strongly supported Developer can't give to the community of Rotherhithe / Canada Water.

As we know from the Scuba Divers question to the Developer here, the cost of a deep pool could be of the order of £ 200,000 extra money, and if the Council has given up its better pool, it is not going to spend that kind of money for a "relatively small" proportion of the users of the swimming pool.

What authorities can't see or for whatever reason "try not to see" is that the "divers", the "scuba divers", the "synchronised swimmers", the people who like diving and enjoy swimming at the bottom, etc., etc. these users add up, there are many groups who will miss our multi-sport swimming pool if it is ever replaced by a mere short course.

In our case, we still have this too costly facility to build today, it is a luxury, let us not throw it away and let us stop the Councillor for Regeneration and his Developer friends throwing it away for us. Once such a spectacular facility has gone if it is ever replaced it will be in other generations.

**If Regeneration's purpose is to improve an area, it is not doing that. All the opposite, it looks to take the Leisure Centre from the sports hub next to Southwark Park with its athletic track and exercise facilities and put it in the middle of nowhere, where the developer would want it in order to "make its properties look good" as was done at Elephant and Castle. The location of Block A2 is irrational, Seven Islands is already in the best Sports Location. What regeneration really needs to do is not only to bring to Seven Islands the sports which can only be practiced at Seven Islands, but it also needs to integrate Seven Islands with the Sports Hub of Southwark Park as was intended by the visionary councillors of 1965.**

### ***THE CHANGES WHICH ARE NECESSARY TO DEAL WITH THIS APPLICATION:***

These are the changes which the community needs to implement so that it can participate effectively: This consultation has been comprehensively irregular so it should be done again but under supervision because it was never a consultation in the first place, only a predetermined result of a contract for a new Leisure Centre for the supported developer regardless of the interests of our community which has had no say and our community ends with much poorer facility losing the practice of many sports in the process.

\* Consultations: Should be preceded **by a declaration of interests** by those with authority who are consulting, and those in authority, there should not be PARTNERS, or better still, the only "partner" of Southwark Council should be its community. Special care should be taken not to override public consultations in these areas of conflicts of interest without an express mandate from those consulted. This precaution is vital to forewarn the public.

\* Consultations: **Should be advertised with banners at the facilities to be affected** with clear statement of ALL the changes which are sought and ALL their consequences. This information should also be honest and complete in letters of invitation to the potential consultees so that they can better decide the adequate degree of their involvement. Sites which are fundamental to the consultation should never be placed outside the area of consultation so that they can't be referred to. This is vital to avoid

the “second hand car salesman” type letters hiding the truth from the public as occurred with the original letters of 2016 from the Councillor for Regeneration which so favoured the most atrocious project of his closely supported Developer.

\* Consultations: Care should be taken **not to override previous consultations** or attempt to modify earlier public involvement, and if this needs to be revised, the starting point should not be arbitrary at the discretion of those deciding how and what can be consulted, but should start from the conclusions arrived at by the earlier public involvement (such as in 2005). A second consultation should not be a tool to make arbitrary modifications to earlier consultations and agreements. This is vital to avoid what the Councillor for Regeneration and his closely supported developer did, which was to ignore and change the previous public participation of 2016 and of 2005 this last one was a totally different thing and was genuine and all matters were debated, and conclusions were real conclusions from resident participation. An approval by default method should not be tolerated and used to stamp out resident participation as has just happened.

\* Consultations: **Where arbitrary decisions are being made** and it appears clear that consultations are being forced and managed: Then the public should have a right to request **that the consultation be put in to supervision** if what is being done lacks integrity, or is pure abuse in areas of conflicts of personal interests.

Because of information in the public domain and the irregularities which have taken place during this consultation. Public involvement in this project has been undermined by malpractice. This consultation needs to be redone under supervision. **Otherwise our community will have to live with this inferior facility forced on it for at least 50 years and because of this the consultation must be beyond reproach.** This is not only going to affect authorities committed to “partnerships with certain developers” but this will tie the hands of authorities which may come along committed to sports and about which they will be able to do nothing. The cost of building a real multi-sport pool would be prohibitive, even to modify the proposed one slightly would cost £200,000! So why not keep what we already have!

\* **It doesn't look good**, taking in to account the enthusiastic words of the Leader of the Council and the Councillor for Regeneration's unquestioned support for the partnership with the developer, that they shouldn't feel it necessary to have a proper declaration of interests formality.

## ***Particular issues which make this Application process a problem:***

### ***1 . The Master Development Agreement***

By the end of 2015 and before any consultation started, the geographical limit of what could be consulted on had been set excluding Seven Islands Leisure Centre, its land which had been donated to our community for public baths. This community land had been placed ALREADY on the land to be developed register, any “consultation” would be a mere formality. The Master Development Agreement set a contract for a new, but unwanted and not consulted Leisure Centre in favour of the Developer and that is what the Councillor for Regeneration was going to deliver. The public choice of the Seven Islands site in 2016 had to be put to one side.

In the end the initial “plot six” leisure centre, was so bad it was without precedent, this caused the “partners” big problems. The “leisure centre from hell”, the “favoured” project of the Councillor for Regeneration was an outrage so extreme that the entire society rejected it by acclamation. The initial project of “approval by default” of the worst possible leisure centre caused a reaction so strong in the community it became impossible to contain. In the face of public disgust, the Councillor for Regeneration had to drop such a project, but simultaneously the Councillor for Regeneration took out the community’s favoured site of Seven Islands which had been voted for, so that the community could no longer select it (see consultation method: approval by default above).

From then on the public was only able to talk about “giving” the Developer a contract for an unwanted new Leisure Centre as the Councillor for Regeneration had agreed to, the “three site choice” were all “priced in” and the same for the Developer, on the table was what the Developer wanted and that is what remained on the table when the “consultation” had followed its course and was extinguished at the end of its term. This was never a consultation for our community, it was a formality to give the Developer the promised contract for an unwanted inferior leisure centre. Our community doesn’t need it and where nothing else was an alternative.

## ***2. The boundary for consultation and references available to comment:***

By the time the community is called to consultation by the Councillor for Regeneration and his strongly supported Developer: The boundary of what can be consulted is set and doesn’t include Seven Islands, and what is going to be the end result of the consultation has been fixed: a contract of a Leisure Centre in favour of the Developer regardless (Masterplan Development Agreement article 1 sets a new leisure centre contract for the Developer!). By 2015 the result is clear and anything else is a mere formality. This is no good. However the Masterplan Planning Statement 7.3.52 does accept that this process is to take out Seven Islands Leisure Centre, this is confusing and not compatible with a consultation. The location issue is developed further down in more detail.

