

Andrew Thornley

From: Jack Conroy <jack.conroy@savills.com>
Sent: 29 November 2022 17:11
To: Andrew Thornley
Cc: Nick Green
Subject: RE: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments
Attachments: GB000694-RPS-01-XX-RP-D-0300-P06-Drainage Design Philosophy.pdf; Storage Tank Calculation Volumes.pdf; Greenfield runoff rate estimation - members _ UK SuDS.pdf; ICP SUDS Micro Drainage - Greenfield Run-Off Rate.pdf; GB000694-RPS-01-XX-DR-D-2302.pdf

Hi Andrew,

Please see attached the updated Drainage Design Philosophy Report, taking in to consideration the comments raised by the LLFA. We have also clearly set out responses to the six bullet points in Section 6 of the LLFA response, information which has been incorporated into the revised Philosophy Report also. Please can this be shared with the LLFA for their review.

- State the greenfield, existing and proposed rates for the 1 in 1, 1 in 30 and 1 in 100-year events and provide calculations to support these rates

Please see attached Greenfield run-off rates. Based on the results attached, the discharge rate has been set to 2l/s per ha in line with UK SUDS greenfield run-off estimation tool and also micro drainage results.

- Confirm the proposed attenuation volumes in the drainage drawings align with what has been included in the drainage calculation.

Please see attached Storage Tank Calculation Volumes confirming the drawings and calculations align.

- Identify safe access and egress routes, as well as exceedance flows on the drawings.

Please see attached updated drawing 2302. At 1:1 & 1:30 year events no temporary exceedance / above ground flooding and storage will occur. At 1:100 year + 40% CC temporary exceedance will occur in areas as shown, however these will only be limited duration and quantity as noted and will not impede safe/dry access for pedestrians and cyclists along Ironbridge Road North nor pedestrians, cyclists and car drivers entering and leaving the development.

- Provide details on the temporary measures for reducing flood risk during construction.

The likelihood of site flooding during construction period is low due to the natural permeable ground conditions as set out in the WSP Remediation documentation submitted. To further reduce site flooding the vertical build will overlap the demolition period reducing the earthworks period to approximately 4 weeks, therefore reducing the time the natural ground is exposed to the elements.

The earthworks and groundworks will be carried out during the summer months. In this time the underground attenuation tanks will be installed. These tanks amount to 4500m³ and will be used to temporarily contain any water throughout the construction period whilst the hardstandings are placed.

- Provide the tasks, frequencies and owner have not been outlined for the rain garden, rainwater harvesting system, green roof system and permeable paving systems.

Prologis operates a fully repairing lease structure where the tenant is responsible for the maintenance of the building and areas for the duration of their lease. Therefore it will be any incoming tenants responsibility for the below. These are being built speculatively, therefore no tenant yet. Please refer to the RPS Drainage Design Philosophy Report (Section 6) for further guidance/information on this matter.

- Name the landscape contractor and facilities management company responsible for the maintenance tasks.

Winvic (Whitings as sub-contractor) for initial 1-year period following Practical Completion and then Prologis are proposing to use Stockley Park Management Company moving forward following this period, given they currently manage Phase 1.

Regards,

Jack Conroy MPlan MRTPI
Senior Planner
Planning

Savills, 33 Margaret Street, London W1G 0JD

Mobile :+44 (0) 797 703 0147
Email : jack.conroy@savills.com
Website : <http://www.savills.co.uk>

 Before printing, think about the environment

From: Andrew Thornley <athornley@hillingdon.gov.uk>
Sent: 10 November 2022 14:56
To: Jack Conroy <jack.conroy@savills.com>
Cc: Nick Green <NDGreen@savills.com>
Subject: RE: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments

Hi Jack,

Attached is the response from the LLFA – continuing to raise an objection.

Please update the drainage strategy accordingly and I will re-consult them once that has been done.

