

Opportunity Area Portrait

Canada Water



Introduction

List of acronyms and abbreviations

- OA: Opportunity Area
- LP: London Plan
- GLA: Greater London Authority
- TfL: Transport for London
- OAPF: Opportunity Area Planning Framework
- CAZ: Central Activities Zone
- LESD: London Employment Sites Database
- SHLAA: Strategic Housing Land Availability Assessment
- LB: London Borough
- RB: Royal Borough
- AAP: Area Action Plan
- SPD: Supplementary Planning Document
- SIL: Strategic Industrial Land
- LSIS: Locally Significant Industrial Sites
- BID: Business Improvement District
- CEZ: Creative Enterprise Zone

Introduction

Purpose of this document and clarifications



What is a pen portrait:

- A strategic analysis/ summary of an OA.
- We collected a series of data on delivery of homes, jobs, town centres and high streets, transport, land use and industrial land to assess local change at a strategic level, to better understand places in the OAs, and evaluate how they are performing against the expectations in the London Plan 2021.



How will this information be used?

- This evidence base supports the OA propositions in the Towards a new London Plan document.
- The OA propositions include:
 - change in the status of the OA to reflect the housing and/or infrastructure delivery since 2019
 - highlight opportunities to review the OA boundary and/ or OA designation.



Data sources and clarifications

Homes

- The London Plan 2021 identifies indicative homes capacities (10 year, 22 year).
- The indicative homes capacities are based on the SHLAA 2017.
- The monitoring year for the London Plan 2021 starts in 2019.
- This document includes an overview on the progress against the SHLAA 2017 to understand what has happened in the OA.
- Acknowledging that a lot has changed since 2017, including the adoption of new development plans, the current document provides an overview of site allocations based on the latest publicly accessible information.
- All spatial data is available in the London Datastore, unless stated otherwise.
- All data relating to development progress is available via the Planning Data Hub, unless stated otherwise.

Introduction

Purpose of this document and clarifications

Data sources and clarifications

Jobs



- The LESD is a database that records recently completed employment developments and those in the pipeline in London to produce an estimate of London's additional employment capacity.
- Since the adoption of the London Plan 2021, a new London Employment Sites Database was produced in 2021. This provides up to date estimates by OA.
- A jobs dashboard has been produced to monitor the jobs' performance in the OAs.

Local Plan status



- Local Plan status information is based on publicly available data, or information received by the boroughs.

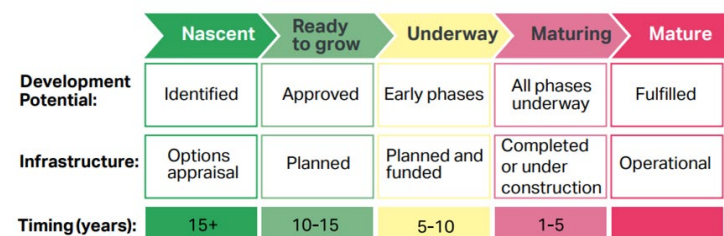
OA boundaries

- The London Plan designates OAs, whilst the boundary can be adopted through development plans. See more on [OA boundaries](#).

OA status - London Plan 2021

- The OA categorisation in the Key info refers to the London Plan 2021 Figure 2.2 - OAPF process diagram, also shown below:

Figure 2.2 - OAPF process diagram

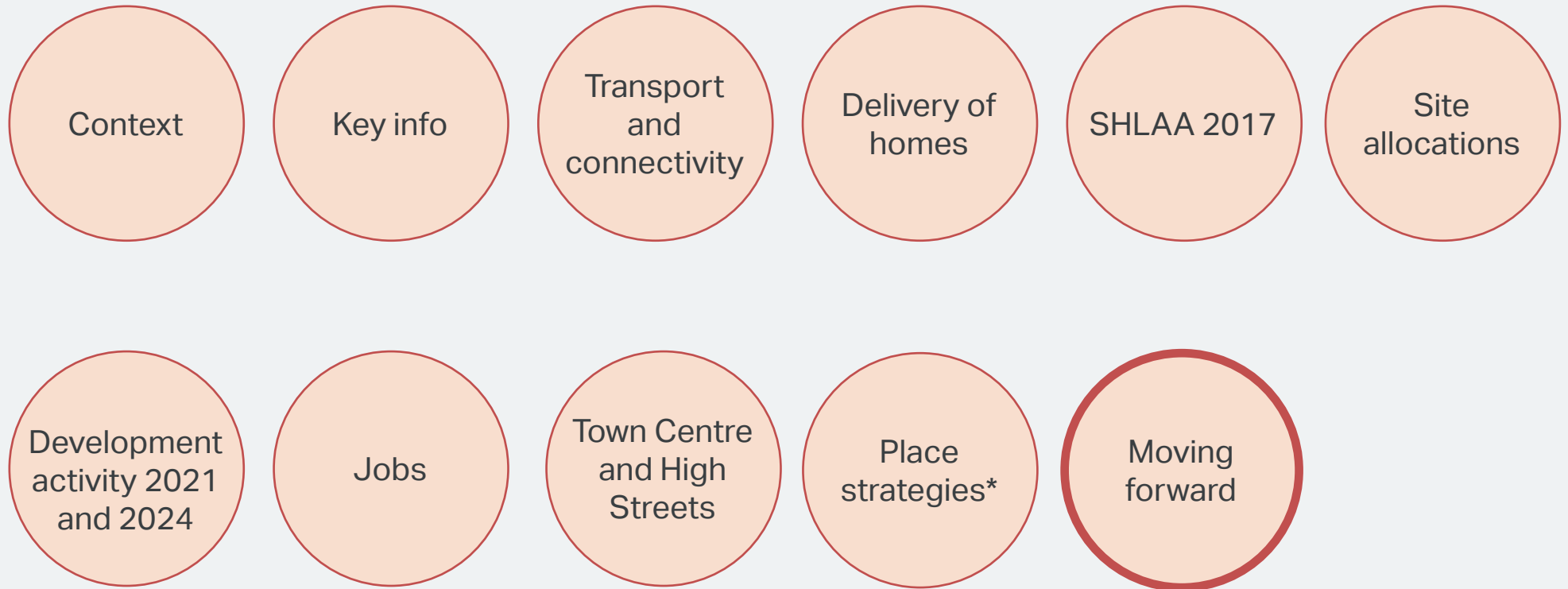


Additional resources

- Growth Corridors: [Engagement summaries from Planning for London events \(November/December 2024\)](#)
- Opportunity Area monitoring GLA [webpage](#).

Introduction

Contents



* This section refers to existing/ emerging strategies for the OA.