### **Site Map: From 2015 there was going to be no consultation:**

The document published by British Land, the site map, (see point 2 above) was used as another tool for the fixing of the “apparent consultation” by British Land PLC so that in practice there would be no consultation.

By excluding Seven Islands from any references, it is very hard to make comments. In this way it is even more difficult to attack the inferior proposed Leisure Centre and at the same time making our superior Leisure Centre with its multi-sports swimming pool, best possible location more difficult to defend. I complained about this fact of putting Seven Islands outside the consultation at the same time as attacking it while moving the designated Leisure Centre land in to the Master Plan and making what British Land wants as unassailable as possible, but my complaint which undermined the interests / objectives of the Councillor for Regeneration and his associates was not acknowledged by Councillor for Regeneration.

However it must be made clear that this is a project designed to attack and replace Seven Islands, from the Masterplan Planning Statement: 7.3.52 and others and this should not be allowed.



**Illustration confusing site map for the consultation**

**Incomparable Location of Seven Islands in a Sports Hub:**

As can be appreciated, Seven Islands Leisure Centre is in a sport hub with Southwark park, athletic course, exercise equipment all of which can and should be integrated and supported using the Leisure Centre of Seven Islands infrastructure.

***3 . Good practice and the integrity of this application:***

An example of what is so worrying can be found at the website which follows: I feel very uncomfortable with information which I have found on the Internet. It would be good practice to re-run this consultation and place it under supervision for the sake of objectivity, with those conducting it declaring an interest, a good practice formality which has been avoided since 2016.

<http://35percent.org/revolving-doors/?t=1&cn=ZmxleGlibGVfcmVjcw%3D%3D&refsrc=email&iid=ccdc5c10a89344e79e44115e9b7fdda8&uid=736866392947986432&nid=244+272699400##>

#### ***4. This application is not positively prepared:***

**This application is not objective, it doesn't meet nor our future needs** nor those of the population of neighbouring authorities as both are expanding rapidly according to what is expected by the London Plan (valid up to 2036). Seven Islands site on the other hand is adequate and expandable. The 33 meter long pool addresses much better all our sports requirements than the proposed paltry 25 meter pool of Block A2 which is a mere short course, our 33 meter pool can allow the practice of in excess of three times more sports than the 25 meter Short Course which is proposed.

The downgrading of our swimming pool will leave us a leisure centre with such a diminished capability compared to what we have today. Why are we spending money to go backwards? Anything that can be put in to the double floor proposed leisure centre can be placed in to Seven Islands and much more and can remain for ever expandable in to the future, on land donated to the community to be public baths and which cost the Council nothing. This land shouldn't be taken away from our community. It is a better stand-alone facility, and it is expandable. It is better to refurbish and avoid demolition and the cost of concrete demolition. All requirements of the London Plan which states that we should resist taking away facilities which can't be replaced, the London Plan also states that we should take in to account the needs of all neighbouring populations which will look to Seven Islands as a centre for excellence in sport and which can be integrated with the sports hub of Southwark Park.

Finally the London Plan doesn't want sports to be centred in two or three hives of activity, but looks to distribute sports around the capital, and one day, if we had a council committed to sports which may bless our area, we must make sure that their hands are not tied and that they have the tools available for many sports simply by keeping what we already have and which was given to us by a very different council to the one which we have now. When the Councillors declare their interests, then our community will officially be able to "be careful" and to watch what is being done, making sure that the good of our community is served first and "other partnerships" come second.

As the letter of Sports England clearly says, the 25 meter pool is only good for "diving from the side" and nothing else. No boards, no platforms, no proper scuba diving practice, no swimming to the bottom at depth .. etc . the loss is considerable and against the public consultation result of 2016, the public clearly wanted Seven Islands. It is not just divers or scuba divers, there are many sports out there who need our superior swimming pool of 33 meters 3.8 meters deep, we only need councillors committed to sports in order to start taking full advantage of all what we already have badly managed today.

#### ***5. This application is not justified:***

**The evidence doesn't support the choice made without proper consultation.** There are better realistic alternatives, which are more cost effective and better all-round solutions either by keeping our better facility or by implementing the properly consulted Master Plan of 2005 which recognises that only a 50 meter pool can possibly replace a swimming pool of the calibre of our 33 meter long pool 3.8 meter deep. The 33 meter is the next best thing to a 50 meter, therefore, according to the London Plan anything other than a better facility should be resisted, we already have in our 33 meter a far better pool than what the Developer proposes and which we can see and experience for ourselves at the

“Castle”.

In practice anything which the Developer didn't want, was not even possible to talk about. This arbitrary situation needs to be corrected.

## ***6 . Report: “Site for location of new Canada Water Leisure Centre” of 2015***

The report which was prepared in 2015 by Southwark regarding the change of direction of the Council regarding the Leisure Centre location by Councillor for Regeneration in partnership with British Land PLC, mentions the low usage and other “Southwark generated problems” which were created to “fix” reports making them unfavourable to Seven Islands using misrepresentations of facts described in many places such as the letter of Swim England.

I was unaware at the time that this information was being collated and how the temperature of the pool was being managed and kept down and the air temperature was also kept down with windows opened even during winter months making users ill, especially the young. I complained many times of the hypothermia conditions in which I was forced to swim. After seeing the report, it is clearer now what was happening, so different to all the other leisure centres of Southwark. Seven Islands was singled out for special treatment, and left with only one pool! Anything which could be taken out was taken out and in these conditions the Council payed for a “consultancy” which was totally unnecessary, as they could have written by those fixing the unfavourable conditions for public use. Seven Islands hadn't been properly refurbished in decades.

In a similar way to the consultation, the reports were also fixed to give a certain and defined result even though the methods which were used, undermined the health of the population, in order to get these reports. I complained many times and even once or twice attended a site visit with managers and authorities from Southwark about my complaints, but this achieved nothing, change only took place when Seven Islands was considered to be condemned, then two million pounds were spent, changing the facility considerably for the good.

We must not forget also all the other Leisure Centres which were treated so differently, and of course had a different attendance, as planned by those fixing the reports of Seven Islands.

## ***6 . Not economically effective:***

This application for Block A2 doesn't meet our needs and all those activities to which we are accustomed to. The multi-sport 33 meter long 3.8 meter deep pool is a much better swimming pool and our Leisure Centre is a stand-alone facility in the perfect location for sports, much better than its intended replacement by the Developer which has been placed in the middle of nowhere cut off from the central area of sports where it belongs (Southwark Park sport facilities, cycling).

This new facility is not necessary according to regulations of Swim England / Sport England. (please see letter from Swim England)” Unless we “want to change the 33 meter pool, and this is not clear, then there is no problem with Swim England who considers that the Councillor for Regeneration was exaggerating what he was saying.

