

Richard Phillips

From: Charlie Cooper <ccooper@ardent-ce.co.uk>
Sent: 15 March 2023 17:10
To: Nick Sutton
Cc: Richard Phillips; Mandip Malhotra; Richard Nordgreen; Phil Curwen; Surinder Jagdev; Rajvinder Jagdev
Subject: RE: 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE

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Good afternoon Nick,

Our understanding is that all of the previous comments raised by the LLFA/Metis, in their formal response, have been addressed. However, the LLFA have raised a further comment in relation to the surface water drainage strategy as per the email from Emma Rowlands dated 13 March 2023. The additional comment is below with our comment immediately after.

Comment 1 - *The required storage volume calculations and MicroDrainage calculations have been based upon the proposed impermeable area and not the whole site area.*

To address the above, please can the applicant submit information which:

- *Amends the calculations so the whole site area is included.*

Ardent response – We understand that the LLFA are suggesting that we include active drainage measures for the permeable/green areas of the proposed development. It would be very unusual to include green space within the drainage strategy unless runoff from these areas was likely to cause flooding and we would propose that the green spaces drain naturally rather than directly into the drainage network. If any drainage was necessary then this would likely be in the form of small land drains that would not increase the attenuation requirements. The proposed discharge rate has been restricted to the minimum practical rate representing a significant reduction on the existing runoff rate from the site and a subsequent reduction in local flood risk. It is considered that any further consideration of small drainage features for green areas could be covered as part of a condition.

We would be happy to discuss directly with Metis if there are any further clarifications required.

Kind regards
Charlie

Charlie Cooper
Associate Director

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From: Nick Sutton <nick.sutton@mavenplan.com>

Sent: Tuesday, March 14, 2023 9:36 PM

To: Charlie Cooper <cocooper@ardent-ce.co.uk>

Cc: Richard Phillips <rphillips@hillingdon.gov.uk>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Richard Nordgreen <r.nordgreen@proseedcapital.co.uk>; Phil Curwen <p.curwen@proseedcapital.co.uk>; Surinder Jagdev <surinder@jagdev.com>; Rajvinder Jagdev <rajvinder@jagdev.com>

Subject: Fwd: 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE

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Hi Charlie,

Please see attached comments suggesting further additional information.

We need a response to this urgently, ideally by tomorrow, as this is the only outstanding matter before the report can be cleared onto the committee agenda.

I'm hopeful that any subsequent comments from Metis could potentially be reported to committee via a briefing note on the day of committee.

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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: Tuesday, March 14, 2023 3:00 pm

To: Nick Sutton <nick.sutton@mavenplan.com>

Subject: FW: 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE

Nick,

Thank you for organising the missing and revised unit layout plans.

I forward the latest comments from Metis.

I will need to speak to Mandip about them as cannot really condition so they do need to be addressed.

Regards,

Richard

From: metisconsultations <metisconsultations@Hillingdon.gov.uk>

Sent: 14 March 2023 12:52

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: Fw: 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE

From: Emma Rowlands <emma.rowlands@metisconsultants.co.uk>

Sent: 13 March 2023 17:36

To: metisconsultations <metisconsultations@Hillingdon.gov.uk>

Cc: Metis PlanningApps <planningapps@metisconsultants.co.uk>; Eliza Joynson <eliza.joynson@metisconsultants.co.uk>

Subject: 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE

Hi,

I write to you with regards to planning application 21432/APP/2021/4649 - THE FORMER VICTORIA PUB AND REAR GARAGE COURT AREAS ACCESSED FROM SANDOW CRESCENT 32 NORTH HYDE ROAD HAYES UB3 4NE. Please see a summary of the application below with further information in the attached review form.

a) Review Summary

This application has changed from the previous application submitted in the following way(s):

- Type of development: N/A
- Types of conveyance / attenuation features: Rainwater harvesting through use of water butts has been added to the strategy.
- Runoff rate restriction (l/s): N/A
- Runoff rate restriction per hectare (l/s/ha): N/A
- Runoff attenuation volume (m3): N/A
- Maintenance plan: N/A
- Any other previously identified outstanding matters: N/A

b) Recommendation and Requests

We object to the application for the following reason:

- The required storage volume calculations and MicroDrainage calculations have been based upon the proposed impermeable area and not the whole site area.

To address the above, please can the applicant submit information which:

- Amends the calculations so the whole site area is included.

Many thanks,
Emma

Emma Rowlands

MSc BSc GradCIWEM

Consultant



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