

Canada Water Consultative Forum

Minutes of Meeting of 21st March 2016 Held at Alfred Salter School, Quebec Way Rotherhithe London SE16 7LP

Forum (in attendance in bold)

P. Adenwalla	(PA)	Steve Cornish.	(SC)
Cllr K. Whittam	(Cllr KW)	Miles Price	(BL)
Eleanor Wright	(BL)	Brian Hodge	(BH)
Cllr S. Cryan	(Cllr SC)	Jerry Hewitt	(JHW)
Ian Moore	(IM)	Jarno Stet	(JS)
K.Jassby (QWIE)	(KJ)		
Andrew Story (Sellar)	(AS)		
Cllr James Okosun		Cllr Mark Williams	(Cllr MW)

In Attendance:

Alan Chadborn; Nicky Turner; david Foot, Damien Belson; John Wills; M.Robertson; Gary Jones; Andie Byrnes; Ailar Hashernradel; Sarah Gibb; Cllr Bill Williams; Cllr David Hubber; Claire Thurlow; Catherine Carpenter; Steve Wetherall; Daniel Sparrow; Todd Kramer; Roger Squires; Melanie Bothill; Catherine Whitaker; Eileen Upohurah; Sarah Ward (Bellenden); Toby North (Bellenden); Catherine Stuart; Clare Armstrong; Tim Donovan; Kevin Barry; Maria Ambrose; Jiaxuan Hon; Chris Wagg; Kirsty Burton; Gary Glover; Mark Hyams; Alison Clayburn; Munira Mirza; Rachel Millar; Emma Uys; Fr. Andrew Doyle; Richard Scarth; Zoltan Zavody; Elena Poplarskaya; Nick Gordon Brown; Pamela Reid; Seddon; Nadia Fraza; Pam Faxter; John Taylor; Rebeka Clark; Anna Hubenstreit; Mika Alanto; Sancha ta Muhherjee; Alice Bird; P. Muller; M. Toxton; Tom Holder; Colin Boyle; Gina Singh; Si Galhanger; Mu Tian; Daniel Whitehead; Jason Palmer; Brett Bennett-Smith; Nirmal Patel; Emilie Menly;

1. Welcome & Introduction

PEA welcomed everybody and stated that Cllr Mark Williams, Cabinet Member for Regeneration and New Homes was to be the first item on the agenda, as CllrMW needed to leave by 19:45 for another engagement in Peckham.

- CllrMW stated that he would talk briefly as possible about his areas of responsibility, thus giving time for questions. He considered the most important aspect of the major investment to be the benefits for local people in terms of employment, homes and shops. Local residents would have first refusal on new build council dwellings. Currently there are 12k people on the LBS waiting list. Employment opportunities would initially be in the construction industry then office & retail. CllrMW stated that an enormous amount of his time is spent discussing CW infrastructure issues. Lots more jubilee and overground services are being planned as CW station is full at rush hour, plus cycle routes. LBS are working with TfL to bring forward the CW/CW pedestrian / cycle bridge at a cost of £2-3m. General Practices and primary schools will be expanded to accommodate the CW developments. LBS under huge pressure across the borough to provide school places near where children live. CllrMW re iterated his absolute commitment to existing residents.

PEA thanked CllrMW and asked for questions from the floor in topic headings.

Built environment ; no questions

Education : Secondary school provision in the area is currently oversubscribed. Why no additional secondary provision within the master plan area ?. CllrMW replied school in Dulwich, developing fire station and in talks with Grosvenor regarding the Biscuit Factory. However BL /LBS of a view that CWmasterplan 46 acres not appropriate for a secondary school as would occupy too much land. LBS is not allowed by central government to build new primary schools it can only expand. Need to keep standards high and improve Further Education offer, particularly skills based. CllrKW pointed out that Bacon College's new head was consulting on a revised admissions policy and COLA's new 6th provision on Rotherhithe New Road. SC asked CllrMW for reassurances that no more schools would have to have to part with 25% of their playground to fund new building – such as Albion Primary. CllrMW stated that Albion was an inefficient site and the new build made much better use of the land whilst at the same time releasing 25% for new council housing. Trees would be planted to replaced those being felled. PEA stated that if the policy was expansion then other schools were likely to lose their grounds as few existing buildings had the appropriate

Canada Water Consultative Forum

foundations to support additional floors. CllrMW said each school would be considered on a case by case basis. PEA also questioned the state of play with Kings College and their university campus within the CWmasterplan, as the model seems to show a HE building near SQ station rather than abutting Mulberry. CllrMW replied that LBS / BL are considering where such a provision can best sit. LBS do not want a dormitory with just homes, offices and shops but a serious HE / Training offer.