Financially, according to the Southwark internal reports, already 2 million pounds have been spent on refurbishment of Seven Islands and even with disputed calculations which have been proposed by Regeneration, the Council would only need to spend another 6 million to keep Seven Islands: a superior expandable, stand- alone Leisure Centre. This sum could be even less if our community, as many other communities chose to keep the 33 meter pool and not have an inferior 25 meter pool “Short Course”

inflicted on them, the 25 meter distance is quite irrelevant in the swimming world but which can be presented to swimmers using a bulk head at 25 meters and keeping the benefits of the superior 33 meters for the better swimmers and everybody else.

All that would be required to add / fix would be a teaching pool, a pool hall could be built on the grass area no longer used for sun bathing and which has a prefabricated unwanted structure there already and which could be removed. There would be plenty of resources in this way to expand halls, treadmill rooms, in-door pitches totally flexible in Seven Islands, totally impossible in the new double floor Leisure Centre. This has not been debated and it is covered expressly by the London Plan which orders to resist the losing of facilities and requires significant expansion of sports facilities in the near future in regions like ours. The London Plan foresees a shortage of such sports spaces.

### ***7 . This application of Block A2 is not consistent with national policies and the London Plan:***

Contrary to what the Councillor for Regeneration leads us to believe: **To continue to use our 33 meter pool is not against any Sport England regulations (see letter). We don't need to depart from any national policies in order to keep our 33 meter pool it is perfectly acceptable and Swim England (Sports England) have worked perfectly well with this type of pool for the best part of a century and even used to recommend them.** We only would have to give up our fantastic pool if we wanted to build a new pool today, and we would have two options: for valid international and Olympic competitions: 50 meters, a sort of "poor man" competitions for learners: 25 meters, mostly swimming lessons and no other sports are really viable).

So if our 33 meter pool is OK for Sport England / ASA / Swim England: Why aren't we consulted about keeping it?

So if Seven Islands donated land to be public baths is much more flexible and expandable than a single floor in a multipurpose building: Why aren't we being consulted about what is better for our community? Especially when anything mentioned for the new facility should already be available at Seven Islands if it had been properly refurbished.

### ***8 . Initial consultation letters: from the very first invitation letter it was clear by the invalid information that the intention was to undermine and to control the consultation.***

The consultation as proposed by the Councillor for Regeneration and his associated partner Developer was invalid from the time of his first letter (link attached) which were sent out to me and others which did not objectively cover the dimension of loss which our community was going to suffer with the proposed change.

From the beginning the Councillor for Regeneration and the Developer were trying to "fix" the consultation by creating a false image, consistent with the running down of Seven Islands etc.

<https://consultations.southwark.gov.uk/planning-and-regeneration/new-leisure-centre-site-at-canada-water/>

The Councillor for Regeneration's letter calling to consultation was a lie regarding what it was saying and a lie regarding what it wasn't saying. The moment I read the letter I knew what the Councillor for

Regeneration was trying to do, but only because I have swimming practice and experience. This letter doesn't supply any objective information and crucially doesn't pose the fundamental questions to the community as to if the community wanted to keep the donated Seven Islands site, or/ and if they wanted to keep the much better swimming pool which they already have and which Swim England doesn't criticize (see letter). The process of calling to consultation was "a flawed formality" and I complained to the Councillor for Regeneration about what I could see in 2016 but my many complaints were not acknowledged.

### ***9 .The Master Development Agreement:***

There was not even an intention of consulting the community on the part of the Councillor for Regeneration and those with whom he associates at the Developer's firm as explained below:  
**a) The Masterplan development agreement: MDA "wants" or "it is made for" deliberately for to give the Developer a contract for a new Leisure Centre, no consultation of any description.**

**"There must be secured consent for the first detailed plots which includes the ability of Southwark Council to deliver a Leisure Centre". Says the MDA!**

Both the MDA and the Invitation Letters refer to the infamous project at Plot Six which was the worst example of this, I have described this as "the Leisure Centre from Hell"

The method followed by the Developer and their supporter the Councillor for Regeneration they presented what they described as their "favoured" project on "plot 6" and of course, the "ideal project for the Developer and the Councillor for Regeneration was a catastrophe for the whole community as explained, just be the amount of sports we would be losing.

However, in spite of all their efforts, Seven Islands was chosen.

### ***10 . Sport England***

#### **According to an Authority from Swim England and my conversations:**

(Sport England – Amateur Swimming Association) the Councillor for Regeneration has been "**stretching a point**" with what he says about swimming and Seven Islands, and in reality, during this consultation, the Councillor for Regeneration aided by the Developer really misrepresented the regulations and distorted the general practice of the sport of swimming.

In their "consultation". They went as far as declaring that in 50 meter pools or 33 meter pools could not support Short Course competitions of only 25 meters! (this is something which happens regularly, on a daily basis using movable bulk heads). When the less relevant short course competitions (of only 25 meters) have taken place such as galas of learning school children, then the bulk head is removed and the longer and more desired distances of the swimming pool can be enjoyed by all the pool users. The need for a 25 meter course is very rare even for school children who have galas a couple of times a year.

\* Swim England tell me that they spoke to Southwark Council once only during 2012 about possibilities at Seven Islands Leisure Centre and these talks were not followed up.

I have had also previous conversations with Sport England and the Amateur Swimming Association (Swim England) where I have been assured that they work perfectly well with 33 meter swimming pools and have been doing so for about 50 years, they also confirmed what I was told in their letter described above: that they weren't aware at the time of the Canada Water project of moving the Leisure Centre and thanked me for putting it on their radar.

\* From conversations and letter: Sport England and its member body Swim England (Amateur Swimming Association) have no problems with 33 meter pools and have worked with them for a long time and even used to recommend them until about twelve years before.

\* They were aware how run down Seven Islands had been allowed to get, even when compared to their other leisure centres in Southwark: Tatty reception and building, cold water and air, windows open even in winter, diving boards taken away, small pool closed down, lockers and changing rooms run in to the ground, lots of complaints about them not appearing to be clean. This is also mentioned in their letter.

\* The swimming pool proper is not criticized. See letter.

\* The present swimming pool will be better for customers wanting to swim to the bottom, synchronised swimming, scuba diving, water polo, diving, closer to a Long Course than only 25 meter short course which only allows diving from the pool side.

\* 33 meter pools and 50 meter pools can offer a Short Course by use of a movable bulk head.

\* 25 meters are only good for swimming 25 meters and for jumping in from the side of the pool.

