

Policy & Partnerships Directorate

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Our ref: 2191SK05
Your ref:
Date: 8 July 2008

Dear Ms. Bensadou,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008 709 Old Kent Road PDU reference 2191

Further to the pre-planning application meeting held on 24 June 2008, I enclose a copy of the GLA's assessment which sets out our advice and matters which will need to be fully addressed before the application is submitted to the local planning authority.

The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

If you are not happy with the service you have received and wish to complain, please consult <http://www.london.gov.uk/gla/comments/index.jsp>.

Yours sincerely,



Giles Dolphin
Head of Planning Decisions

cc Colin Lovell, TfL
Dean Williams and Helen Wood, LDA

709 Old Kent Road-Integrated Waste Management Facility (IWMF)

in the London Borough of Southwark

The proposal

An integrated waste management facility (IWMF) to manage household and municipal waste in the London Borough of Southwark is proposed. The waste management activities will sort waste materials for recycling and reuse, and produce a fuel for incineration at SELCHP or landfill.

It will comprise of the following facilities:

1. Mechanical Biological Treatment (MBT)
2. Waste transfer station
3. Material Recycling facility (MRF)
4. Household Waste Reuse Recycling Facility (HWRRC)
5. Municipal depot
6. Resources Centre (Including a visitor centre) and
7. Ancillary buildings and equipment.
8. A separate application was submitted last summer for the proposed access road, which is crucial to this application for servicing and actual operation of the facilities. This application is currently under consideration.

The applicant

The applicant is **Veolia Environmental Service**, and the agent is **RPS Planning and Development**

Context

1 On 2 June 2008 the agent requested a pre-planning application meeting with the Greater London Authority on a proposal to develop the above site for the above uses. On 24 June 2008 a pre-planning application meeting was held at City Hall with the following attendees:

GLA Staff:

- Sukhpreet Khull & Emma Williamson - GLA Case Officers
- Doug Simpson – GLA Senior Policy Officer -Waste
- David Watkinson - GLA Design Officer
- Lee Campbell - TfL Land Use Planning

Consultants:

- Edward Thomas (MD of VES Southwark)
- Nick Hollands (VES Group Planning Manager)
- David Nicholson (VES Senior Project Manager)
- Tony Odam (VES Planning & Licensing Manager)
- Danny Clark (RPS Director Energy)
- Veronique Bensadou (RPS Senior Consultant)

2 The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application. Please note that the quality of the advice you receive will be dependent upon the documentation that you let us have in advance.

3 The advice will be sent within ten working days of the pre-planning application meeting.

Site description

4 The site is located on land north of 763 Old Kent Road, Bermondsey, SE1. The site falls within a larger site of approximately 11 hectares, which was an operational gasworks from the 1890's until the 1960's and still contains gaswork infrastructure. Due to this earlier land use, it is anticipated that there is potential ground contamination for which remediation works will be required.

5 The area surrounding the site is largely industrial, although there are residential properties in close proximity of the site and a school. An electrical substation is located to the north of the site and industrial units adjacent to the eastern boundary of the site. 30 metres to the north of the site is housing development in Varcoe Road, Eagle Close and Gerards Close. Towards the south-east of the site is a residential development including a school (Pilgrims Way Primary School) and playground. The back gardens of properties in Manor Grove immediately adjoin the south-eastern corner of the site.

Site visit

6 On 3 July 2008 a site visit was carried out by Sukhpreet Khull (case officer) and Doug Simpson (waste technical expert) with Tony Odam from Veolia, John Wheatley, the project's architect and Alan Husband, the Waste Manager at Southwark.

7 The site has varying ground levels and requires clearing as it has only recently been vacated. It has potential for waste technology infrastructure, however the operation of the proposed use is highly dependant on the access road proposal, currently being discussed and revised with TfL.

8 The site provides opportunities for new landscaping, which are detailed in paragraph 16. There are also opportunities to preserve and enhance the existing green spaces within the site boundary.

Details of the proposal

9 The proposal is for the various facilities listed above and will manage 200,000 tonnes of Southwark's municipal waste per annum.

10 The development proposal is dependent on the development of access road which is the subject of a separate planning application which has yet to be determined by the Council. The buildings on Devon Street, which runs along the site boundary, have been compulsorily purchased by the Council and it is anticipated that an exit to the Old Kent Road can be created from the proposed roundabout.

Strategic planning issues and relevant policies and guidance

11 The relevant issues and corresponding policies are as follows:

- Urban design *London Plan; PPS1*
- Transport *London Plan; the Mayor's Transport Strategy; PPG13;*
- Parking *London Plan; the Mayor's Transport Strategy; PPG13*
- Employment *London Plan; PPG4; draft Industrial Capacity SPG*
- Access *London Plan; PPS1; Accessible London: achieving an inclusive environment SPG; Planning and Access for Disabled People: a good practice guide (ODPM)*
- Equal opportunities *London Plan; Planning for Equality and Diversity in Meeting the spatial needs of London's diverse communities SPG; Diversity and Equality in Planning: A good practice guide (ODPM)*
- Ambient noise *London Plan; the Mayor's Ambient Noise Strategy; PPG24*
- Air quality *London Plan; the Mayor's Air Quality Strategy; PPS23*
- Sustainable development *London Plan; PPS1, PPS3; PPG13; PPS22; the Mayor's Energy Strategy; Sustainable Design and Construction SPG*
- Waste/minerals *London Plan; the Municipal Waste Management Strategy; PPS10*
- Flooding *London Plan; Mayor's draft Water Strategy; PPS25, RPG3B*

Urban Design

12 The layout, scale and massing of the proposal within the local context requires careful consideration. The nature of the proposed uses justifiably gives rise to the large-scale warehouse type structure proposed. It is understood that extensive ground works will be necessary to level the site and the applicant should submit drawings showing the proposed ground and building heights across the site and beyond. The design and access statement and environmental impact assessment should include a townscape and visual assessment with verified illustrations of the proposal with its context together with commentary. The design and access statement and the environmental impact assessment should also justify the proposed design in terms of land contamination, noise, odour, and air quality mitigation. The health and safety issues resulting from the adjacent operational gas infrastructure were raised and the applicant stated the design and operational arrangements adhered to relevant Health and Safety Executive guidance. This should be confirmed by the local planning authority.

13 Whilst the warehouse typology is not at odds within the prevailing industrial context detailed design and landscaping proposals, together with supporting verified views, are needed to demonstrate that the impact of the building on sensitive receptors such as the school and residential properties to the southeast of the site is acceptable. The applicant should investigate the use of a green walling system in these areas, and more widely throughout the scheme, for the inherent visual, noise attenuation, biodiversity and climate change adaptation