Canada Water Context

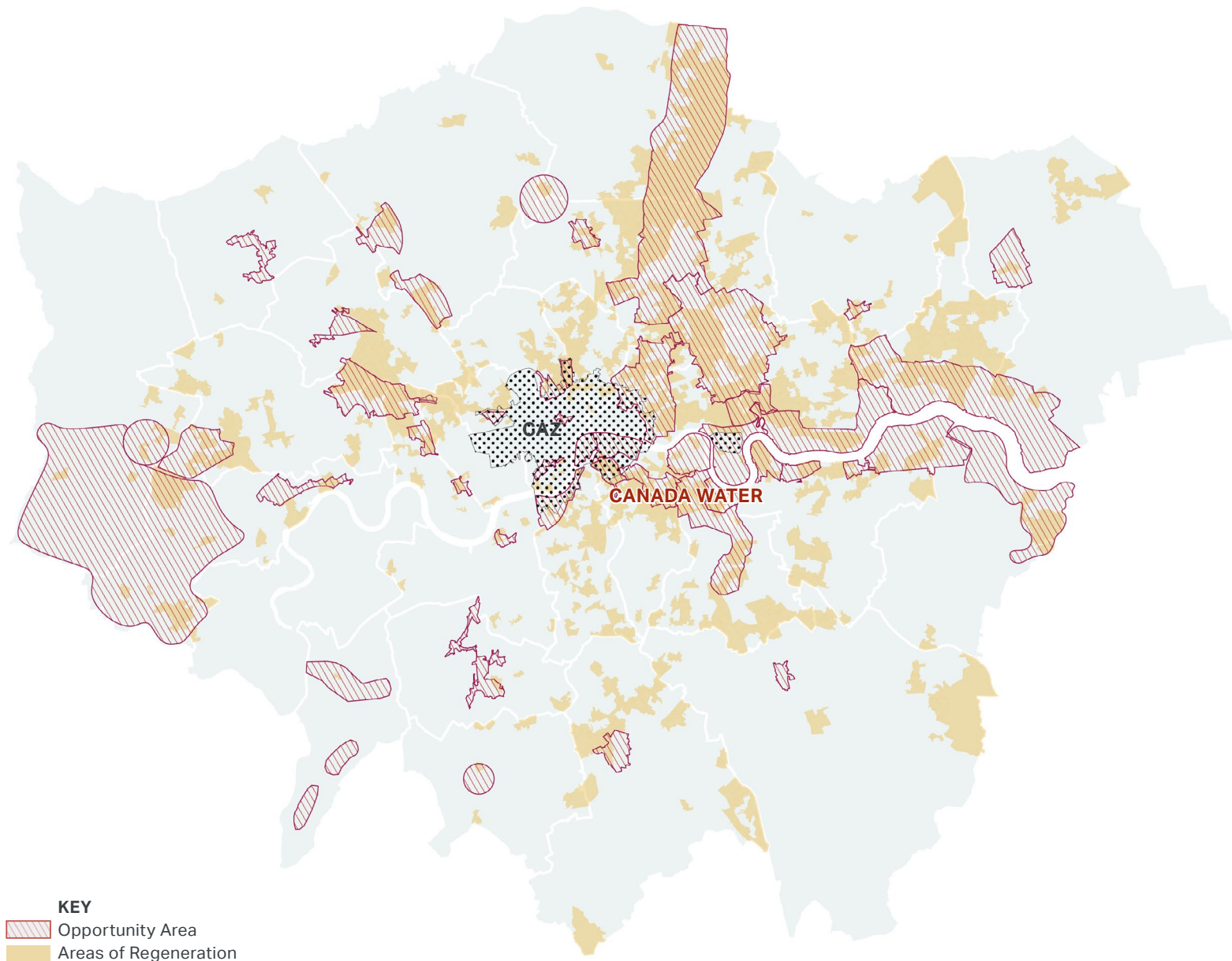
OAs in the CAZ

- King's Cross (Maturing)
- Tottenham Court Road (Maturing)
- Victoria (Maturing)
- Waterloo (Maturing)
- London Bridge/ Bankside (Maturing)
- Euston (Ready to Grow)
- VNEB (Underway)
- Elephant & Castle (Underway)
- Part of City Fringe/ Tech City (Underway)
- Paddington (Underway)

The OA sits outside the CAZ.

Areas of Regeneration

The OA overlaps with areas of regeneration.



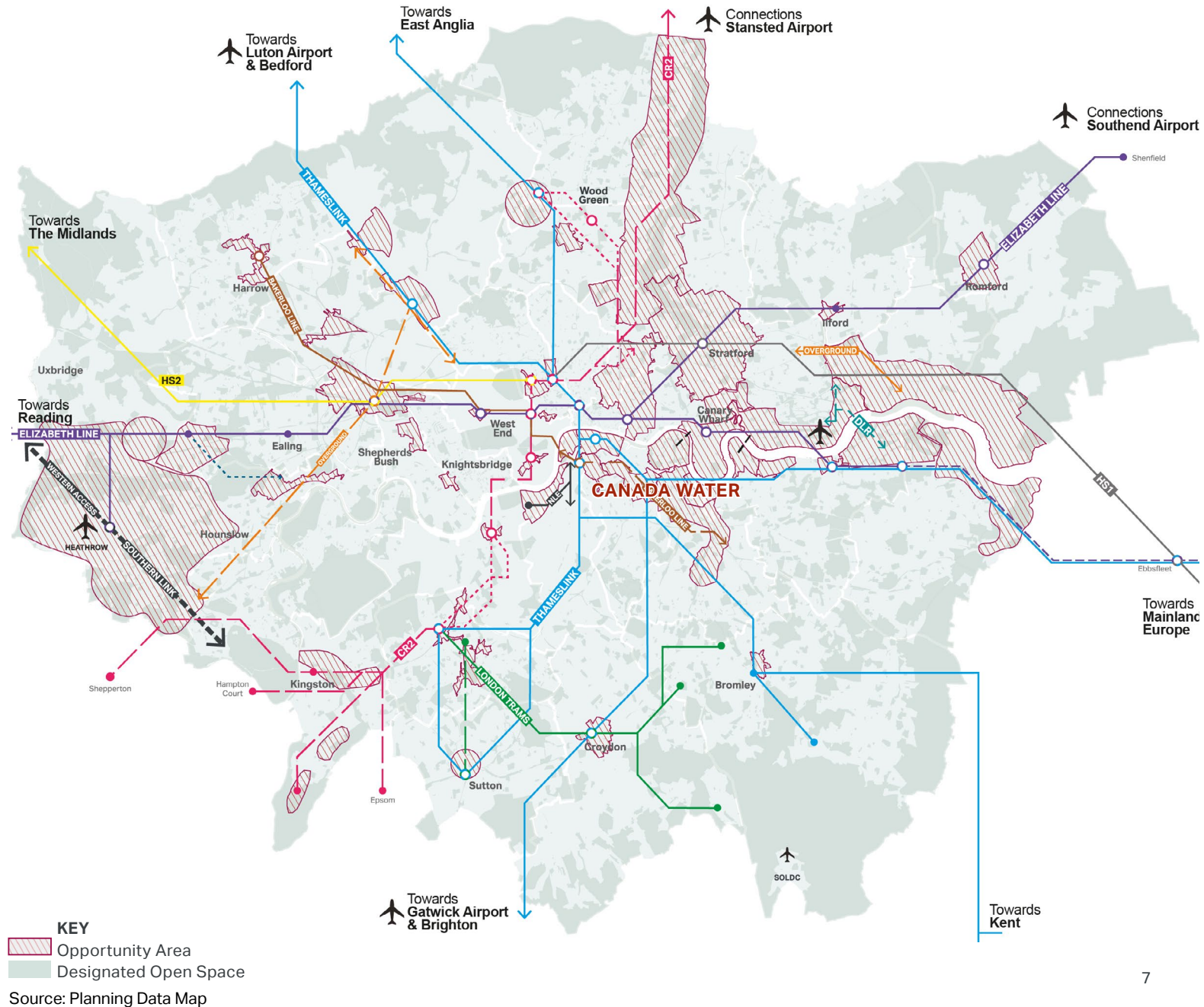
KEY
Opportunity Area
Areas of Regeneration

Source: Areas of Regeneration as per London Plan 2021

Canada Water Context

Transport and Growth Corridors

- Served by the London Overground, National Rail and the Jubilee underground line.



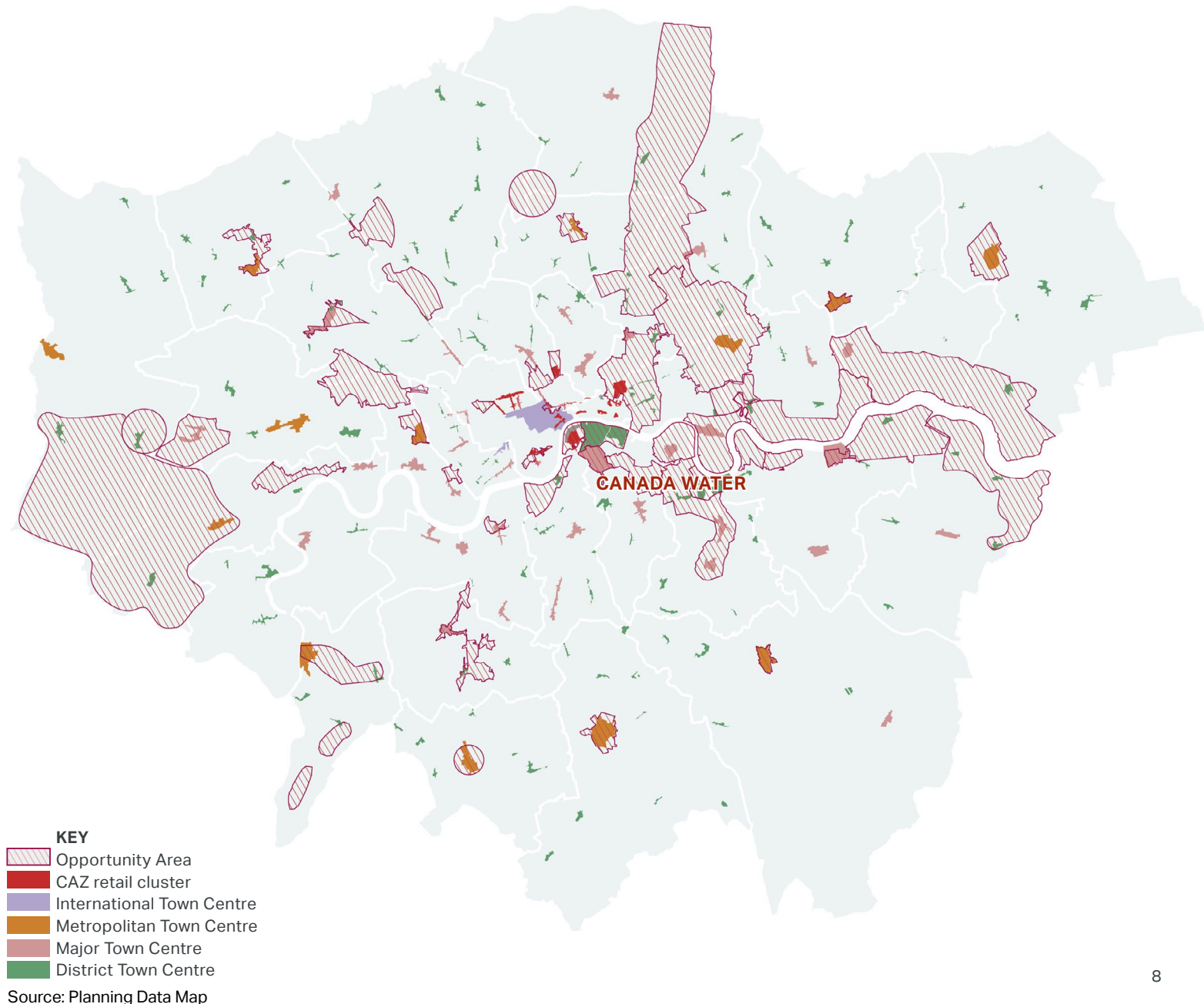
Canada Water Context

OAs and Metropolitan Town Centres

- Olympic Legacy (Maturing)
- Harrow & Wealdstone (Underway)
- White City (Underway)
- Croydon (Ready to grow)
- Romford (Ready to grow)
- Ilford (Ready to grow)
- Wood Green (Nascent)
- Kingston (Nascent)
- Bromley (Nascent)
- Sutton (Nascent)