\* If there is the money it is better to build new and there are two recommended sizes: Short Course: 25 meters (for teaching to swim) and Long Course 50 meters for competitions, all standard competitions take place in 50 meters and is the only pool distance used for swimming in Olympic competitions. Using movable bulk head 50 meter pools and 33 meter pools can reproduce short courses for people who can only swim shorter distances.

Swim England did not criticise the swimming pool proper but were aware of the general poor conditions in to which Southwark Council had allowed the facility to fall in to. For this they mentioned that if there was the money it would be better to rebuild than to refurbish. (as explained before we have already set ourselves on the way to refurbishment and have spent two million of eight million estimated, and if we wish to keep the 33 meter pool, 3.8 meter deep then a complete refurbishment and even adding more treadmills etc. could be much less than the remaining 6 million pounds without considering the expense of concrete demolition etc. It may be better always to refurbish when possible, however Southwark Council did a really thorough job running down Seven Islands Leisure Centre).

\* The present swimming pool WAS NOT criticized by Swim England (old Sport England /Amateur Swimming Association letter), the replacement swimming pool not only is shorter, less versatile and less deep but many of the features enjoyed by the public of today would not be possible in the future as Seven Islands is the last and only deep water pool in Southwark. From Swim England it clearly says that we will only be able to dive from the pool side, no real diving will be practically possible any more, and scuba diving as the writer says is possible in only 1.8 meters in a very limited way (no real buoyancy exercises are possible). There are many other sports affected and users come together to form a respectable number of pool users.

## Illustration Letter from Swim England:



Rowley  
Barnfield  
3 Oxford Drive  
Leicestershire  
LE11 3GF  
+44 (0)1509 918 700  
swimeng.org

Thursday 15<sup>th</sup> January 2018

Dear Mr

**SUBJECT: Seven Islands Leisure Centre, Rotherhithe**

I refer to your letter of the 15<sup>th</sup> January regarding the above leisure centre swimming pool. Southwark Council contacted Swim England in 2012 with regards to the Seven Islands Leisure Centre. We have not had any contact with the Council on this matter since.

At that time the Council asked for our views on the swimming pool and the way forward. The swimming pool area was generally in a poor condition and because of its age and design was not cost and energy efficient. These comments were mainly with reference to the fabric of the building rather than the pool shell itself. Logically it made more financial sense to replace the facility when the Council is in a position to do so rather than continue to refurbish it.

33.3-metre pools are an anomaly and there are only a very few in the UK and none world-wide; the reason for this is that competition is undertaken in either a 25-metre pool (short course) or a 50-metre pool (long-course). If Southwark want to replace Seven Islands Leisure Centre at some future date with a competition pool then we would certainly recommend one of these two lengths.

However, if Southwark Council only wish to provide a community pool then they are under no constraint to provide a pool of any specific length although I am sure that the swimming clubs would shout loudly if it didn't provide a competition length.

With regards to the pool depth, we have not provided Southwark Council with any advice regarding the depth of the pool but the required depth for competition dives from blocks at the start end is a minimum of 1.8m and this depth in no way inhibits diving from the poolside.

Sub-aqua training is frequently undertaken in swimming pools in winter months primarily to learn the basic equipment function and in particular to improve buoyancy control. Swim England have consulted with BSAC and PADI on the depths required to undertake training and it is easily achievable in 1.8m - 2m. However I would acknowledge that greater depths are 'enjoyable' for sub-aqua divers but as they are such minority users I hardly think Southwark Council will design a pool deeper just for them?

Therefore although is stretching a point when he says that the Council is compelled to design a pool to our requirements, in terms of flexibility of use and sustainability it would certainly be illogical not to.

Yours sincerely

Head of Facilities

### ***11 . The particular characteristics and advantages of our 33 meter 3.8 meter deep swimming pool***

When compared to the paltry 25 meter only 1.8 meter deep, our swimming pool today of 33 meters and 3.8 meters deep is better for:

\* Synchronised swimming: Southwark is converting a world class versatile swimming and diving pool and sports facility identical to the one used as a base for the Russian Synchronised Swimming team during 2012 Olympics in to a mere teaching pool of no relevance to any other wet sport. and less of an Olympic length than the 33 meter pool which is considerably longer.

\* Diving from boards up to 3 meters and 5 meter platform, deep water swimming practice and scuba diving. Se Illustration of inauguration:

### **Inauguration: Seven Islands multi-sport swimming pool in the days when Southwark Council favoured sports:**

Reference ( ) Diving from boards and platforms problems of giving up a deep water swimming pool:

Competitions at Seven Islands still with diving platform and boards: A truly multi sports Swimming pool!



\* Swim England (Sport England) quite rightly agrees that the only diving possible in the proposed 25 meter “Short Course” is from the pool side, scuba diving is hardly possible (only exercises of breathing from a tank no proper buoyancy practice etc. is possible in 1.8 meters). The Scuba Divers asked how much it would cost to give them a deep end as we have and a sum of £200.000 was mentioned for what we already have and which the Councillor for Regeneration is throwing away. The London Plan demands that such changes which do not replace facilities should be resisted, and that Sports should be distributed and not concentrated in centres such as Stratford only.

\* The 33 meter 3.8 meter deep is also much better for Water Polo.

\* 33 meters are closer to 50 meters than a 25 meter pool so that the best swimmers don’t really want the distance to be shortened, to the contrary. (All relevant competitions take place in the Olympic standard 50 meters.

\* 33 meter is in a stand-alone Leisure Centre which is expandable, any amount of treadmill rooms could be built, no expansion is possible in the single floor Leisure Centre with only a 25 meter pool which is proposed. Nothing that can be put in to the new leisure centre can’t be put in to Seven Islands but all which could be put in to Seven Islands could never be put in to the new leisure centre.

\* Seven Islands can accommodate a 50 meter pool as well which is the other standard supported by Swim England, if the Council had the cash to build a new main pool. That is not necessary, if we don't build a new pool we can keep the 33 meter pool, the community should be consulted. 33 meter pools are the next best thing to an Olympic length pool. This is a win win situation, if we haven't got the money for a 50 meter pool, then we keep the next best thing the 33 meter pool!

\* The 2005 Master Plan which was properly consulted and all questions were asked determined that only a 50 meter pool could replace our fantastic 33 meter pool and proposed an "aquatic centre" with a real competition pool of Olympic standard length (Long Course) All relevant competitions take place in 50 meters. There are no 25 meter competitions in the Olympics. So many communities have chosen to keep the 33 meter pools because they are closer to a 50 meter pool. That is the question which Councillor for Regeneration for Southwark and their developer partners never wanted to ask.

