

Canada Water Masterplan – Section 73

In the London Borough of Southwark

Planning Application reference: 25/AP/0242

Introduction

1. This addendum sets out one policy update, and summarises two further objections received from local residents, which need to be considered in conjunction with the Representation Hearing Report originally published on 19 March 2026.

Policy update

2. As stated in the Hearing Report, a Written Ministerial Statement regarding a package of targeted and temporary emergency support measures to drive up housebuilding in London was issued on the 23 October 2025 by the Secretary of State for Housing, Communities and Local Government. This was accompanied by a joint Policy Statement with the Mayor of London 'Homes for London: A package of support for Housebuilding in the Capital', and a draft 'Support for Housebuilding' LPG was published in November 2025 for consultation until 22 January 2026. This included a new, time-limited planning route, to sit alongside the existing Fast Track and Viability Tested routes, allowing residential schemes to provide affordable housing below the usual threshold level (subject to certain requirements) without an upfront viability assessment, and to access grant funding for around half of the affordable homes.
3. The Hearing Report notes that the current application does seek to unlock a stalled site and therefore responds to the aims of these measures; although the application has been considered under the existing London Plan Viability Tested Route as it does not meet the minimum affordable housing threshold under the time-limited planning route.
4. On 25 March 2026, the '[Support for Housebuilding' LPG](#)¹ was published alongside a Government Policy Note '[Support for housebuilding in London: package of support](#)'². Some changes have been made since the draft LPG; however, it remains the case that the application has been considered under the existing London Plan Viability Tested Route as it does not meet the minimum affordable housing threshold under the time-limited planning route.

¹ <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/support-housebuilding-lpg>

² <https://www.gov.uk/government/publications/support-for-housebuilding-in-london-package-of-support>

Consultation and engagement

5. Since the Hearing Report was published, the Mayor has received two further objections from a local residents on grounds of the scale of objections; lack of engagement by the Council with local residents concerning the Section 73 application; premature demolition of local facilities (cinema, bowling alley, restaurants, two bars, bingo hall, and music venue); running-down of the shopping centre; unacceptable affordable housing; and applicant's mismanagement of its delivery vision.

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