Kind Regards
Andy

Andrew Thornley
Principal Planning Officer
Major Applications Team
Planning Department
Residents Services
London Borough of Hillingdon

Please note that the comments made in this email represent officer opinion only and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Jack Conroy <jack.conroy@savills.com>
Sent: 08 November 2022 15:09
To: Andrew Thornley <athornley@hillingdon.gov.uk>

Cc: Nick Green <NDGreen@savills.com>

Subject: RE: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments

Hi Andrew,

Apologies, I have just noted today that the below email chain has got caught in my internal 'Savills Service Desk GB' email hold folder, and I have only just released these emails now. Apologies for the delay this has caused on coming back to you on the below.

Having spoken with RPS who prepared the Drainage Design Philosophy Report, they have confirmed that a minor revision was made to this document previously. I have attached the most recent revision P06 (which makes a minor inclusion in regard to paving) which should be consulted on.

If this document could be sent to the consultee for completeness as part of their review, this would be greatly appreciated. I don't believe the additional revision will affect any of the findings in the report nor our comments raised in response to the consultee response, but could perhaps change page numbers or paragraph numbers so it is advised that the consultee should review the attached iteration instead.

Please do let me know of any queries.

For reference, we are also just responding to the CRT objection to the CMP for Condition 5 and aim to have this over to you shortly.

Kind regards,
Jack

Jack Conroy MPlan MRTPI
Senior Planner
Planning

Savills, 33 Margaret Street, London W1G 0JD

Mobile : +44 (0) 797 703 0147
Email : jack.conroy@savills.com
Website : <http://www.savills.co.uk>

 Before printing, think about the environment

From: Andrew Thornley <athornley@hillingdon.gov.uk>

Sent: 02 November 2022 12:33

To: Jack Conroy <jack.conroy@savills.com>

Cc: Nick Green <NDGreen@savills.com>

Subject: RE: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments

Hi Jack,

I've reconsulted and haven't uploaded the Drainage Design Philosophy on the basis that it seemed to be a duplicate. I hope this is correct but let me know if not.

Kind Regards
Andy

Andrew Thornley

Principal Planning Officer
Major Applications Team
Planning Department
Residents Services
London Borough of Hillingdon

Please note that the comments made in this email represent officer opinion only and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Andrew Thornley
Sent: 25 October 2022 18:00
To: Jack Conroy <jack.conroy@savills.com>
Cc: Nick Green <NDGreen@savills.com>
Subject: RE: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments

Hi Jack,

Is the Drainage Design Philosophy sent through on the mimecast different to the one originally submitted?

They have the same reference numbers so I have not uploaded the new one.

Kind Regards
Andy

Andrew Thornley
Principal Planning Officer
Major Applications Team
Planning Department
Residents Services
London Borough of Hillingdon

Please note that the comments made in this email represent officer opinion only and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Jack Conroy <jack.conroy@savills.com>
Sent: 13 October 2022 10:03
To: Andrew Thornley <athornley@hillingdon.gov.uk>
Cc: Nick Green <NDGreen@savills.com>
Subject: GSK, Stockley Park - Condition 14 (Ref: 39207/APP/2022/1955) - LLFA and CRT Comments

I'm using Mimecast to share large files with you. Please see the attached instructions.

Hi Andrew,

Please see below for responses to the consultee comments raised by the Flood Risk Consultant and the Canal and River Trust (our responses provided in red). The documents referred to below are enclosed within the attached Mimecast link due to file sizes. Please let me know if you have trouble accessing the documents.

"Flood Risk Consultant

...please can the applicant submit information which:

- Demonstrates the greenfield, existing and proposed rates for the 1 in 1, 1 in 30 and 1 in 100 year events.*

Please Refer to the WSP Flood Risk Assessment (FRA), in particular Section 8.1.3, and further replicated in the RPS Drainage Design Philosophy Section 4.6 for the requested details. The information provided at these points fully addresses this query.

- *The attenuation volume of each SuDS feature should be outlined and demonstrated with calculations.*

Most SUDs features are not relied upon to provide attenuation. Refer to RPS Drainage Design Philosophy Section 4 and Drawing Ref. 2300 for further information.

