

Summary note – ground conditions associated with the Canada Water Masterplan

Southwark Council's Planning Committee resolved to grant planning permission for the Canada Water Masterplan on 30 September 2019. The Mayor of London provided a positive Stage 2 report in February 2020 allowing Southwark Council to proceed with issuing the permission.

These approval stages are key milestones in the approval process for the project and British Land continues to work with Southwark Council to achieve an implementable planning consent, which is anticipated in the coming months.

Following an implementable planning consent being achieved, British Land intends to begin the works on the first phase of the Masterplan, which includes Zone A and Development Plots A1 and A2. Plots A1 and A2 will deliver new homes, office space and a new leisure centre. Zone A refers to the public realm surrounding Plots A1 and A2. Figure 1, taken from the approved Zone A Public Realm Design and Access Statement (May 2018), shows the extent of this first phase.

This note provides details on the potential for contaminated land to be present on the site of the Surrey Quays Shopping Centre car park and the mitigation measures that will be in place to ensure any associated environmental effects are minimised.

Further information can be found within the following documents submitted as part of the Canada Water Masterplan planning application:

- Environmental Statement, Volume I, Main Chapters, May 2018
- Canada Water Masterplan Preliminary Environmental Risk Assessment, March 2018 (Environmental Statement, Volume IV, Technical Appendices, May 2018)
- Framework Construction Management Plan, May 2018
- Construction Management Plan, Plot A1, May 2018
- Construction Management Plan, Plot A2, May 2018
- Design and Access Statement, Volume V, Zone A Public Realm, May 2018

You can view the planning documents on Southwark Council's Planning Register (www.southwark.gov.uk/planningregister) by clicking on 'NEW online planning register' and searching for 'Canada Water Masterplan' or by entering the case reference number 18/AP/1604.



Figure 1: Site Plan showing the extent of Zone A, part of the first phase of the Canada Water Masterplan

Most of the Canada Water Masterplan is underlain by former docks. Canada Dock was infilled by the London Docklands Development Corporation in the 1980s (with gravel and clay fill including lumps of clinker, bricks, slate, pottery, concrete). Surrey Quays Shopping Centre and car park was built over the infilled section of the dock.

The geology of the site is shown in Figure 2.

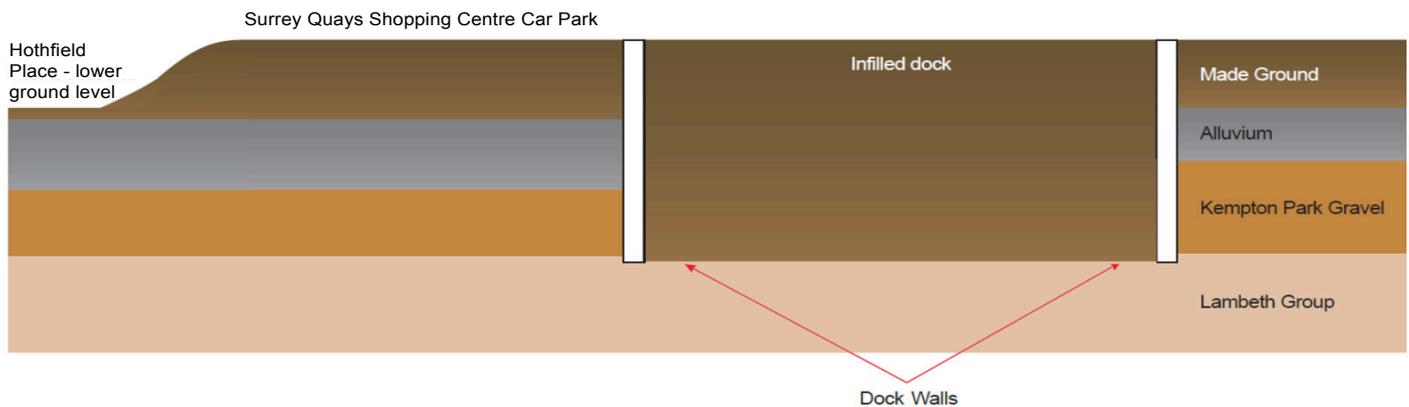


Figure 2 – Cross section showing the geology between Surrey Quays Shopping Centre car park and Hothfield Place (illustrative - not to scale)

The made ground and infill to the former docks has been investigated and soils found to contain low levels of contamination. The construction works will remove some of this made ground and infill as basements are built.

Prior to the start of any development, a Phase II site investigation and risk assessment shall be conducted in accordance with the approved Preliminary Environmental Risk Assessment detailed in the approved Environmental Statement. The results of the Phase II investigation shall be submitted to Southwark Council for approval in writing prior to the start of any remediation that might be required.

In the event that contamination is present on any part of the site, a detailed remediation strategy shall be prepared and submitted to Southwark Council for approval. The strategy will detail how the relevant parts of the site will be brought 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. The detailed remediation strategy shall ensure that the site would 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 prior to the start of development.

This will ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems. It will also ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework (2019).

If you have any further questions please contact the Canada Water Masterplan team using the details below. When questions are asked that would be of benefit to the wider community then responses will be made to the individual requesting the information and also to everyone publicly via updates to the FAQ section on the Canada Water Masterplan website.

Canada Water Masterplan contact details:

Masterplan Team Contact

Danai Fadgyas or Daniela Sinclair
148 Curtain Road
London EC2A 3AT

Tel. 0800 470 4593 (freephone)

Email. team@canadawatermasterplan.com

Website. www.canadawatermasterplan.com