Item 7 (Pages 41-64) – CB/17/01911/FULL – Chiltern Aquatics Centre, Westoning Road, Harlington

Additional Consultation/Publicity Responses

CBC Drainage Engineer
We consider that planning permission could be granted to the proposed development and the final design and maintenance arrangements for the surface water system agreed at the detailed design stage, if the following recommendations and planning conditions are secured.

1. The connection of a surface water sewer into a culvert under a road is not recommended. Even with the proposed manhole access the ability to see obstruction is reduced greatly. An alternative outlet should be sought preferably downstream of the culvert
2. Para 1.12 of the FRA - Culverting to reduce flood risk is usually not the answer. It is unlikely that culverting would prevent flooding, the water is likely to flow over land. This needs to be modelled and proven to protect the proposed junction and the existing properties opposite. The input to the culvert should be included in the model as we suspect the problem will be moved to that position to then flow down the road or over private land.
3. Anglian Water SuDS adoption information http://www.anglianwater.co.uk/developers/suds.aspx
4. Soakaways and attenuation ponds should not be within 5 metres of a watercourse.
5. The proposed discharge of 4l/s into the drainage ditch will require consent from the IDB.
6. Please note that Land drainage Consent under the Land Drainage Act 1991 must be secured to discharge surface water and details of this provided with the full detailed design. An easement should be provided on the developable side of the watercourse to allow for access for maintenance, this should be 9m but may depend on the maintenance requirements considered appropriate.
7. We require detailed plans and drawings showing the proposed drainage system in its entirety, including location, pipe run reference numbers, dimensions, gradients and levels (in metres above Ordinance Datum). This shall include all elements of the system proposed, including source control, storage, flow control and discharge elements;
8. We will expect that any components that require replacement and/or maintenance will be designed to be accessible without undue impact on the drainage system and adjacent structures or infrastructure.
9. Where the use of permeable surfacing is proposed, this should be designed in accordance with the 'CIRIA RP992 The SuDS Manual Update: Paper RP992/28: Design Assessment Checklists for Permeable/Porous Pavement'.
10. The final detailed design including proposed standards of operation, construction, structural integrity and ongoing maintenance must be compliant with the 'Non-statutory technical standards for sustainable drainage systems' (March 2015, Ref: PB14308), 'Central Bedfordshire

Sustainable Drainage Guidance' (Adopted April 2014, Updated May 2015), and recognised best practise including the Ciria SuDS Manual (2016, C753).

11. To ensure future homeowners and subsequent homeowners will be aware of any maintenance requirements / responsibilities for surface water drainage; further measures should be proposed by the applicant and may include, for example, information provided to the first purchaser of the property and also designation/registration of the SuDS so that it appears as a Land Charge for the property and as such is identified to subsequent purchasers of the property. Any methods involving designation or registering a Land Charge are to be agreed with the LPA.
12. The Council does not, and is not required to, adopt any SuDS feature. It is the responsibility of the applicant to ensure that the surface water drainage system, in its entirety, will be effectively maintained in the long-term. We therefore expect confirmation of the proposed arrangements for maintenance to be provided with the final detailed design, including the future maintenance and operational needs and the responsible bodies for undertaking maintenance (for all public and private drainage components).

Condition 1 : No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy (17 April 2017) and assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of attenuation for the 1 in 100 year event (+40% allowance for climate change) and QBar restricted run-off rates. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.
The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
To discharge this condition modelled evidence (up and down stream of the proposed culvert) that the proposed culvert will not cause heightened flood risk to proposed or existing properties should be sent to CBC planning /Flood Risk team.
Reason: To ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.
Condition 2: No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason : To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.

Additional Comments

Following the advice from the Drainage Engineer, an amendment to condition 21 is proposed and 2 additional conditions.

The elevational drawings have been amended slightly to include windows at ground floor level on the elevations that are visible within the street scene. Condition 20 has been amended to reflect the revised plans submitted.

Given the concerns raised by Network Rail regarding land ownership – the agent contacted them to discuss and provide further information. Subsequently, Network Rail have withdrawn their comments in relation to land ownership.

Additional/Amended Conditions/Reasons

Condition 20 (as amended)

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Planning Statement; Landscape and Visual Impact Assessment; Design and Access Statement; Arboricultural Impact Assessment; Ecological Appraisal; Noise Impact Assessment; Drainage StrategyV17-106-SLP01 Rev A; V17-106-SBP01 Rev A; V17-106-P01 Rev C; V17-106-P02 Rev D; V17-106-P03 Rev D; V17-106-P04 Rev C; V17-106-P05; V17-106-P06 Rev A; V17-106-P07; JKK9520-1 Rev A

Reason: To identify the approved plan/s and to avoid doubt.
Condition 21(as amended)
No development shall take place until details of the method of disposal of foul drainage have been submitted to and agreed in writing by the Local Planning Authority, including any land drainage system. Thereafter no part of the development shall be occupied or brought into use until the approved drainage scheme has been implemented.

Reason: This is a pre-commencment condition to ensure that adequate foul drainage is provided and that existing and future land drainage needs are protected.
(Section 10, NPPF)

Condition 22 (additional condition)
No development shall commence until a detailed surface water drainage scheme for the site, based on the agreed Drainage Strategy (17 April 2017) and assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include provision of

attenuation for the 1 in 100 year event (+40% allowance for climate change) and QBar restricted run-off rates. Any revisions to the agreed strategy shall be fully justified and approved before the development is completed and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. Details of how the system will be constructed including any phasing of the scheme, and how it will be managed and maintained after completion will also be included.

The scheme shall be implemented in accordance with the approved final details before the development is completed, and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan. To discharge this condition modelled evidence (up and down stream of the proposed culvert) that the proposed culvert will not cause heightened flood risk to proposed or existing properties should be sent to CBC planning /Flood Risk team.

Reason: This is a pre-commencement condition to ensure the approved system will function to a satisfactory minimum standard of operation and maintenance and prevent the increased risk of flooding both on and off site, in accordance with para 103 NPPF.

<u>Condition 23 (additional condition)</u>
No building/dwelling shall be occupied until the developer has formally submitted in writing to the Local Planning Authority a finalised 'Maintenance and Management Plan' for the entire surface water drainage system, inclusive of any adoption arrangements and/or private ownership or responsibilities, and that the approved surface water drainage scheme has been correctly and fully installed as per the final approved details.

Reason : To ensure that the implementation and long term operation of a sustainable drainage system (SuDS) is in line with what has been approved, in accordance with Written Statement HCWS161.