

6.5 Ground Conditions and Contamination

- 6.5.1 Chapter 10 of the 2022 Environmental Statement (ES) detailed the significant effects of land contamination on existing receptors during both the construction and operational phases. The ES also considered contamination levels at new receptor locations introduced by the development.
- 6.5.2 This Section has been prepared to outline the key changes in relation to the 2023 Consent and to identify changes to the findings and conclusions associated with the 2022 ES.

Legislation, Planning Policy and Guidance

- 6.5.3 A review of UK legislation, planning policy and guidance relevant to the proposals was previously undertaken as part of the original 2022 ES. The revised National Planning Policy Framework (NPPF) was introduced in December 2024 by the Ministry of Housing, Communities & Local Government. The revised NPPF does not include any material changes to land contamination assessment or best practice.
- 6.5.4 The London Borough of Camden (LBC) is developing a new Local Plan, which is currently at the consultation stage. The Regulation 18 consultation took place in early 2024, with further consultation expected in 2025 and adoption anticipated in Spring 2026. At this stage, the draft policies carry limited weight but will become more influential as the plan progresses. Section 13 “Protecting Amenity” acknowledges potential land contamination risks, which aligns with best practice. No significant changes from the current local plan have been identified that would alter the assessment of land contamination within the site.

Scheme Changes

- 6.5.5 Overall, the Proposed Development involves an increase in floorspace of 5,766m² (GIA) for the Detailed Element compared with the 2023 Consent, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (8m² GIA). The affordable housing provision remains the same at 36% of floor area (GIA).
- 6.5.6 While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8m² (GIA) reduction in commercial floorspace from the Detailed Element.

Assessment Methodology and Significance Criteria

- 6.5.7 The following section outlines the methodologies applied to identify and assess the potential impacts and effects to result from the Proposed Development.

Extent of The Study Area

- 6.5.8 The total permitted floorspace for the O2 Masterplan remains unchanged, except for a reduction of 8m² (GIA) in commercial floorspace from the Detailed Element.

Method of Baseline Collection

6.5.9 No changes are proposed to the Method of Baseline Collection.

Method of Assessment

6.5.10 No changes are proposed to the Method of Assessment

Significance Criteria

6.5.11 The significance criteria used in this addendum are the same as those applied in the 2022 ES.

Consultation

6.5.12 No additional consultation is required following changes to the Proposed Development.

Assessment of Effects, Mitigation and Residual Effects**Demolition & Construction Phase**

6.5.13 Significant effects that were not identified in the previous ES are unlikely to arise from the Proposed Development during the demolition and construction phase and the results of the 2022 ES remain unchanged.

Operational Phase

6.5.14 Significant effects that were not identified in the previous ES are unlikely to arise from the Proposed Development during the operational phase and the results of the 2022 ES remain unchanged.

Severability

6.5.15 The updated severability plan shows the extent of the severable area in Plot S8 within the Outline Element West. It is the applicants' firm intention to deliver this plot in accordance with the approved parameter plans through the submission of reserved matters pursuant to the hybrid planning permission. This will maximise the public benefits that will result from the development. However, it is recognised that an extant planning permission (ref PWX0202103), together with an extant section 73 permission (ref. 2023/1292/P), (collectively the "Builder's Merchant Scheme") exist in relation to this part of the Site, and as a consequence this area has been identified as severable. In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that the Builder's Merchant Scheme is brought forward under those existing extant planning permissions rather than this area being developed pursuant to reserved matters under the hybrid consent.

6.5.16 Detailed evaluations of the ground conditions and contamination risks have been conducted and are described in the 2022 ES. The ES confirmed that the 2023 Consent is not likely to generate significant environmental effects. Consequently, the severing Plot S8 and the bringing forward of the Builder's Merchant Scheme will not alter the overall impact of the approved scheme.

Limitation and Assumptions

6.5.17 The content within this Section is based on information provided in the recent Crib Sheet issued on 23rd January 2025.

Summary & Conclusions

6.5.18 The Proposed Development would not give rise to any new or different effects from those reported in the 2022 ES and the results of the 2022 ES remain valid. There are no differences in effects arising from the relevant part of Plot S8 being severed and developed separately pursuant to the Builder's Merchant Scheme.

References

- Ministry of Housing, Communities and Local Government (2024). National Planning Policy Framework. December 2024.