No Metropolitan Town Centres within the OA. **Canada Water District Town Centre** in the OA, which combines shopping, civic, education, leisure, business and residential uses.

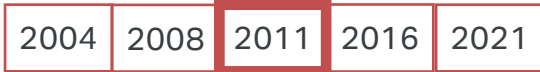
[Southwark Local Plan \(2022\)](#) identifies Canada Water as one of the three major town centres of the borough, next to Elephant and Castle and Peckham.



Canada Water

Key info

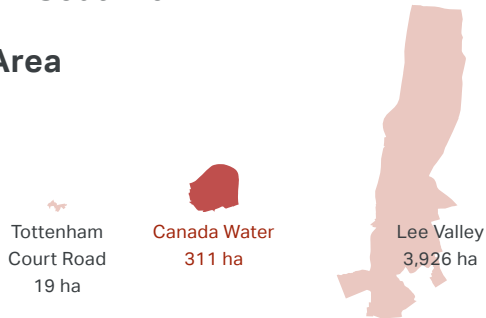
London Plan Designation Year



Borough

LB Southwark

Area



OA specific plans

Canada Water Area Action Plan (2015) - superseded by the Local Plan.

Local Plan status

Southwark Local Plan (2022)

Growth Corridor

Central London

Housing Delivery Test 2023

Buffer

OA status (London Plan 2021)



London Plan 2021 capacities by 2041



Source: Google Earth

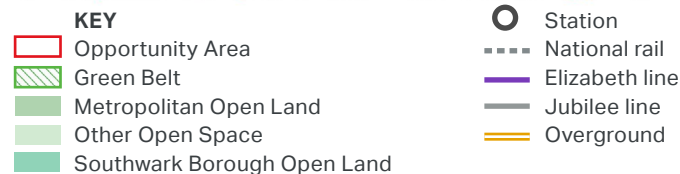
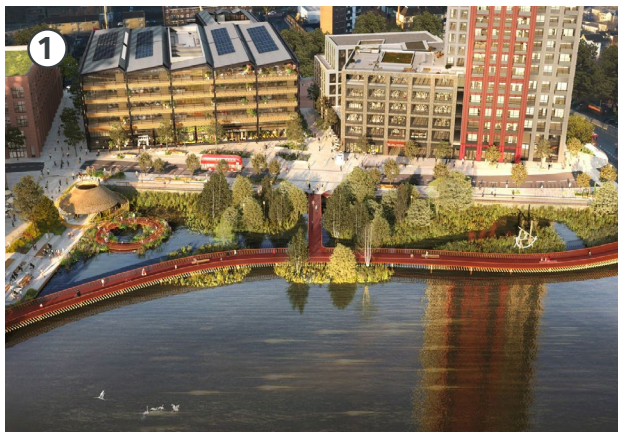
KEY
 Opportunity Area

*Note that the LESD (2021) decreased the capacity to 19,800 new jobs

Canada Water

Transport and connectivity

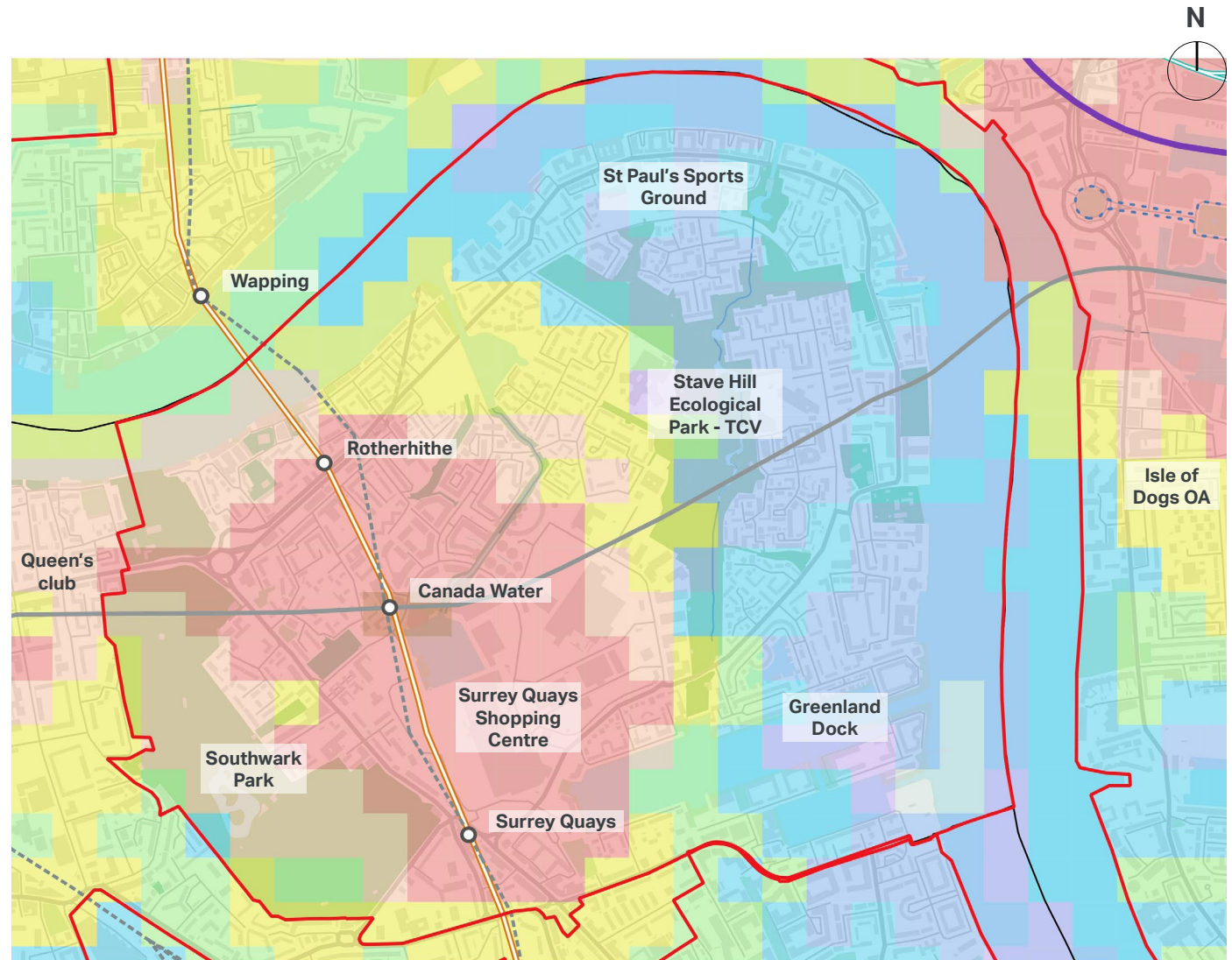
- Well served by existing public transport facilities which are in close proximity.
- British Land masterplan prioritises local connections, and improved access to existing assets (i.e. Canada Water Dock; a new 150m long boardwalk has now been completely constructed).



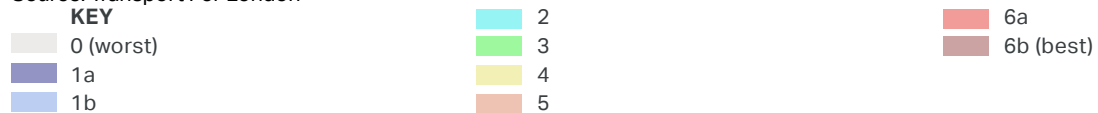
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Transport and connectivity: PTAL 2031

- High PTAL - a very well connected Opportunity Area.