\* School children are a very important group of users of the community swimming pools but they are not the only group of users. Here is School Swimming analysed:

## ***12 .School Swimming Practice:***

In swimming practice, school children today, have no problems learning how to swim 25 meter distances in our multi-sport 33 meter pool and they have the advantage of being able to practice over really deep water as well. Today the swimming curriculum is being looked in to because it doesn't always convey the necessary practical experience. It will not always be the case that they jump in to a water course of only 1.8 meters.

Most of the time a demarcation line of floats suffices and when the shallow end has to be cordoned off for the smallest children, **then a reasonable distance for public swimmers is still available, this is why the public has a larger amount of access to our 33 meter swimming pool than they would have if we only had a 25 meter pool (as is the case of the "Castle", we must not allow the developer to do to our community the same thing as what they did to the Elephant and Castle community.**

Movable Bulkheads: If the demarcation needed to be a solid one, in a case such as a gala rare event, then a movable bulk head could be used for to make the multisport 33 meter to all intentions and purposes a short course of 25 meters without losing all the advantages of the 33 meter multi sports facility during all the rest of the time for all the other swimmers who can swim longer distances. All facilities are restored when the bulkhead is removed.

For adult swimmers it is different, personally I have not found any good swimmers who would prefer to swim 25 meters in a less deep pool instead of 33 in our multi-sports pool which is closer to 50 meters after all (the ideal distance for competitions) so in a 33 meter pool there are less flip turns to cover 100 meter distances than in a 25 meter pool. Also in our 33 meter pool swimmers practice at one end over depths 3.8 meters, the real Olympic competition pools are 3m deep all along, so our 33 meter pool or a similar 50 meter pool for community use are much closer to the Olympic standard than any 25 meter pool could be, especially the one which Councillor Regeneration and his associate/ partner Developer are trying to force on to our community and which we must try to avoid not to be in the same situation as Elephant and Castle community where I had to stop going because one can't really swim.

The problem during this consultation is that **the Councillor for Regeneration and his associated Developer appeared to suggest that school children could only swim in a short course pool of 25 meters during the course of this consultation and this is very irregular because it is malpractice to repeat such an inaccuracy, the Councillor and Developer were jointly and consistently misrepresenting the rules and general practice of the sport of swimming** as they were vying for a

already promised contract for the Developer whatever the loss caused to the community. As explained, most of the time, the shallow end of the 33 meters is cordoned off for the young learners, they don't even use 25 meters, but **in these conditions there is a considerable distance available for the public to swim so our 33 meter pool can be open to the public longer** than a mere 25 meter short course could be available for public swimming. **When the shallow end is cordoned off in a short course 25 meter pool, there is nothing left for the public to swim in.** If there is a need for a 25 meter course this can be set easily in a 33 or a 50 meter pool using a movable bulkhead temporarily keeping all the extra features of the 33 meter pool available for latter.

\* Short Course 25 meter not very relevant competitions can be carried out with no problems in 33 and 50 meter long pools using a bulk head at 25 meters. This is done all the time and is a standard procedure



### **Illustration: Movable Bulkhead**

### ***13 . Specific Evidence of no integrity in this invalid consultation:***

From day one of the first letter sent out to the public, all the information given to the public was distorted and the public pressurised to “agree” to what the Councillor for Regeneration presented, making a mockery of the idea of participation. For this reason the application of Block A2 should be rejected and the consultation redone under supervision, for this process to have integrity.

To move our present superior designated Leisure Centre facility which is a stand-alone facility built on land donated for to serve this specific purpose of being public baths (see Illustration: generous...), in order to benefit ALL the community of Rotherhithe by its donor. Any change to such an arrangement should be made only by a genuine consultation. The land of Seven Islands was really given to our community and it should be our community which agrees in a genuine consultation to change its use. This should not be driven by the interests and wishes of the partnership described by British Land PLC with Councillor for Regeneration and the developer with whom he associates and who have gone to great lengths to give a false impression of studies, reports and consultations. The so called consultation actually has been “forced through”, the “reports” on which they base much of this process were also forced through and “engineered” to give the desired conclusions.

This makes this “evidence” which they “prepared” of no real value to support a change of use of land of Seven Islands in favour of Block A2 as The Developer and their supporter The Councillor for Regeneration would want.

I Southwark has records of my complaints many times of cold water and open windows even during the winter months, and I would expect low usage. Once the “desired fixed conclusions” were all out of the

way, then 2 million pounds were spent refurbishing Seven Islands. The first serious attempt to do this at Seven Islands in decades unlike the other Leisure Centres.

In these conditions, the planning application for Block A2 should be rejected and the block redesigned and we should not give two of its floors a use of Leisure Centre, we should concentrate in keeping and improving our better stand-alone Leisure Centre with its fantastic 33 meter long 3.8 meter deep pool which should have already all the facilities promised for the proposed and unwanted site.

#### ***14 .Question to the Council: Why give the developer a contract if the specifications of the pool of 2005 were changed?***

To throw away good money, if we are not going to replace our multi-sport 33 meter deep water pool with a better pool, then it is obvious, save the money and keep the best pool!

I complained and put a question to the Council about this problem of wanting to give the Developer a contract without consultation and the Council was unable to give me a reply with any integrity regarding the way in which the Councillor for Regeneration forced the apparent consultation to its conclusion.

During the reply of the question the Councillor for Regeneration refers to this link which was only a consultation about a site and never about what went inside that site. The first “plot six” site was casually the greatest catastrophe he and the Developer wanted to inflict on our community, I call it the “Leisure Centre from Hell” or the Leisure Centre in “Plot 6”. And the site which was really picked by the public on that occasion was Seven Islands!

What the Councillor for Regeneration wanted to push on to our community was so bad that not even “approval by default” method could work. The public were seriously angry. However this terrible project was withdrawn by the Councillor and Developer but so too was the community’s favoured site Seven Islands Leisure Centre making sure that it couldn’t be chosen again. Nothing of this is mentioned in the document of British Land in what they learnt and how the public participated, (Masterplan Planning Statement) because what they learnt was that the public wanted Seven Islands Leisure Centre!

<https://consultations.southwark.gov.uk/planning-and-regeneration/new-leisure-centre-site-at-canada-water/>

From the letter contents the Councillor for Regeneration is NOT proposing to consult about anything except his and his supported Developer’s contract of a new Leisure Centre Part 1 in Plot 6. What is expressed by the Council in their answer to me is simply not true and doesn’t agree with the bogus letters which were sent out to the public undermining the consultation from day one.