Green Issues : people of a view that it is inappropriate to want to build the new leisure centre on an environmentally sensitive area, blocking existing routes. CB asked if LBS are insisting on zero carbon emissions as questions at the exhibition failed to provide adequate answers. The focus was on health issues and new leisure centre not air quality. CllrMW stated LBS would be following guidelines on emissions and when planning applications submitted LBS would expect highest standards and the involvement of SELCHIP and public transport. The E & C is a highly sustainable development with a significant number of transport improvements. Poor air quality is a killer in LBS. LBS formally objected to Silvertown tunnel consultation on grounds of impact on Rotherhithe tunnel usage.

LBS have had an ecology team inspect their preferred leisure site. They reported that it has no trees of significant importance. LBS are totally committed to expanding the cycle scheme and had agreed with TfL to pay 50% of the installation costs. TfL are now asking for 100 % installation costs and then TfL will maintain the docking stations & bikes FOC for 25 years. LBS considering this revised proposal. All new build will have cycle provision so as to be ready for expanded cycle scheme. ...

Health : PEA stated that she had not seen any new Health Centre provision CWmasterplan at the recent exhibition. Cllr MW replied it was all about more doctors not additional provision. General view that additional health centres were needed to cope with the increased population as the current system is under severe strain and people are often waiting 5 -6 weeks for an appointment. Cllr MW replied that he works with the NHS forecasts.

Action : Cllr MW to check again with NHS regarding their forecasts for HC needs for the CW population forecasts.

Community and leisure : Cllr MW reiterated that there was to be a meeting with local residents to discuss the LBS preferred site on 30/3/16. CW (Canadawaterwest) stated that anyone interested was invited to the meeting at CW library 30/3/16 19:00 – 21:00. Cllr MW stated meeting would be in 2 parts, part 1 site, part 2 how the leisure centre would fit if the preferred site were chosen. People voiced their disappointment that they had not been consulted on the leisure centre specification which included a pool shorter than the current Seven Island 33m pool and was nothing like the 50m pool promised by BL-CQs. Cllr MW stated LBS had spoken with sport England and a 25m pool was appropriate. Schools want 25m pool. 8 lanes means the pool will be a huge square and it will be possible to rope off sections. Cllr MW said there was no room within the masterplan for a 50m pool. He reiterated LBS commitment to healthy living for LBS residents and that pools in the borough would be free on Fridays, Sat & Sunday afternoons. Much audience disquiet about the meaning of consultation and the 23k BL/LBS leaflet drop. Gomm Road omitted from leafleting. Leisure Consultation closes 29/4/16 but later submissions will be accepted.

GG expressed concern about the impact of the increased population on Southwark Park. Also the increase of traffic and the Southwark Park Road tail backs A comprehensive traffic is needed and infrastructure improvements implemented before any more building. Cllr MW recommended registering ideas on project bank for projects funded from S106/CIL. LBS / TfL are consulting on CS4 / gyratory. PEA stated that Simon Phillips has left LBS and it was understood this was delayed 'til autumn. Unanimous view that traffic congestion must be sorted. MP mentioned that BL were planning a dedicated workshop on transport.

PEA queried lack of youth provision in CWmasterplan ie skateboarding park etc.. CllrMW replied there would be an active town centre and sports provision. PEA felt there should be cheap, fun youth provision.

CA (Living Streets) queried the need for over 1000 car parking spaces underground. Legally bound to provide for Tesco. .

PEA re iterated her long held view that a frequent Hopper bus that travelled between Tesco and the tube stations would encourage people not to use their cars for transporting heavy shopping.

Canada Water Consultative Forum

Cllr MW stated it was important the community worked together and discussed and debated all the issues so as to ensure the masterplan is something that will benefit the community for decades to come.

Action : PEA to send outstanding questions to Cllr MW and to request for TfL to speak at CWCF on river bus, buses etc

3. BRITISH LAND

PEA welcome Roger Madelin who had recently joined BL to lead on the CW Project. RM gave a resume of his 29 year career of successful projects before he joined BL in February 2016. He was excited about the contiguous 46 acres in BL control at CW and felt it presented an extraordinary opportunity. He was reassured that the BL vision had the tacit backing of LBS / GLA and was in accordance with their policies. BL was a viable company with a long term strategy. It would be able to deliver the homes, retail education etc. He personally had an interest in age related living and CW offers scope for lifelong living. He was devoting the next few months to learning and listening. He urged people to contact him if they felt there was something he should know.

PEA thanked RM and asked for questions from the floor.

Debate about the impact of consultation if policy pre determined. RM indicated the ballot box was the time to make those changes. Management of fear of change needs careful consideration.

GG expressed surprise that no one had asked Cllr MW any Built Environment questions. He felt the CWmasterplan was changing the area into another Canary Wharf with 3k jobs.

