



Chief executive's department
 Planning division
 Development management (5th floor - hub 2)
 PO Box 64529
 LONDON SE1P 5LX

Mr Paul Harrison
 Harrison Design Development



Your Ref:
Our Ref: 15/EQ/0150
Contact: Dipesh Patel
Telephone: 020 7525 1778
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 30/07/2015

Dear Mr Harrison

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
PRE-APPLICATION ENQUIRY

At: CAMBERWELL OLD CEMETERY, AREA 2, FOREST HILL ROAD, LONDON, SE22 0RU
Proposal: Ground remediation works including decontamination and remodelling of unauthorized tipped material, importation of construction materials and capping, laying out of access paths and drainage, burial areas, boundary treatments, planting and nature conservation measures over an existing area of public within Camberwell Old Cemetery.

Further to your enquiry for pre-application advice and your meeting with council officers on 15 April 2015, I am pleased to provide you with the following advice:

Development

The site is an established cemetery and the proposal would not alter this use of the land. The use of the site for burials does not require planning permission, nor would maintenance works subject to the comments below. As part of the remediation proposed levels across part of the site would be re-modelled and would require planning permission as would the introduction of new footpaths and the carriageway.

Principle of development

Being Metropolitan Open Land (MOL), the site is afforded significant protection in planning terms, development of appropriate facilities for cemeteries is development that would be acceptable, in principle.

Remediation

The tier 1 groundwater risk assessment suggests that the London Clay underlying the site provides a suitable barrier to any contamination reaching the principal and secondary aquifers below and that no additional assessment with respect to groundwater impacts is necessary. Conversely, the phase two land quality assessment indicates that there could be a moderate to low risk for future users of the site (including grave diggers) and makes recommendations to reduce this risk further through remediation. By removing or otherwise reducing the risk from contamination on the site, the works to area Z would be a significant environmental improvement.

Arboriculture

The Camberwell Old Cemetery Tree Preservation Order 1993 was varied on 23 July 2015. This variation rationalised the order to protect trees in two groups and four areas. The plans submitted for this enquiry show that trees in the groups and areas detailed in the varied order would be retained. It is recommended that any application is accompanied by a tree protection plan for the protected trees.

Biodiversity

A phase 2 bat survey is recommended, along with details of the mitigation of the loss of medium and high roost potential bat boxes in the area. Enhancement of the boundary and the buffer zone is likely to benefit biodiversity.

Footpath and carriageway

The proposed footpath and carriageway would provide essential access to the burial plots and making these accessible would provide an enhancement of the cemetery.

Boundary treatment

A new access is proposed on Underhill Road along with the replacement of the existing fence with metal railings, this is likely to form part of a separate application. Providing greater permeability for the site, the access would facilitate pedestrian movement across the cemetery to Forest Hill Road, this new access is welcomed and should not give rise to unacceptable harm to local amenity. Details of the boundary treatment should included in the submission.

Monuments

Should any monuments need to be removed from the site, it is recommended that their detail should be recorded.

Summary

The works proposed would remediate land that is presently contaminated. New and re-instated footways and the carriageway would provide essential access to the cemetery and maintain the openness of this MOL while the new boundary fence would improve the streetscene at this location. Tree protection measures for protected trees would need to be submitted as would biodiversity mitigation.

Yours sincerely

Simon Bevan
Director of Planning.