



Planning Services
3N/04
Civic Centre
High Street
Uxbridge
UB8 1UW

25 February 2022

Dear Sir/Madam,

Sainsbury's Supermarket, York Road, Uxbridge, UB8 1QW – Discharge of Condition 13

On behalf of our client, Sainsbury's Supermarkets Ltd (SSL), we enclose further explanation in relation to Condition 13 of planning permission 39439/APP/2021/2230 as requested by the case officer.

Background

On 30 September 2021, planning permission was granted for the extension of the Sainsbury's store to provide a new groceries online (GOL) facility with new service yard, non-food retail floorspace and associated works (LPA ref. 39439/APP/2021/2230).

On 18 January 2022, a application to discharge Condition 13 was submitted to Hillingdon Borough Council (LPA ref. 39439/APP/2022/153). Full details of this condition are set out below along with details to allow its discharge and reference to the enclosed supporting documents.

13. No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy SI 13 of the London Plan (2021) and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/of surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory

undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall proceed in accordance with the approved scheme.

Reason: - To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy EM6 of the Hillingdon Local Plan; Part 1 (2012), Policies SI 12 and SI 13 of the London Plan (2021).

On 04 February 2022, the Council provided an invalidation letter requiring the addition of a Drainage Strategy document or explanatory note to explain how the details submitted accord with Condition 13.

Given the small scale of the approved development and it's location within an existing car park, the requirements of this condition are not proportionate and the following paragraphs outline the reasons why a full Drainage Strategy is not necessary in this instance.

The application site is formed of impermeable hardstanding and water discharges via a formal piped drainage system. The proposed works will not increase the impermeable area, therefore the discharge rate from the site will not increase. The proposed works will connect into the existing system therefore there will be no changes from the wider site. A water butt will be provided to take roof run off for watering planters and other soft landscaping features, this will meet the requirements of parts iv – v of Condition 13.

Given the size and nature of the proposed scheme, there will be no required changes in terms of drainage on-site as the disruption to the operation and the existing onsite system would be too great. Therefore, no information is required for parts i-iii of Condition 13.

Conclusion

We look forward to receiving confirmation in writing that the application to has been validated and the additional details are found acceptable to discharge condition 13. Should you have any queries please do not hesitate to contact me or my colleague, Anna Stott.

Yours faithfully



Anil Fermahan

AF/AS

