

FORMAL SUPPLEMENTARY RESPONSE TO OUTSTANDING CONDITION REQUIREMENTS

Application to Discharge Sustainable Water Management Condition

Site: Garages at Rockingham Parade, Uxbridge, Middlesex UB8 2UW

Planning Ref: 38285/APP/2025/2600

Condition No.: 7

This statement is submitted in response to the Local Planning Authority's request for further information relating to items (i)–(v) of the above condition.

i. Design Storm Period, Surface Water Control and Pollution Prevention

The proposed surface water drainage system has been designed in accordance with the sustainable drainage hierarchy set out in Policy SI5 of the London Plan (2021) and Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

The drainage strategy has been modelled for the **1 in 100 year storm event plus 40% climate change allowance**, using FEH22 rainfall methodology. Hydraulic calculations submitted with this application confirm the system has been assessed for the critical storm duration, including the 120-minute summer event, and demonstrates that the proposed drainage infrastructure can accommodate runoff without causing on-site flooding or increasing flood risk elsewhere.

Surface water runoff from the development will be managed and controlled through a series of integrated SuDS measures including:

- Source control through a green roof, rain garden and rainwater harvesting water butt;
- Tanked permeable paving to reduce runoff rates and provide treatment of trafficked area runoff;
- A geocellular attenuation tank providing approximately **21.3m³** of on-site storage;
- Controlled discharge from the site restricted to **1.5 litres per second** via pumped outfall;
- Additional exceedance storage within the courtyard levels, set below finished floor level, to provide emergency storage during extreme storm events.

Pollution prevention measures have been incorporated through the SuDS treatment train and include:

- Permeable paving filtration for treatment of surface runoff;
- Catchpit chambers and ACO channel drains with silt traps for interception of sediments;

- Geotextile-wrapped drainage components to prevent migration of fines;
- Biofiltration through the rain garden to assist treatment of runoff;
- Sealed drainage infrastructure to prevent pollution of groundwater.

BRE365 infiltration testing submitted confirms infiltration drainage is not viable due to low permeability soils, therefore the proposed attenuation and controlled discharge strategy represents the most appropriate drainage solution for the site.

ii. Timetable for Implementation

The approved drainage strategy shall be implemented in accordance with the following programme:

Prior to commencement of superstructure works

- Excavation and installation of below-ground drainage infrastructure, including attenuation tank, drainage pipework, inspection chambers and permeable paving sub-base.

During construction phase

- Installation of rain garden, pump chamber, controlled discharge system and associated drainage controls.

Prior to first occupation

- Installation and commissioning of green roof, rainwater harvesting water butt, permeable paving surfacing and all remaining SuDS components.
- Testing and commissioning of the full drainage system.

Post completion / lifetime of development

- Ongoing inspection, maintenance and management in accordance with the approved maintenance schedule.

All approved drainage measures shall be completed and operational prior to first occupation of the development.

iii. Management and Maintenance Plan

All surface water drainage infrastructure shall remain **privately owned, operated and maintained by the property owner**, unless otherwise agreed by a statutory undertaker.

The drainage system shall be maintained for the lifetime of the development as follows:

- Quarterly inspection and cleaning of ACO drains, catchpits and silt traps.
- Quarterly inspection and cleaning of rainwater harvesting equipment.
- Biannual inspection and maintenance of rain garden and green roof vegetation.
- Biannual inspection and cleaning of permeable paving to prevent clogging.

- Annual servicing of the surface water pump, controls and battery backup system.
- Annual inspection of drainage pipework and chambers.
- Five-yearly CCTV inspection and maintenance of the attenuation tank, or earlier if required.

Maintenance responsibility shall transfer to future owners through title transfer arrangements to secure continued operation of the drainage system throughout the lifetime of the development.

No part of the private SuDS system is proposed for adoption by a public authority. All components shall remain under private management unless separately agreed with a statutory undertaker.

iv. Water Collection Facilities to Capture Excess Rainwater

The development incorporates a multi-stage rainwater collection system comprising:

- Roof runoff collected via rainwater downpipes;
- Routing of downpipes through a **100 litre water butt** for rainwater harvesting;
- Overflow directed to the proposed rain garden for natural attenuation and reuse;
- Additional excess runoff captured within the geocellular attenuation tank;
- Supplementary storage and collection within the permeable paving sub-base.

These measures provide staged collection, storage, attenuation and controlled discharge of excess rainwater in accordance with SuDS principles.

v. Rainwater and Grey Water Recycling and Reuse

Rainwater will be recycled and reused within the development through:

- Collection and reuse of harvested rainwater via the water butt for irrigation and landscape watering;
- Reuse of roof runoff through the rain garden and green roof to support planted areas;
- Reduction in potable water demand through non-potable external water use.

Given the scale of the development as a single dwelling, a full mechanical greywater recycling system is considered disproportionate. However, potable water demand will be minimised through specification of water efficient fittings designed to achieve a maximum internal potable water consumption of **110 litres per person per day (110 l/p/d)** in accordance with London Plan water efficiency standards.

Water efficiency measures to be incorporated include:

- Dual flush WCs (maximum 4/2.6 litre flush);

- Flow-restricted taps and mixers;
- Low flow shower fittings;
- Water efficient appliances where applicable;
- Rainwater reuse for external non-potable purposes.

The development is also designed to allow future incorporation of greywater reuse systems if required by future occupiers.

The proposed rainwater harvesting, water efficiency measures and reuse strategy satisfy the intent of the condition to minimise the use of potable water through water collection, reuse and recycling.

Conclusion

The submitted information demonstrates that:

- The development has been designed for the required design storm event including climate change;
- Surface water runoff will be attenuated, controlled and treated through an integrated SuDS strategy;
- A clear implementation timetable is provided;
- A lifetime management and maintenance plan is secured;
- Rainwater capture and reuse measures are incorporated;
- Potable water demand is minimised through rainwater reuse and compliance with **110 litres/person/day** water efficiency standards.

It is therefore considered that items (i)–(v) of the planning condition have now been fully addressed and the condition should be discharged.