Much discussion regarding parks. People favoured more natural spaces like RDW rather than sterile green spaces like Canary Wharf. There seemed to be a tendency of developers/LBS to think one tree is much like another so all that was needed was to balance the numbers. There appeared to be little understanding of the interaction of different species and clusters of vegetation and the impact on people's health and well being. RM believed Southwark Park to be an extraordinary space which needed to be looked at that as well. Some manicured green spaces are appropriate for cities. He urged people to await the feedback from the exhibition and consultations. PEA mentioned that many people were very disappointed with BL-CQ's much heralded Maple Quays / Needleman Pocket Park which is purely ornamental. CB queried the statement that we have to wait 'til May '18 to change the politicians. CB asked how community governance will work at CW. BL will discuss further at a later date. SC stated that local people are not fearful of change. Many like the area as it is and do not think it needs regeneration on such a scale. Other areas in LBS are in greater need of full scale regeneration. The main issues are local houses for local people and transport. MR stated there was a need for a culture of change on consultation. Developers need to be fully aware of the remit and status of the representatives at all the meetings they attend and ensure information is cascaded. CWmasterplan must look at the wider issues. What happened to the green bridge in 2000 MP, SP to Kings Stairs Gardens ? The LBS core plan and green links seem to have disappeared. SW / East / Albion St. permeability . essential. RM undertook to look at connections. BH stated it was not correct that existing local people had a fear of change. Everyone knew the area would change when they moved in. A development of this size cannot be superimposed without more infrastructure, doctors, schools, broadband. However within the 5.5m sq ft. proposals there has to be something for the existing community. It has to benefit everyone.

People stated they had attended lots of BL workshops and listened to political hustings and had not heard anyone requesting promoting high rise on the scale of the CWmasterplan. JT indicated that BL were demonstrating casual arrogance in saying that CW will get what LBS / BL policies dictate and that a distinctive place becomes an anywhere high rise area. RM stated BL will comply with policies put in place by a demographic process which people may or may not like. The real issues are about what kind of place CW will become.. Why would BL want to build a just anywhere place? Brindleys Place and Kings Cross are good places. MM stated that the work at Kings Cross is good

People stated they were not consulted when GLA changed CW to an opportunity area. PEA mentioned that GLA policy is to allow tall buildings if they are of exemplary design and iconic. Many people were not

Canada Water Consultative Forum

impressed by the interpretation of that policy for Ontario Tower, which although the LBS Design Panel rejected, was granted by LBS planning and endorsed by GLA.

CW stated that there was lots BL could do regarding the impact on existing local residents. There was currently an overwhelming sense of something landing in the middle of an existing community and everything was about the new residents.

RM noted that existing digital infrastructure was a considerable disappointment.

4. AGE FRIENDLY SOUTHWARK CONSULTATION

Cllr Cryan stated that LBS was consulting across all ages on how to make the borough Age Friendly in terms of housing, transport, IT training, sessions in libraries etc. Questionnaire online and hard copies available.

The CW masterplan needs to consider the needs of all ages in terms of benches, loos etc..

5. Pumphouse Revival Group www.pumphouserevival.org.uk

After the squatters were evicted the pumphouse was left open and empty. LBS are now seeking a tenant. The PHRG aims are to evaluate the proposals – currently 4, a new museum, a theatre, a boat builder and a fine art workshop - against 3 pillars heritage, ecology and local amenity support. The existing Nature reserve is protected by statute. Everyone knows the problems of transport and broadband. PHRG want a long term sustainable tenant for the Pumphouse. They do not want it to be empty but they want the community to be heard and to ensure the Pumphouse continues to support education.

PEA thanked PHRG. SC displayed picture of low water levels needs a new pump to reach the aquafilter. Also . squatters smashed the replica queens wedding cake . GM to be thanked for organising the restoration of the cake. , Cllr H assured that community can comment on the submissions ...

6. Sellar / Decathlon - Andrew Storey

Currently site has a big hole for the Decathlon underground car park. Arcourt will be on site early April. Decathlon unit will be completed by end 2017. 230 new homes 2018

In talks with Hawker House about a permanent place within the development. Also discussions on going with Kings College regarding more student accommodation into site...

JH asked about visits to the former Albion dry dock. AS stated they .hoped to organise visits with Museum of London in April / May . It would then be covered up and there for posterity .

DB queried the water level low in Canada Dock but not connected with Sellar's works.

7. Site Updates

SC thanked PEA & JHW for all their work at EIP & saving 'square with no name'. SC also thanked people for selecting the name 'Christopher Jones Square'

Secret Cinema into their last session starting next week. Vacate former print works on 3rd June

Cllr Hubbbber stated Hollybrook / Odessa St. modifying their plans and incorporating a model replica of crane

EW stated BL renting 50 % Roberts Close site to Quebec Quarter. Undecided about the other half

8. AOB

PEA stated wished to record a formal Thank you and Best wishes to Val Shawcross.

Canada Water Magazine v01. Please send comments to LBS

PEA stated CWCF need to hold an AGM and revisit constitution. c/f to next time

People urged to visit Ada's Garden .

Next meeting 23 / 5 / 16

Meeting closed at 9.20pm