Source: Transport For London



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Delivery of homes

Delivery pre-2019

Completions since designation against capacity

LP 2008 **2,000**

LP 2016 **3,300**

Completed **2,036**

The OA was designated as an area of intensification in the London Plan 2008. It was designated as an OA in the London Plan 2011. Worth mentioning that schemes close to the station (Maple Quays 3 (Canada Water Site A) were already completed by 2013.

Delivery post - 2019* (London Plan 2021)

Progress against 22yr, 10 yr capacity

22 yr **5,000**

10 yr **2,911**

Completed **1,973**

Pipeline** **1,600**

The completions rate by year between 2019 and 2023 is 395 homes/year, which is higher than the indicative LP rate by year (230 homes).



KEY
 Opportunity Area
 Pipeline (Planning Datahub, May 2023). Size of circle is proportionate to the number of homes.

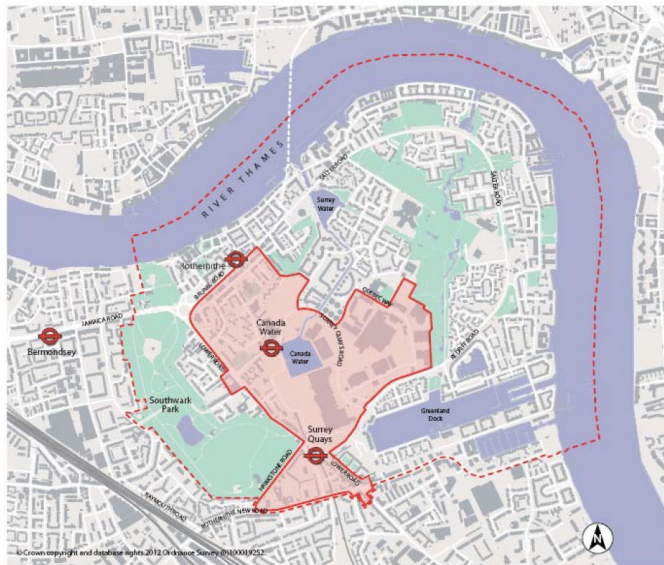
*[Completions](#) account for all types of supply between 2019/2020 to 2023/2024.

** [Residential Pipeline in 2023/2024](#)

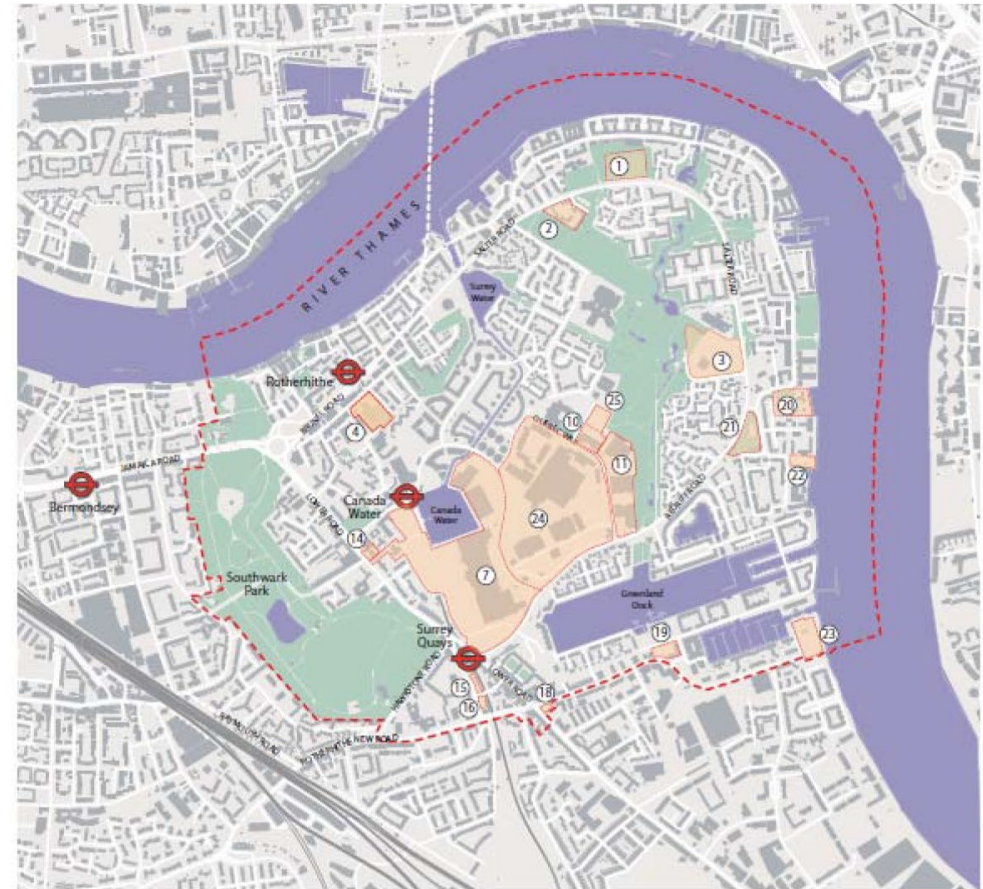
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Site allocations: Area Action Plan (2015)

- The Canada Water Area Action Plan (AAP) policies and sites have been replaced by the latest [Southwark Plan 2022](#). The AAP was adopted in 2015 and identified 18 sites for development.
- These have mostly been completed. They have delivered over **1,200 homes, 1,300 sqm employment floorspace, 900sqm retail floorspace and 7,000sqm community facilities**.
- Sites approved or under construction will deliver 407 homes, 610sqm retail floorspace and 300sqm community facilities.
- Objectives included: Better and safer streets, squares and parks, providing more and better homes, enhanced economic opportunities (King's College relationship, healthcare focus).