<b>Councillor</b>	<b>COUNCILLOR (BERMONDSEY AND ROTHERHITHE COMMUNITY COUNCIL)</b>		
<b>Question</b>	Can the cabinet member explain the consultation process that has taken place, or is to take place, for the specification of the leisure centre for Canada Water, in particular for the proposed reduction the length of the swimming pool from 33m currently at seven Islands to 25m when a 50m pool was proposed in 2006?		
<b>Cabinet Member</b>	Leader	<b>Chief Officer</b>	
<b>Agreed by:</b>	<b>Chief Officer</b>	<b>Cabinet Member</b>	<b>Leader</b>
<b>Notes</b>	In 2005 the council entered into an agreement with British Land Canada Quay's [BLCQ] to redevelop various sites around Canada Water. The partner selection process included community consultation events. As part of this consultation, the idea of an aquatic centre with a 50m pool on the Decathlon site was considered by BLCQ. This was just one idea, but is not one we endorse as a 50m pool is very expensive.		

## Illustration Part 1 of Councillor for Regeneration misrepresenting Swimming Regulation

It is important to note that the 2005 master plan as London placed its Olympic Bid offered a 50 meter "real" competition swimming pool. All measurements of times and speeds in the sport of swimming are done in 50 meters, there are no Olympic competitions in 25 meters. However (see bulk head) in 50 meters you can have a less relevant Short Course or 25 meter competition and so can you in a 33 meter pool with no problem, it happens all the time, it is standard swimming practice. Anybody who says that in a 50 meter pool or in a 33 meter pool you can't have Short Course or 25 meter competitions is lying. and trying to mislead the community for whatever purpose they may have.

If 50 meters is too expensive then the next best thing is the 33 meter pool because it is closer to 50 meters and you can have 25 meter competitions. No need to change. And you get to keep the deep water multi-sports facility completely alien and impossible in a paltry prefabricated 25 meter pool of only 2 m depth max.

<p>Since that time two public consultation programmes have been conducted by British Land on the Canada Water master plan area, part of which involved consultation on the specification for the leisure centre. The first consultation was in spring 2016 and the second one was in May of this year.</p> <p>The current design process will deliver an 8 lane 25m pool as opposed to a 6 lane 33m pool. 33m pools are not recognised as official length by the Amateur Swimming Association, Sport England or FINA, the international swimming federation. Therefore, when swimming clubs are grading members or having competition galas, the times of competitors are not accepted. As a result no 33m pools have been built in the UK in the last 15 years and a number of older pools have been replaced with 25m pools.</p> <p>It would be a mistake to build a brand new swimming pool which cannot be used for swimming competitions, as this might lead swimming clubs and other competitive organisations to choose to use different pools which are an appropriate size for competitions.</p>
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## **Illustration Part 2 of Councillor for Regeneration misrepresentations**

This is a lie: There was never a consultation as to what went in the Leisure Centre (see link posted above), this is an irregularity committed by the Councillor for Regeneration, what he says is not true, see his letter of invitation link which was forcing a 25 meter swimming pool in an unacceptable place on our community. Even the “approval by default” could not save the “leisure centre from hell” in “plot 6” which was the original unconsulted, not wanted proposal by the Councillor for Regeneration and his associated and strongly supported and very close Developer.

Another lie is to infer that in a multi sport 33 meter pool you can't have 25 meter competitions (see movable bulkhead illustration. Galas can be had and swimming in deep water can also be done which in practice will tell anybody if they can really swim. A deep water pool presents swimmers with a real life situation, waters in docks etc won't necessarily be only 1.8 meter deep where it may even not be necessary to know how to swim, just by bouncing of the bottom will suffice.

So a multi sport 33 meter pools using a bulk head at 25 meters can perfectly be used for 25 meter competitions and galas and no need to give the supported Developer a contract for an inferior pool, same for a 50 meter pool (see illustration) anybody who says this is not possible is a liar whose purpose is to mislead the community for whatever reason they have in mind.

I must insist on the irrelevance of the 25 meter “competitions”. Short course 25 meter competitions taking place are not as relevant as the 50 meter competitions in which all speeds and distances are measured in the sport of swimming. 50 meters is the ONLY OLYMPIC STANDARD, 25 meters is a poor man's pool for competitions of people learning how to swim and who can't afford a proper competition pool. 25 meter pools are not even worth a mention in the Olympics! If we are going to build a “pool for competitions” as the Councillor for Regeneration keeps saying and misleading the public, then the only pool he can build is a 50 meter pool a proper competition pool, if we are not going to build a “real” pool for competitions, then let us not waste our money and keep the much better 33 meter pool which INCLUDES a short course or 25 meter pool if desired.

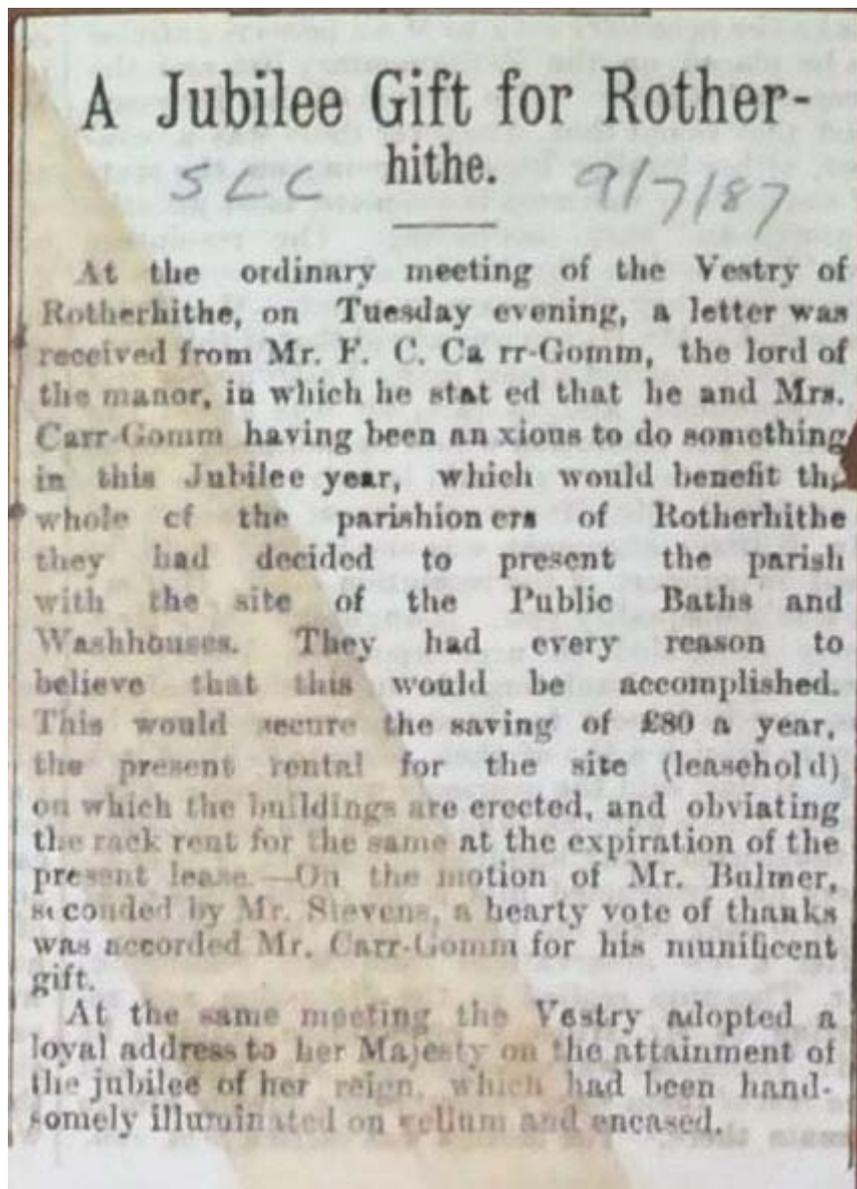
## ***15 . Donation of the land of the Public Baths, now Seven Islands for the benefit of ALL the community***

