



Sustainability Assessment

35 St Georges Drive, Ickenham, UB10 8HW

8th November 2023

7. 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 SI5 of the London Plan 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/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development. 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.

SUDS & Water Management Strategy

1.1 Relevant policy is set out in the National Planning Policy Framework (NPPF) which has a presumption in favour of sustainable development.

1.2 At a local level, Policy DME110 of the Hillingdon Local Plan relates to flood and water management and requires new development to incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority. The policy states that this is to manage surface water drainage, to avoid any increase in discharge into the public sewer system, to ensure that flood risk is not increased on-site or elsewhere and to protect the quality of the receiving watercourse and groundwater.

1.3 In addition, Building Regulations anyway set out the requirements for drainage.

1.4 In this case, the limited amount of surface water from the roof of the building will be stored as greywater or allowed to soak away into the land via the soakaway. There are no ground level impermeable surfaces. Facilitation of permeation is therefore not compromised.

1.5 No external areas of hardstanding have been proposed, external parking or turning areas are laid with a permeable solution which effectively drains owing to the underlying geology and soils at the site through block paving.

1.6 Elsewhere, the general topography of the site will ensure that any surface water is freely draining.

1.7 Therefore, the site itself is not at risk of flooding through the Environment Agency's own mapping from either rivers/sea or surface water flooding. Furthermore, the National Planning Practice Guidance confirms that development associated with home extensions is acceptable in Flood Zone 1. The infrastructure described above will manage surface water in a sustainable way and in-line with relevant planning policy and there will be no need to engage with third-parties in terms of ownership or ongoing maintenance.

Concordance with Condition 7

i. Provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

The accompanying plan includes the placement of a water-butt with connected downpipe for the collection of rainwater from the home's roof. This rainwater will be stored and then used as necessary as grey-water for domestic purposes (gardening, cleaning etc). Also, a new soakaway is proposed in the rear garden.

ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

The rainwater butt will be periodically inspected for leaks.

iii. Provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence

Please see accompanying plans for siting of water butt and the soakaway.

Conclusion

It is considered that the proposals to discharge Condition7 are proportionate and concord with local policy.