— AAP core area
- - - Wider AAP area

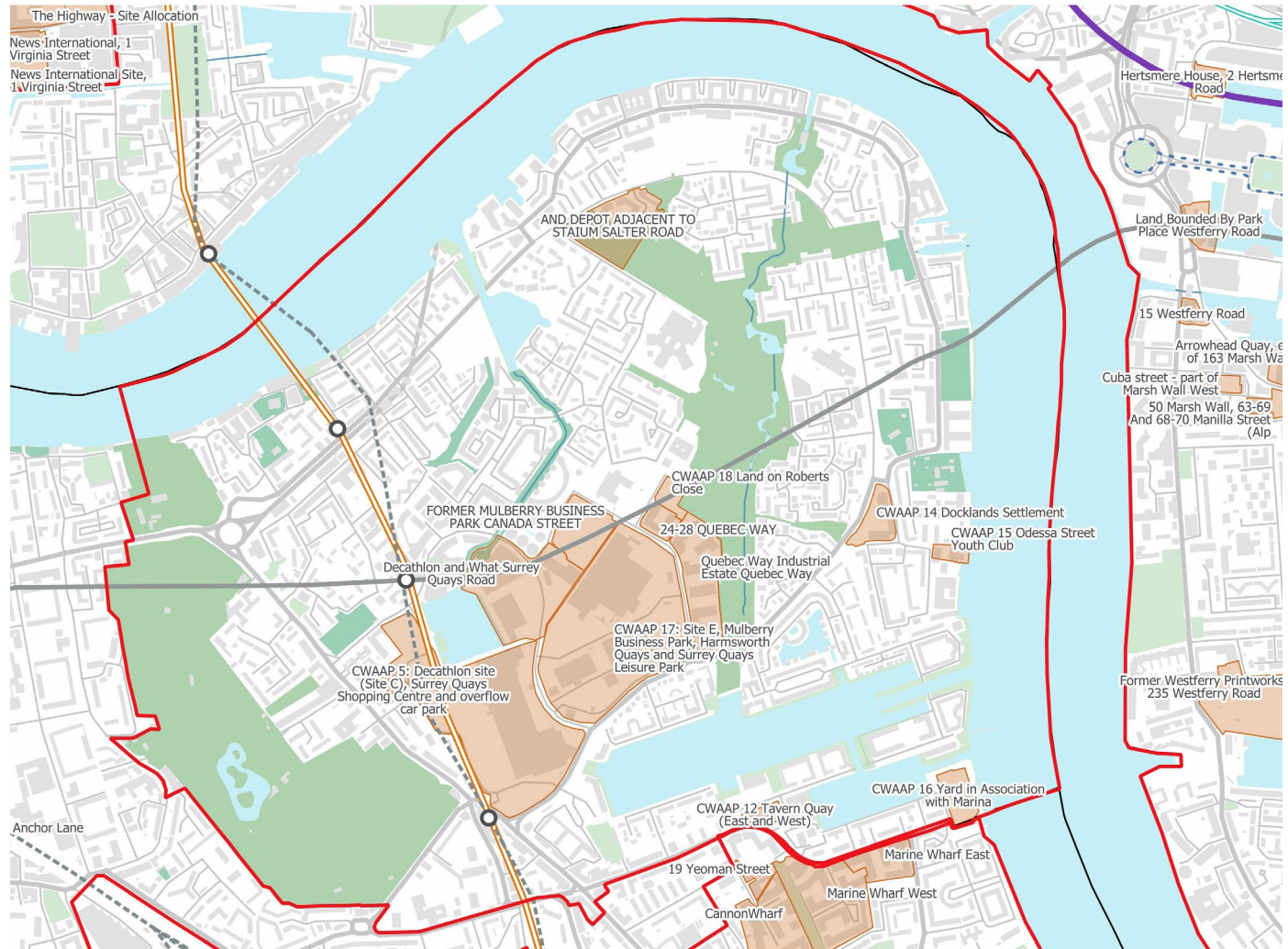


Proposal Sites
- - - Wider AAP Area

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. St Pauls Sports Ground (CWAAP 1) 2. Land adjacent to Surrey Docks Stadium (CW AAP 2) 3. Downtown (CW AAP 3) 4. Albion Primary School CW AAP 4) 5. Blank 6. Blank 7. Decathlon site, Surrey Quays Shopping Centre and overflow carpark (CWAAP 7) 8. Blank 9. Blank 10. 24-28 Quebec Way (CWAAP 10) 11. Quebec Industrial Estate (CWAAP 11) 12. Blank | <ol style="list-style-type: none"> 14. Rotherhithe Police Station (CWAAP 14) 15. 23 Rotherhithe Old Road (CWAAP 15) 16. 41-55 Rotherhithe Old Road (CWAAP 16) 17. Blank 18. 247-251 Lower Road (CWAAP 18) 19. Tavern Quay (East and West) (CWAAP 19) 20. Surrey Docks Farm (CWAAP 20) 21. Dockland Settlement (CWAAP 21) 22. Odessa Street Youth Club (CWAAP 22) 23. St George's Wharf (CWAAP 23) 24. Site E, Mulberry Business Park, Harmsworth Quays and Surrey Quays Leisure Park (CWAAP 24) 25. Land on Roberts Close (CWAAP 25) |
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SHLAA 2017: Approvals and allocations



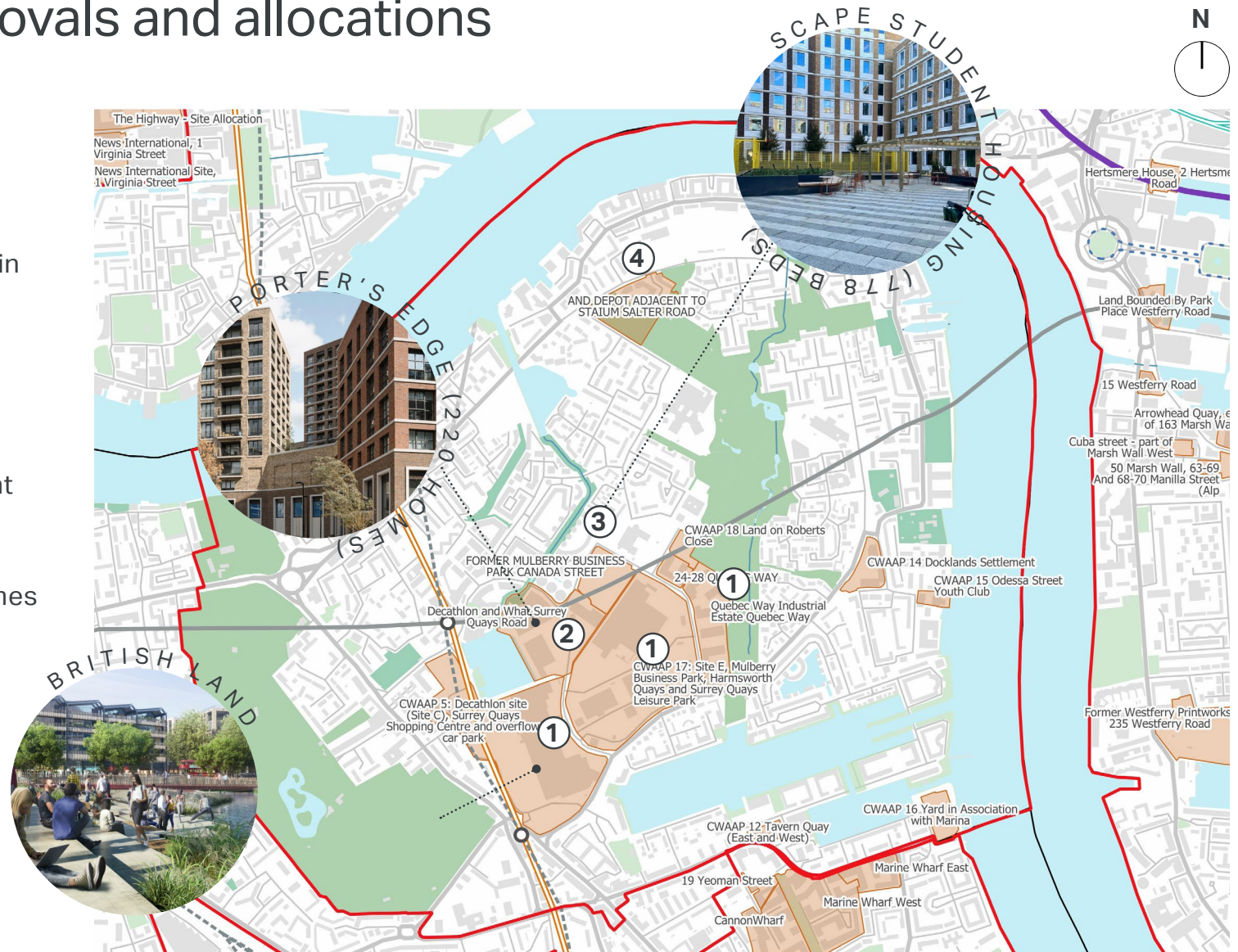
- KEY**
- Opportunity Area
 - Approvals and Allocations (SHLAA, 2017)

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SHLAA 2017: Approvals and allocations

- Strategic allocations in the OA include:

- ① British Land Canada Water site is under construction. 79 affordable units were completed in December 2023.
- ② Porter's Edge: Mixed - use development with 230 BTR, completed in 2019 for Sellar/Notting Hill Genesis.
- ③ Scape Canada Water: 778 student beds completed in 2020.
- ④ Anchor Point (Surrey Docks Stadium / Fisher Athletic); 61 homes completed in 2016.



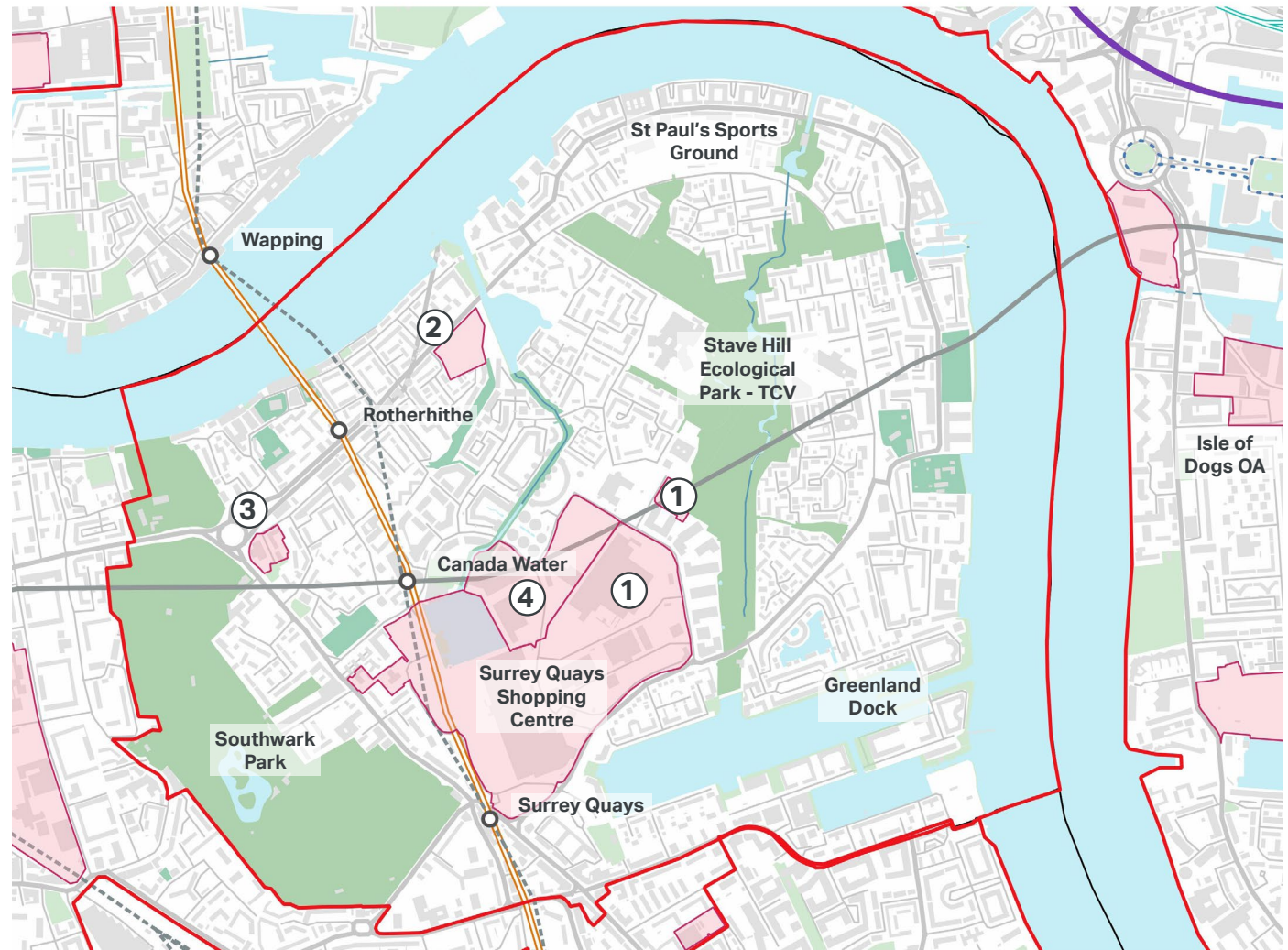
KEY

- Opportunity Area
- Approvals and Allocations (SHLAA, 2017)

