

Ms Victoria Lewis
London Borough of Southwark
Development Control
PO Box 64529
LONDON
SE1P 5LX

Our ref: SL/2018/117929/01-L01
Your ref: 17/AP/4797
Date: 26 February 2018

Dear Ms Lewis

DEMOLITION OF THE EXISTING BUILDINGS AND REDEVELOPMENT OF THE SITE TO PROVIDE 505 RESIDENTIAL UNITS, UP TO 3375 SQM (GIA) OF CLASS B1 COMMERCIAL FLOORSPACE, UP TO 117 SQM (GIA) OF CLASS D2 LEISURE FLOORSPACE AND UP TO 570 SQM (GIA) OF CLASS A1-A3 FLOORSPACE (RETAIL / FINANCIAL AND PROFESSIONAL SERVICES / CAFE / RESTAURANT) WITHIN 13 BLOCKS OF BETWEEN 3-14 STOREYS (MAX AOD HEIGHT 50.74M) WITH BASEMENT, CAR AND CYCLE PARKING AND ASSOCIATED HARD AND SOFT LANDSCAPING.

BURGESS BUSINESS PARK, PARKHOUSE STREET, LONDON, SE5 7TJ

Thank you for your letter dated 2 February 2018. We have no objection to this proposal, provided the following conditions are imposed on any permission granted:

CONDITION:

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation scheme, based on the Phase 1 report, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance

and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

CONDITION:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

CONDITION:

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

CONDITION:

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

CONDITION:

Piling or any other foundation designs using penetrative methods shall not be permitted

Environment Agency

Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH

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other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

SUPPORTING NOTES

Groundwater and Contaminated Land

We have reviewed the document 'Phase 1 Environmental Risk Assessment' by Groundsure (reference GSP-2017-0694-3 Final dated 30th June 2017). The report has summarised the site's historic industrial uses, including recent vehicle maintenance, and has recommended an intrusive ground investigation to assess the potential for contamination to be present. We therefore recommend the conditions above

We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

Flood Risk

The site is situated within Flood Zone 3, the high risk zone. The proposed development falls into a flood risk vulnerability category and flood zone that requires the exception test to be passed according to Tables 2 and 3 of the National Planning Policy Framework (NPPF) Planning Policy Guidance.

The River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%). Areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However according to the best information available the site lies outside the area of residual risk of flooding. We therefore have no objection to this application.

Please note that there may be other sources of flooding that affect this site, for example, surface water, sewer, or groundwater flooding. Under the Flood and Water Management Act the local authority has the lead role in these matters and consideration of these other sources of flooding may be necessary to inform suitable mitigation measures to reduce the impact of flooding.

Please do not hesitate to contact me if you require any further information.

Yours sincerely

p.p. Niall Connolly

Mr Ajit Gill
Planning Advisor

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