



GERALDEVE

72 Welbeck Street London W1G 0AY  
Tel. 020 7493 3338  
[www.geraldeve.com](http://www.geraldeve.com)

Place and Wellbeing Department  
London Borough of Southwark  
PO Box 64529  
London  
SE1P 5LX

26 October 2021

**Our ref:** NJB/NFD/HHU/EGI/J7910

**Your ref:** 17/AP/4088

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)  
Former Biscuit Factory and Bermondsey Campus  
Submission of Details for Condition 9**

We write on behalf of Southwark GP Nominee 1 Limited and Southwark GP Nominee 2 Limited (hereafter referred to as 'Grosvenor'), to submit an application for the discharge of details pursuant to planning condition 9(c) of planning permission 17/AP/4088 for the redevelopment of the former Biscuit Factory and Bermondsey Campus site.

**Background**

Following a decision by the Mayor to 'call in' the application for his own determination, planning permission was granted for development of the Biscuit Factory and Bermondsey Campus site on 4 June 2020. The approved description of development is:

**“Full planning permission for demolition, alterations and extension of existing buildings and erection of new buildings comprising a mixed-use scheme providing up to 1,418 residential units, up to 3,436 sq.m. (GEA) of flexible Class A1/A3/A4 floorspace, up to 14,666 sq.m. (GEA) of flexible Class B1 floorspace, up to 869 sq.m. (GEA) of flexible Class D1/D2 floorspace and up to 3,311 sq.m. (GEA) of flexible multi-use Class A1/A3/A4/D1 floorspace within retained Block BF-F, a new secondary school, in buildings ranging from 5 to 35 storeys in height as well as the creation of a single storey basement. The development also includes communal amenity space, landscaping, children’s playspace, car and cycle parking, installation of plant, new pedestrian, vehicular and servicing routes, the creation of two new pedestrian routes through the Railway Arches and associated works; and,**

**Outline planning permission (with all matters reserved) for the part demolition and part retention of existing buildings and erection of two new buildings comprising a mixed-use scheme, providing up to 130 residential units and up to 780 sq.m. (GEA) of flexible multi-use floorspace (Class A1/A3/A4/D1/Sui Generis), and other associated works.”**

A non-material amendment was subsequently approved on 23 June 2021 to amend the approved description of development to remove reference to the floorspace figures (ref. 21/AP/1823).

A further non-material amendment was submitted on 19 July 2021 (ref. 21/AP/2527) and this application is currently pending.

### **Condition 9 - Contamination**

Condition 9 of the planning permission relates management of land contamination through the development of the site. It states:

**“a) Prior to the commencement of any development (excluding above-ground demolition) for a Phase or Building, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, and be submitted to the Local Planning Authority for approval:**

- i) The Phase 1 report (desk study, site categorisation, sampling strategy etc) shall be submitted to the Local Planning Authority for approval before the commencement of any investigations.**
- ii) Any subsequent Phase 2 activities (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.**

**b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms as part of the redevelopment. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.**

**c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.**

**d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.**

Accordingly, please find enclosed a first phase Verification Report of completed remediation works including the enabling works and the basement excavation works at the Bermondsey Biscuit Factory Campus Site.

The works verified within this report are in accordance with the WSP Remediation Strategy dated October 2020 (Ref: 70075582-002, Revision 4) and approved by Southwark Council in accordance with the Local Plan and the Core Strategy and Policy SD1 of the London Plan 2021.

### **Application Documents**

The submission has been made through the Planning Portal and comprises the following documents:

- i. Completed Application Form;
- ii. This Covering Letter; and
- iii. Site Verification Report, prepared by WSP dated October 2021.

The requisite application fee of £116.00 (plus portal admin fee) will be paid by the Applicant via the Planning Portal.

We trust that you have all the information required for the discharge of Condition 9 (c) of the planning permission. Should you have any queries, please do not hesitate to contact Katie Hughes or Erin Gillard of this office.

Yours sincerely



**Gerald Eve LLP**

KHughes@geraldeve.com  
Direct tel. +44 203 486 3494