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Site allocations: Southwark Local Plan (2022)

- ① **NSP 81:** Surrey Quays shopping centre (British Land masterplan). 3,995 outline approved, Only 1296 units have detailed consent or reserved matters approved. 265 completed.
- ② **NSP 78:** 160 homes indicative capacity.
- **Rotherhithe Gasometer:** Application 24/AP/0753: resolution to grant 151 homes. The application includes: Demolition of the gas holder and all associated infrastructure; remediation of the Site; and redevelopment to provide residential dwellings (Use Class C3) and replacement telecommunications mast, together with public realm, landscaping, car and cycle parking, vehicular access and servicing facilities, plant and all associated works.



KEY
Opportunity Area
Site Allocations - LB Southwark

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Site allocations: Southwark Local Plan (2022)

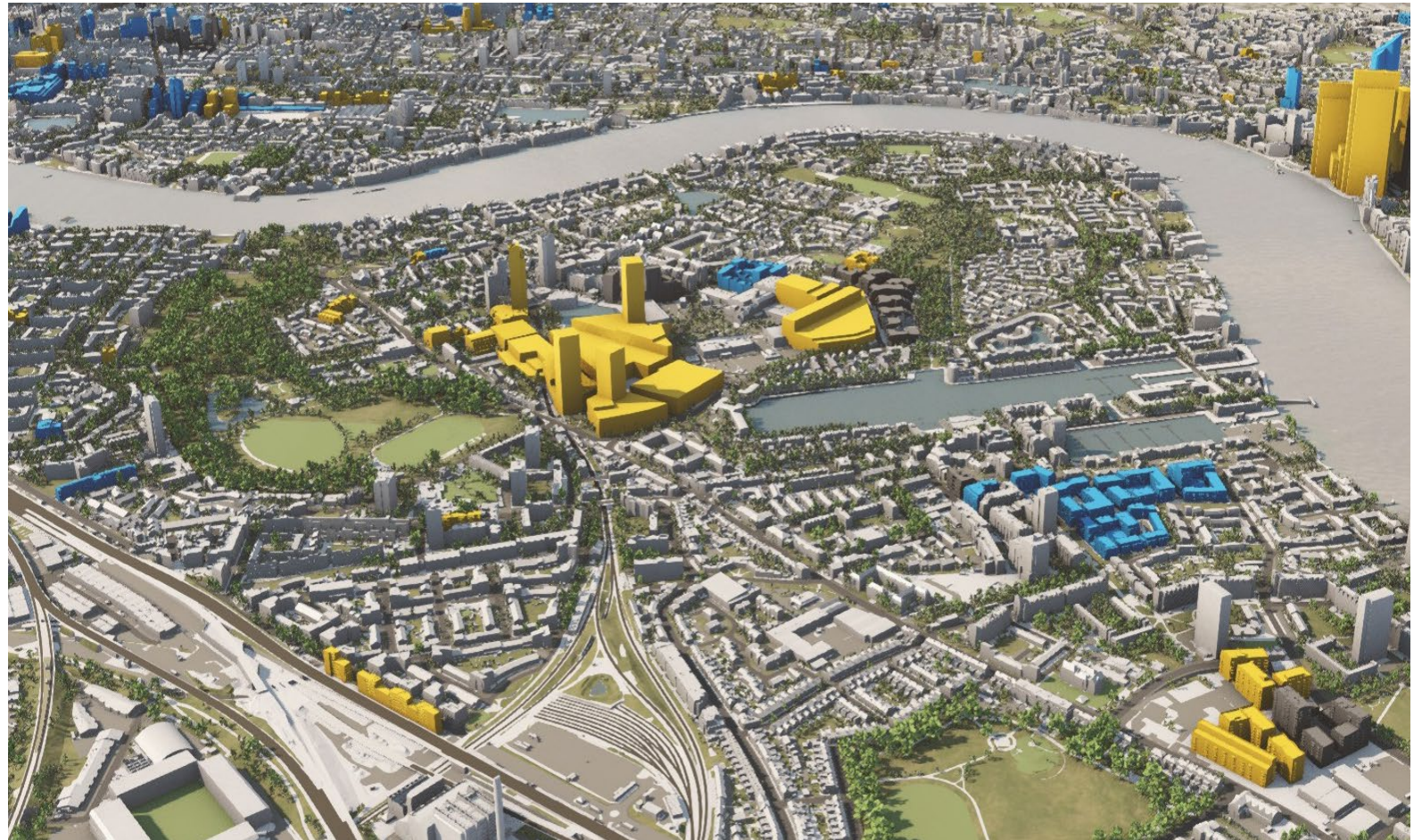
- ③ **NSP 79:** 125 homes indicative capacity, Blue Coast Capital and The SOCO were successful with application 23/AP/3487 at planning committee in October 2024.
 - It is currently a three-storey business centre.
 - There will be 240 residential units: 216 sui generis class co-living units, 24 Class C3 affordable units.
- ④ **NSP 80:** 1,371 indicative capacity. 1,064 homes completed. Further applications may come forward on the site.