- *Shows the exceedance routes and safe egress and access routes for the predicted flooding in the 1 in 100 +40% event.*

Please refer to the WSP Flood Risk Assessment for further information on these details. Also refer to the RPS Drainage Design Philosophy Appendix G and Drawing 2302.

- *Provide details on the temporary measures for reducing flood risk during construction.*

Please refer to Pages 65 and 66 of the updated Construction Phase Plan, which provides details of the relevant flooding considerations at the site. Further details are also provided on Page 74 of the document to support this.

- *Provide the tasks, frequencies and owner have not been outlined for the rain garden, rainwater harvesting system, green roof system and permeable paving systems.*

Details of the above being finalised and will be issued shortly to fully address these considerations.

- *Provide the details of the body legally responsible for the implementation of the maintenance plan.*

The soft landscape infrastructure will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for the implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved.

Thereafter maintenance contracts will be organised by a facilities management company (set up by the developer) on an annual basis. The subsequent phases of landscape will be implemented at the first available planting season following completion of each plot development / building and maintenance arrangements for the plot landscape areas will be the same as that for the landscape infrastructure.

- *Consent for the proposed discharge point should be provided from Thames Water.*

Please refer to the enclosed Consent documents issued by Thames Water.

Canal and River Trust

The submission indicates that the surface water strategy for the site would include the provision of an attenuation tank within the parking/manoeuvring area and a slot drain along the site boundary with the canal. The surface water would then discharge to the existing Thames Water manhole to the south-east of the site which then discharges to the Grand Union canal. Potential contamination of the waterway should be avoided, and details of pollution prevention measures provided. This should include the installation of oil interceptors with details on the future maintenance and management regimes and responsibilities for the surface water systems, including provision for regular monitoring during the operation of the site.

All yard drainage, including the slot drain along the southern boundary referred to by the Canal and River Trust, passes through a full retention interceptor before entering the attenuation tanks and ultimately discharging to the canal.

For further details including notes on maintenance, please refer to the RPS Drainage Design Philosophy and Drainage Layout Drawing 2300.

It is also important that to ensure that the works do not adversely affect the stability of the cutting slope as this could significantly increase the risk of damage to the adjacent canal, adversely impacting on its structural integrity, water quality, biodiversity, and safe navigation of the waterway. In accordance with the construction methodology for the site no heavy equipment should operate near to the top of the cutting slope during any excavation works.

Noted.

The applicant/developer is advised to contact Patrick McElroy, Works Engineer on 07867 537622 or email:Patrick.mcelroy@canalrivertrust.org.uk to discuss this further and in order to ensure that any necessary consents are obtained and the works comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust."

Contact has been made with Patrick McElroy following the comments received from the Canal and River Trust.

Many thanks,
Jack

Jack Conroy MPlan MRTPI
Senior Planner
Planning

Savills, 33 Margaret Street, London W1G 0JD

Mobile :+44 (0) 797 703 0147
Email : jack.conroy@savills.com
Website : <http://www.savills.co.uk>

 Before printing, think about the environment

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

For information on how Savills processes your personal data please see our [privacy policy](#)

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Advisory Services Limited. A subsidiary of Savills plc. Registered in England No 06215875. Regulated by RICS. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills Channel Islands Limited. A subsidiary of Savills plc. Registered in Guernsey No. 29285. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN. Registered with the Guernsey Financial Services Commission. No. 86723.

Martel Maides Limited (trading as Savills). A subsidiary of Savills plc. Registered in Guernsey No. 18682. Registered office: Royal Terrace, Glategny Esplanade, St Peter Port, Guernsey, GY1 2HN . Registered with the Guernsey Financial Services Commission. No. 57114.

We are registered with the Scottish Letting Agent Register, our registration number is LARN1902057.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation –Global Standards (incorporating the IVSC International Valuation Standards) effective from 31 January 2022 together, the "Red Book". Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

BEWARE OF CYBER-CRIME: Our banking details will not change during the course of a transaction. Should you receive a notification which advises a change in our bank account details, it may be fraudulent and you should notify Savills who will advise you accordingly.