At no time during this whole consultation was the generous gesture of the Carr-Gomm family mentioned, or why it was done. The donation to our community of the freehold of the land on which Seven Islands stands in order to be “for the benefit of all the community” on the occasion of the Jubilee of his Sovereign Queen, Mr. and Mrs. Carr-Gomm as Lord of the Manor wanted to express his happiness and loyalty. The Lord of the Manor thought that with his wife he had found a way to do this and benefit ALL the community, so he passed on the freehold of the Public Baths land to the Council of Rotherhithe. The wishes and purpose of such a generous gesture should be respected by this Council and for this reason we should turn down and reject the intentions of Councillor for Regeneration and his associates.

The lack of objectivity on the part of The Councillor for Regeneration is breath-taking. It is so hard for me to distinguish this Councillor for Regeneration from just another employee of the Developer's firm. The information which at the time of consultation the Councillor for Regeneration supplied to the public in our community is totally invalid and there is no way that our community can use such partial data of this nature to decide anything for our community. **A consultation should not propose to confuse the consultees, the data supplied to consult must have integrity.**

Today the Council is very different from the one in 1965, and there are no Carr-Gomms nor Doctor Salters among their number. Today the Council has an opposite purpose and it is to take that property from the community and to give it to the developers using a defective consultation tool and replacing a stand-alone leisure centre which can serve our community better because all that it has and how it can adapt to our future needs, replacing it with a not expandable two floors in a multipurpose building.

The donation of the freehold of Seven Islands Leisure Centre land to be Public Baths:



**Illustration: Generous donation of land for public baths by the Carr-Gomm family to our community.**

***16 .Master Plan 2005:***

**I asked Developer why wasn't there any consultation regarding what would go in to any new Leisure Centre if it was found convenient to replace the present one, and the Developer replied that such a consultation was not made because the Council never asked for one.**

The consultation of 2016 Master Plan should not be used to override the 2005 consultation and to ignore it. The consultation in 2005 was much more complete and perfect. It took in to account the resources available and resisted losing sports facilities according to the London Plan. This is why In 2005 in order to incorporate the Leisure Centre in to the Master Plan, that Master Plan was going to present our community with an "aquatic centre" which would have a pool similar to our 33 meter pool but 17 meters longer and would be a standard 50 meter "long course" for public use in which all Olympic distances for swimming and competitions are measured, so it would have allowed all types of competitions both Long Course (50 meters) and irrelevant Short Course (25 meters) by using a movable bulk head, it would have allowed diving from boards and platforms, scuba diving, synchronised swimming, swimming in deep water etc.. Our 33 meter pool has all the advantages of such a pool and is nearer to the ideal competition distance of 50 meters than a 25 meter pool would be, this is why most good swimmers of today have told me that pools should be made longer and not shorter. However a short course is possible in 50 meter and 33 meter pools by using a movable bulk head.

During the apparent consultation, a significant amount of members of the public canvassed publicly to keep Seven Islands Leisure Centre .They did so even in newspapers. What is more, within Southwark Council itself, Seven Islands was viewed as the most logical site for the Leisure Centre before the time of the Councillor for Regeneration and the people which he associates with at British Land PLC got control of the process and they eventually took the site of Seven Islands off the "selectable" site list because it had been selected. In this way "forcing" the "consultation" abusing all the power of the Council to fix this result. The Councillor for Regeneration removed Seven Islands site in order to give the community no alternative but sites more favourable to the developer group of the Councillor for Regeneration and those he associates with at the Developing Company who at all times have worked together supporting each other in their common cause of a contract of an inferior Leisure Centre for the Developer. (see approval by default consultations above)

## ***17 .Fixing Reports and Misrepresenting the Situation at Seven Islands***

The other thing the councillor for Regeneration and associates failed to mention properly and which they greatly distorted was that Southwark Council has been withholding investment on Seven Islands, this is associated with the attached letter of Swim England and the “fixed” reports which the Councillor for Regeneration uses. You can see that Swim England is aghast at the poor condition in Seven Islands, unlike the other leisure centres of Southwark there had been no investment, it was being run into the ground. The state allowed by the Council was so bad that Swim England were saying knock down and build a new one.

Seven Islands is not the oldest leisure centre nor swimming pool in Southwark by a long shot. Nevertheless there was all this withholding of investment, unlike all its other Leisure Centres Southwark Council did this until a time when it could obtain the most negative of reports and studies. In the trough of this procedure it came up with a natural need to invest a substantial amount of money in order to refurbish Seven Islands, this has to do with the letter attached of Swim England. The diving boards / platform had been taken out, the teaching pool has been closed down, this is not the picture in “Peckham Pulse” or anywhere else, Seven Islands was singled out on its own for unique and special treatment.

So much so that the then Amateur Swimming Association were puzzled by what I was trying to do and were wondering why I was trying to defend such a run-down facility!

The water in the pool was kept cold and the windows were opened even in winter months, undermining the use and the very health of the community, achieving a much lower usage which was recorded and those records are being used today as a “reason” for the new but inferior project.

At the time I was unaware of what was going on, but I was one of those who vigorously complained and my complaints were also recorded. This explains many things such as the “fixed” report of low usage which the Councillor for Regeneration and those with whom he associates from the Developer’s firm mention from time to time, with references to Sport England or Amateur Swimming Association, today Swim England.

## **London Plan: Comments for Seven Islands**

We can find many reasons why we would want to keep Seven Islands Leisure Centre in different plans and with many arguments however, the most important argument has to be the test of reality:

**The London Plan calls to resist the loss of facilities** by communities if they are not being replaced. Consultations and public involvement are most important.