KEY
Opportunity Area
Site Allocations - LB Southwark

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Development activity 2021



Source: vu.city

KEY

- Consented
- Under construction
- Completed




Canada Water

Development activity 2024



Source: vu.city

KEY

-  Consented
-  Under construction
-  Completed

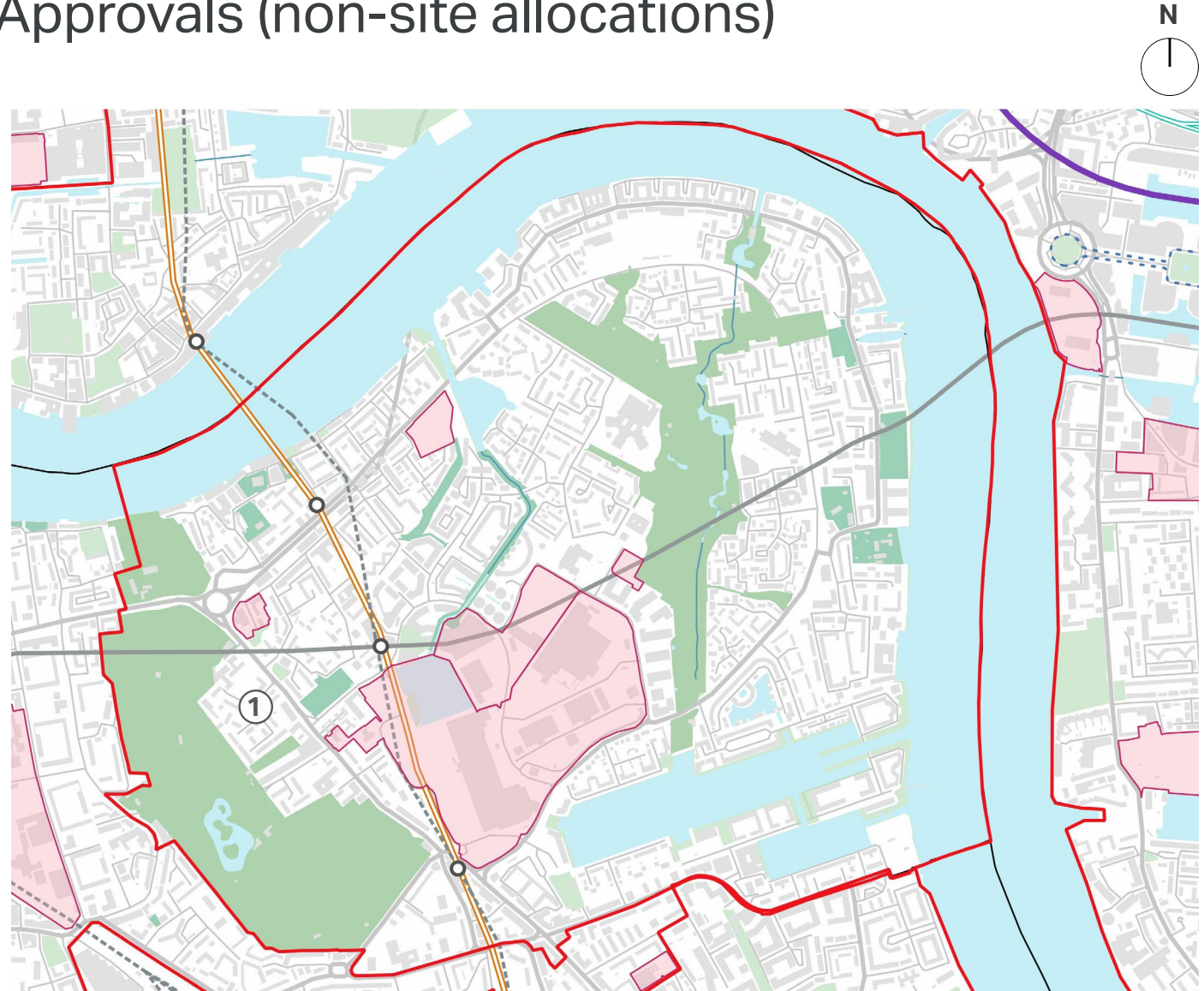
Canada Water

Development activity: Approvals (non-site allocations)



① **St. Olaves, Ann Moss Way (19/AP/1612):** 62 homes approved and under construction.

- Peabody bought the 0.3ha former St. Olave's House Nursing Home from the NHS, which contained two vacant buildings. The proposed housing scheme comprises two blocks, with a lower scale building facing onto Ann Moss Way with a larger scale of fronting onto Lower Road and open space.

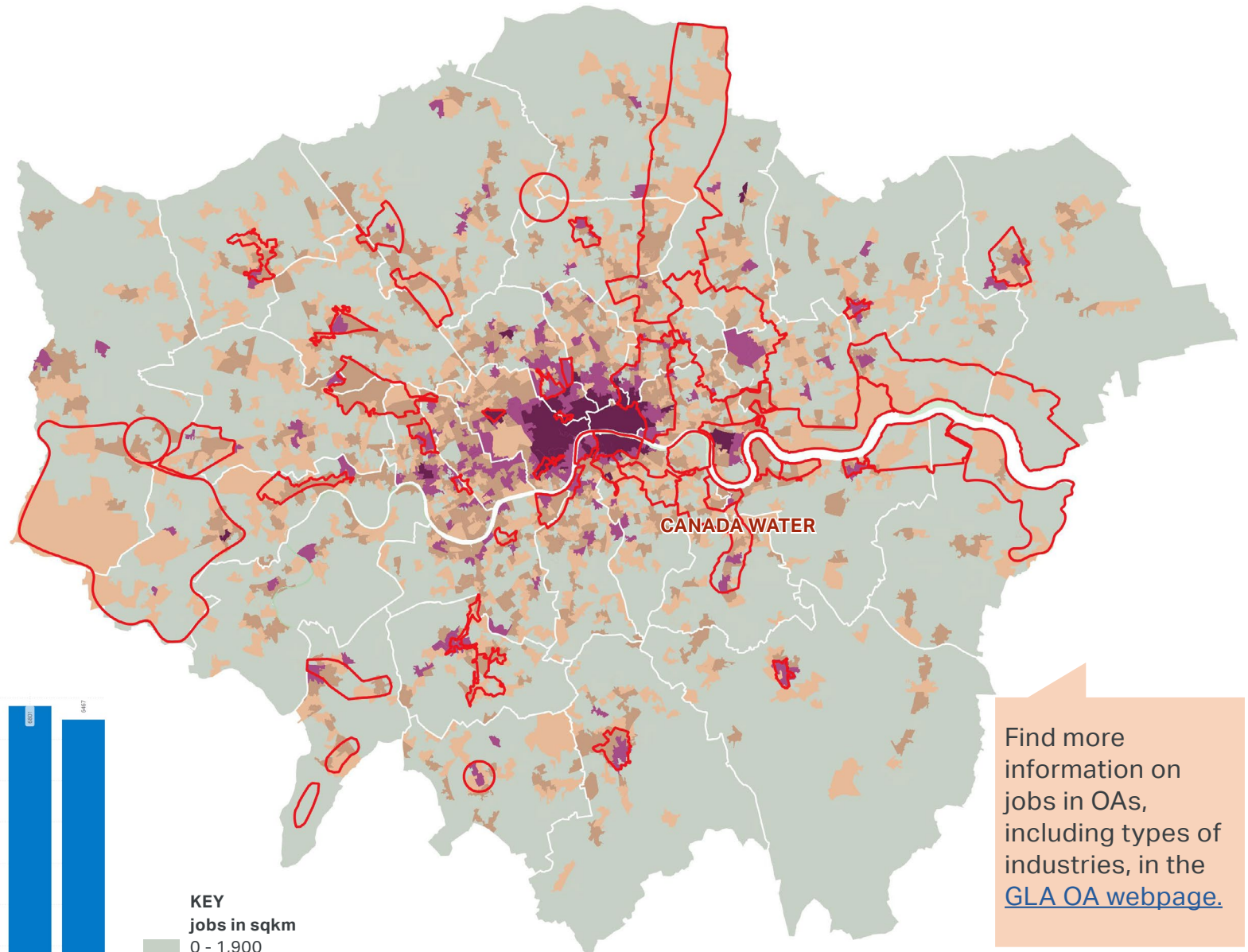


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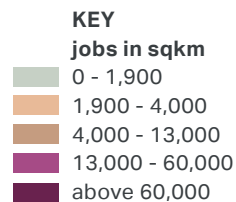
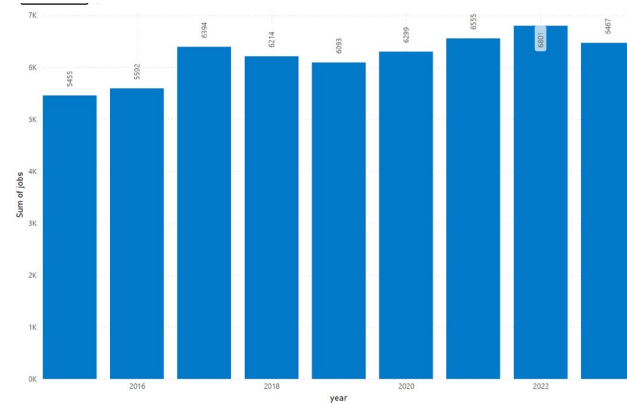
Site allocation - LB Southwark

Canada Water Jobs

- In 2023 there were 6,467 jobs in the OA, which accounts for 2 per cent of jobs in the Borough.



Jobs by year in the OA



Find more information on jobs in OAs, including types of industries, in the [GLA OA webpage](#).

Source: Census, Business Register

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Town Centres and High Streets

- Much of the current environment is designed to accommodate trips made by cars (existing car parking spaces).
- The aspiration is to create high quality streets and spaces that are not dominated by car use or by car parking.
- Ongoing investment to improve civic spaces and enhance sense of place.



KEY
 - - - - - Town Centre
 High street

Canada Water Land uses

- KEY**
- Opportunity Area
 - Attraction or Activity
 - Commercial Activity: Animal Services
 - Commercial Activity: Distribution or Storage
 - Commercial Activity: Industry/ Business site
 - Commercial Activity: Other
 - Commercial Activity: Retail
 - Community Services: Funerary
 - Community Services: Emergency Services
 - Community Services: Other
 - Community Services: Religious Worship
 - Construction
 - Defence
 - Education & Culture
 - Government Services
 - Medical or Health Care
 - Mixed Use
 - Residential Accommodation
 - Sports Attraction or Facility
 - Temporary or Holiday Accommodation
 - Transport: Rail
 - Transport: Road, Track or Path
 - Unknown Use
 - Utility or Environmental Protection



Source: OSNGB, City Intelligence Unit (GLA)

