

ADDENDUM TO AGENDA ITEM 7

20/1881/FUL - Demolition of existing buildings for residential development comprising two-storey houses and three-storey blocks of flats (160 dwellings in total), together with car parking, landscaping, and other associated works at KILLINGDOWN FARM, LITTLE GREEN LANE, CROXLEY GREEN, RICKMANSWORTH, HERTFORDSHIRE, WD3 3JJ

HCC as Lead Local Flood Authority (LLFA) have reviewed the additional drainage information submitted and have confirmed that they raise no objection to the development subject to conditions.

The conditions would require the development to be carried out in accordance with the amended Flood Risk Assessment; would require further infiltration testing upon installation of the deep borehole soakaways; would require a surface water management plan for the construction phase to be agreed; and would require a management and maintenance plan for the SUDs features and drainage network. An informative is also requested to advise that the applicant should contact the Environment Agency regarding any environmental permits required.

In relation to C7 (archaeology), the applicant has suggested that as it would be a second phase of evaluation, that the condition should reference what and where these works are rather than being a requirement for a general Written Scheme of Investigation to be submitted. The Historic Environment Advisor has raised no objection in principle to this approach, however, the exact wording of the condition is still being agreed.

As such recommendation (1) within the committee report is updated to read:

(1) That the decision be delegated to the Director of Community and Environmental Services and that PLANNING PERMISSION BE GRANTED, subject to the conditions set out at section 8.1 of the committee report with C7 amended subject to agreement from the Historic Environment Advisor; subject to the conditions and informative as requested by the LLFA as set out in this addendum (Appendix A); and subject to the completion of a S106 Agreement.

The LLFA's comments are included in full below at Appendix B for information.

Appendix A – Conditions & Informative requested by LLFA

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the amended Flood Risk Assessment (carried out by PEP Civil & Structures Ltd, ref: 481819-PEP-00-XX-RP-C-6200, rev: P04, dated: 28.01.2021) submitted and the following mitigation measures:

- 1. Implementing drainage strategy based on deep borehole soakaway as shown on drawing 481819-PEP-00-XX-SK-C-1830 Rev P06.*
- 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.*
- 3. Implementing appropriate SuDS measures to include dry pond, detention basin with reno mattress, filter drain and tanked porous paving.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to meet the requirements of Policies CP1 and CP12 of the Core Strategy and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

Condition 2

Upon installation of the deep borehole soakaways, further infiltration testing should be completed to confirm the infiltration rates and submitted to and approved in writing by the Local Planning Authority in order to confirm installation is adequate and meets the design requirements for the drainage system being installed.

Reason: To reduce the risk of flooding and confirm the infiltration requirements for the drainage system and to meet the requirements of Policies CP1 and CP12 of the Core Strategy and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

Condition 3

No development shall take place until the submission of a surface water management plan for the Construction Phase of the development is submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of surface water flooding and to protect the sensitivity of the deep borehole soakaways to siltation during the construction phase and to meet the requirements of Policies CP1 and CP12 of the Core Strategy and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

Condition 4

Upon completion of the drainage works for each site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include;

- 1. Provision of complete set of built drawings for site drainage.*
- 2. Maintenance provisions and operational requirements for the installed drainage system.*

3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site for the lifetime of the development and to meet the requirements of Policies CP1 and CP12 of the Core Strategy and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

Informative to the Applicant: *The applicant should contact the Environment Agency regarding any environmental permits required for the proposed deep borehole soakways within the drainage design.*

Appendix B - LLFA comments 24.02.2021

Following review of the additional information submitted, we are now in position to recommend to the LPA that we have no objection in principle to the scheme and would recommend planning conditions.

We understand from the amended Flood Risk Assessment (carried out by PEP Civil & Structures Ltd, ref: 481819-PEP-00-XX-RP-C-6200, rev: P04, dated: 28.01.2021) submitted that the proposed drainage scheme is based on infiltration via deep borehole soakaways located in a dry pond with filter drain and detention basin with reno mattress along with tanked porous paving located in all residential driveways and car park parking spaces.

We note that falling head tests have been completed at the specific location of the proposed deep borehole soakaways and the results have been provided to support the scheme (carried out by Enzygo, ref: CRM.1027.071.GE.L/002/B, dated: 11.11.2020).

We would recommend the following conditions should planning permission be granted:

Condition 1

The development permitted by this planning permission shall be carried out in accordance with the amended Flood Risk Assessment (carried out by PEP Civil & Structures Ltd, ref: 481819-PEP-00-XX-RP-C-6200, rev: P04, dated: 28.01.2021) submitted and the following mitigation measures:

- 1. Implementing drainage strategy based on deep borehole soakaway as shown on drawing 481819-PEP-00-XX-SK-C-1830 Rev P06.*
- 2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event.*
- 3. Implementing appropriate SuDS measures to include dry pond, detention basin with reno mattress, filter drain and tanked porous paving.*

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

Condition 2

Upon installation of the deep borehole soakaways, further infiltration testing should be completed to confirm the infiltration rates and submitted to and approved writing by the Local Planning Authority in order to confirm installation is adequate and meets the design requirements for the drainage system being installed.

Reason: To reduce the risk of flooding and confirm the infiltration requirements for the drainage system.

Condition 3

No development shall take place until the submission of a surface water management plan for the Construction Phase of the development is submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the increased risk of surface water flooding and to protect the sensitivity of the deep borehole soakaways to siltation during the construction phase.

Condition 4

Upon completion of the drainage works for each site in accordance with the timing / phasing, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The management and maintenance plan shall include;

- 1. Provision of complete set of built drawings for site drainage.*
- 2. Maintenance provisions and operational requirements for the installed drainage system.*
- 3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.*

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site for the lifetime of the development.

Informative to the Applicant

The applicant should contact the Environment Agency regarding any environmental permits required for the proposed deep borehole soakaways within the drainage design.