The needs of an area must be assessed in the light of its population and that of neighbouring local authority’s areas which must be taken in to account

**Shortage of indoor courses:** . 3.111 foresees that within the next 10 years, London will be short of indoor community facilities such as sports halls and artificial grass pitches. The London plan runs up to 2036 and expects within ten years or less a shortage of indoor courses and sports facilities so there should be flexibility to expand as we have now at Seven Islands and this can't be delivered by a fixed single floor in a multi-purpose building as proposed in the new inferior Leisure Centre project. Bear in mind that more than 10,000 units may be coming our way from Timber Yard, Convoy Wharf and this Canada Water Masterplan and other parallel developments.

**The Plan calls for a wide range of sports to be distributed** as much as is possible, and not concentrated only in two or three centres such as Stratford. Our pool can do swimming, water polo and diving, for example so it could be a centre for sporting excellence and only the very best would want to go to Stratford.

**Olympic Legacy protection:** The Plan calls for the legacy of the 2012 games to be protected and enhanced, Southwark Council and it's self-proclaimed partner and developer are trying to go the other way and are against respecting the Olympic legacy. In this respect, an Olympic length pool was promised in the run up to the games in 2012, what the council wants to do now is a step back, degrading our swimming pool, sacrificing many sports in order to give a contract which we don't need to the Developer, the only promise which the Councillor for Regeneration is determined to keep (see MDA).

**Location: Compatible with the London Plan, the local character is given by our Sports Centre already in the best possible location:** close to the open air Sports Centre in Southwark Park, ideal for cycling and walking in green spaces and we are trying to put our leisure centre on one floor of a multipurpose building, isolated in the town centre, only for the benefit of the developer we damage our community. The exact opposite is a too small swimming pool in the middle of nowhere as is the case of Elephant and Castle Leisure Centre called "The Castle"

**The council should seek compensation from those responsible for this inadequate pool project at Elephant and Castle leisure centre ("The Castle", this will impact the residents of that area for several generations and it already inadequate, the fault is therefore of the Designers/ Developers and Regeneration /Planning.**

Our community must make sure that this doesn't happen to our Rotherhithe community as well.

## **Southwark Plan: Comments for Seven Islands.**

This plan is in consultation. The first thing that we find shocking when we look at it is a picture of the Councillor for Regeneration talking about keeping promises!.. The irony of it all, the last person who would keep a promises to the community, the Councillor for Regeneration is only keeps his promises to the Developer as can be verified by reading the MDA (Masterplan Development Agreement) ,the same promises a new Leisure Centre Contract to the Developer. The good of the community is irrelevant and doesn't even merit a second look.

Southwark has “promised” resident involvement and the Councillor for Regeneration is the one taking resident involvement away from the residents, stifling any public involvement.

**The Councillor for regeneration REMOVED the leisure centre chosen by the residents: Seven Islands Leisure Centre, and forced on to our community only the properties specified by the developer.**

Today we are not looking at Olympic legacies or talking about Olympic length swimming pools, today we are desperately trying to fend off a piece of prefabricated rubbish as the one tormenting the Elephant and Castle community, to protect our multi-sport 33 meter pool for future generations, because it is the best we can leave them. Anybody who doubts, go swim in “the Castle” and then in “Seven Islands” and tell me if “the Castle” wouldn’t be much better off with our 33 meter multi-sport pool!

Any way here is a list of Southwark Plan points with the respective comments.

**P15:** The old leisure centre gives unique benefits to our area (only deep pool left in Southwark), keeps the area vibrant, property is not vacant and can be perfectly refurbished to take all new interests of the new comers to our community. Our Leisure Centre should be protected. It is much more versatile making the Leisure Centre much more interesting, no swimmer which I have met would prefer a shorter pool and most of us treasure its deep 3.8 meters so much better than the paltry 1.8 meters.

**P16 P17 P18** As Swim England letter says, these fantastic multi-sport pools are every time rarer. Even if our unique facility is not actually a listed building, there are good reasons to start considering this, sadly there are every time less swimming pools of this versatile and very British swimming pools, which are so unique, allowing so many water sports. It is time that the 33 meter pool should be recognised and afforded protection to the few which remain. **Not only because they are old, but because they are better**, they are also so good that they outperform new short courses (25 meter pools). Seven Islands has also been especially located in an area designed for sports close to Southwark Park athletic course. So there is great ambition for this area and this character should be respected and the Leisure Centre should not be taken out of it.

This concept of multi-purpose pools originated in the British Empire and some describe them as Imperial Pools, or in the past also they started as “Yard Pools”, what we have at Seven Islands is the last word, the final development of these pools, at the time when the UK went metric, and the design of our Seven Island pool absorbs all the different sports except an Olympic length swimming and ten meter diving platforms, all the rest is there. It even includes a short course by using a movable bulk head, the few times the quite irrelevant short course competitions are required (only 25 meters), all swimming competitions of any relevance take place in 50 meter pools where all times and distances are measured as multiples of 50 meters. The Olympics only have 50 meter competition pools.

In any case, our multi-sport 33 meter swimming pool can only be replaced with one which has a similar functionality and that would be by one like ours but 17 meters longer, in other words a long course with diving boards which is what was petitioned in 2016 and what the complete and comprehensive consultation of the 2005 Masterplan proposed for the Leisure Centre. If this can’t be achieved now then, the present pool should be kept, it is already the best pool in the Borough and we shouldn’t degrade the range of sports which we can offer the community. One day we hope that we will have a council committed to sports, and if the multi-sports 33 meter pool has gone, then all its capabilities for diving, synchronised swimming, swimming in deep water, etc. will be impossible to bring back. A room full of treadmills is a two or three day job, however not an inch can be added to a swimming pool without knocking the place down.

**SP2** Regeneration to revitalise ... Our multi-sports swimming pool is much more complete and covers three times more sports than the proposed replacement. Our present day unique facility which has much more potential than a Leisure Centre with only a limited short course.

Our Leisure Centre is also already in the best possible location, in a sports hub with Southwark Park. We also want to avoid the catastrophe which is the Elephant and Castle Leisure Centre, far from parks, outdoor sports, in the middle of nowhere, with a Short Course, a pool too small from the day of its inauguration, impossible to swim as an exercise, because the pool is so small it is only used to socialise and to go and stand around in.

**SP5** Seven Islands is ideal, can be expanded, refurbished for healthy active lives, Seven Islands is unique in the Borough and should be protected. The "proposed Leisure Centre" is only a floor or two in a shared building and has no flexibility, is far away from the other sport facilities in Southwark Park in the middle of nowhere with the only purpose of selling flats, it also aims spending money on the Developer for no practical reason and the community interests don't get a second look.