Canada Water

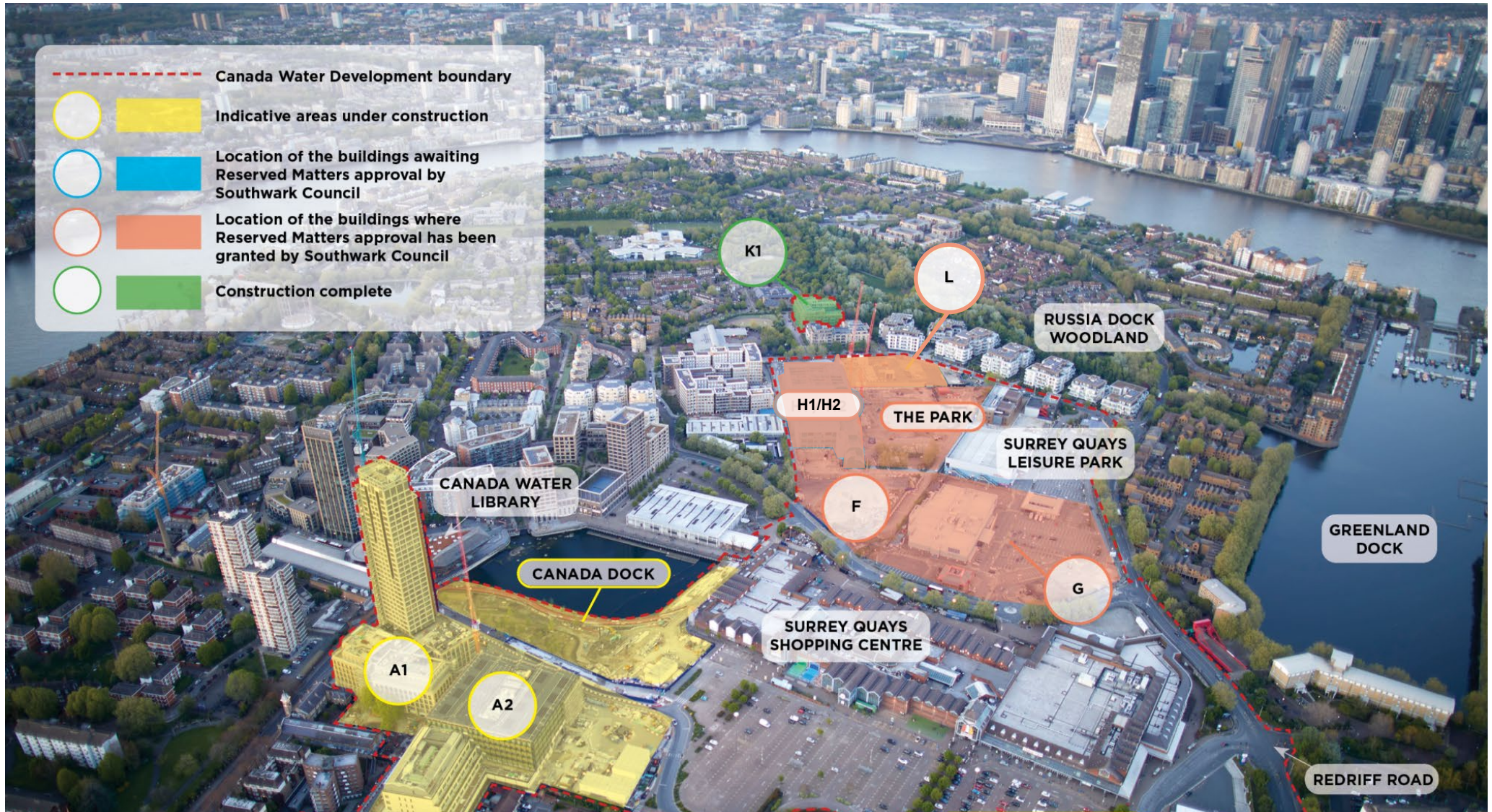
Place strategies: [Masterplan](#)

- [Planning application](#) submitted to Southwark Council in May 2018. In response to feedback changes were made in 2019, and the application was approved in 2020.
- For the outline application, the Design and Access Statement describes what could come forward in the future, although the precise nature and form of the buildings is not yet known. To ensure that future Reserved Matters applications are acceptable, **three Control Documents will form part of any planning permission** (Development Specification, Parameter Plans, Design guidelines).
- Over the next twelve years, the 53 acre masterplan will deliver a new high street and town square. **Up to 3,000 new net zero carbon homes, and 2 million sq ft of workspace accommodating 20,000 workers.** A new leisure centre, with swimming pools, sports courts and gym. And 35% of the masterplan will be public open space - that's 16 extra acres of parks and places to pause and relax.



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Place strategies: Masterplan - construction progress



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Place strategies: Masterplan - engagement

- Important aspect; **ensuring that the town centre serve surrounding and new communities** - focus on securing facilities for local people.
- The Canada Water Masterplan conducted four years of local consultation and engagement before planning permission was granted by Southwark Borough Council in May 2020.
- The Masterplan is maintaining involvement of local stakeholders, site neighbours and residents in the long-term evolution of the masterplan through community engagement on Reserved Matters Applications for the remaining parts of the site, including the proposed appearance, layout, scale of the buildings and for areas coming forward such as key public spaces like the new park and Canada Water Dock.
- Engagement methods:
 - Discovery and Finding Workshops
 - Online virtual exhibitions
 - Attending community events and local meetings
 - Meanwhile uses and training sessions (Paper Garden)
 - The first area in Southwark to have a regeneration Charter developed to ensure benefits for local people



OUR KEY AREAS OF COMMITMENT FACILITIES FOR LOCAL PEOPLE

We know that local people want to understand how existing facilities will cope with increased demand in the area and what new facilities will be provided.

We see the Canada Water Masterplan becoming a 'hub' for local services and we have been working with the police, the NHS and education authority to understand how we can help deliver the infrastructure required to support the existing and growing local community. This includes aims to deliver a new police hub, health facility and 16+ education facility for the new residents and the wider community.

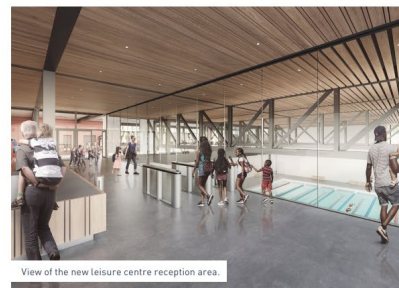
However, we will ultimately rely in most cases on third parties, such as the police, the NHS and the education authority to deliver the social infrastructure facilities with our support (secured through the Section 106 agreement) whether that is through delivery of buildings or providing funds.

In addition, we know from our engagement how important it is to provide public facilities such as play areas for all ages, where they can participate in sport and physical activity and which are open and accessible to all (never segregated) so that people live in a genuinely mixed and vibrant community. We will also ensure that these are well designed, managed and kept secure to encourage active lifestyles.



WE AND OTHERS HAVE AGREED TO DELIVER:

- A minimum £5m contribution to support the expansion of an existing, established local primary school, which would provide 210 additional places, plus additional top-up funding as required for local schools as the Masterplan population grows.
- A new leisure centre with an eight lane 25m swimming pool, a gym and a four court sports hall, delivered in partnership with Southwark Council.
- Land and/or funding for the delivery of a health facility, if called upon by the Clinical Commissioning Group/NHS.
- Space, if called upon by the Metropolitan Police, for a new police hub for local neighbourhood teams.
- Space for a c.4,000 sq m 16+ education facility, if called upon by an education provider.
- Community use space, which could be in one or more units and leased to charities, social enterprises or community groups for the benefit of local residents.
- A new park and Town Square to support play and events programmes or to just meet friends, eat and relax.



View of the new leisure centre reception area.



View looking onto Plot A2 (which includes the new Leisure Centre) from the High Street.

FURTHER TO THESE COMMITMENTS

We intend to invest in public art, including works co-created by the local community for the local community and visitors to enjoy.

We will also build on the success of the events programme, both at The Printworks and more widely, and have submitted a culture strategy as part of the planning application.

Additionally the design, development and management of the Masterplan consistently reflects the aims of the Social Regeneration Charter, ensuring that all feel welcome in the new spaces and places, and supporting social connections such as community growing spaces and time banks.

Canada Water

Moving forward

Homes

- British Land approach to delivering a **flexible masterplan anchored with three main control documents** could be explored in other Opportunity Areas. One of the documents identifies the maximum homes and non - residential floorspace that can be delivered, as well as quantum in various conditions.
- The British Land masterplan remains the main opportunity for new homes. Potential to consider some of the sites that were previously excluded - **small sites infill/ intensification**, no major brownfield land opportunities.

Economy

- Southwark identifies Canada Water as a **major town centre** - to be determined whether the future London Plan reflect that.
- The London Plan 2015 identified the potential for the OA to develop a **new science cluster** linked to an academic institution (King's College).
- Following on that ambition and addressing the current demand for lab space, British Land recently delivered The Paper Yard which provides **versatile lab-enabled space** (construction is modular and flexible).

Open space/ connections

- The delivery of **open spaces for the wider area** (i.e. a 1.37ha park at Canada Water), and improved access to existing spaces, including dock water, is key to delivering a liveable OA.

Engagement

- Engagement with schools and **young people**.
- Emphasis on how the **town centre can cater for existing and new communities**, in particular social infrastructure.
- **Social regeneration** charter adopted to ensure benefits for local people.

Proposition

- Change in the OA status; from 'ready to grow' to 'underway', given the British Land development progress on site.
- **Opportunity:** Delivery of 3,000 new homes (35 per cent affordable) in the next 12 years, and more than 12,000 new jobs. Opportunities for new start-up businesses and small creative businesses in sectors such as technology, life sciences are likely to thrive in managed office workspace environment with flexible leases and affordable rents.



Source: British Land