

All yellow boxes **must** be completed on this and all relevant tabs

Complete peach cells with source document and section/page references, required to support/justify responses

Do not edit grey cells

Please note guidelines / notes in column M

Complete all relevant tabs

Introduction: This Proforma is intended to help you understand the Sustainable Drainage and Flood Risk considerations that the Lead Local Flood Authority (LLFA) and Local Planning Authority (LPA) will take into account when considering an application in Camden, as well as helping us to consider the application. This does not replace the need also to provide where required a Drainage Statement, Flood Risk Assessment, and GLA-Camden SuDS Pro-forma, and observe the detailed guidance in 'Camden Planning Guidance (CPG) Water & Flooding'. Any information provided should be referenced to the relevant section of submitted supporting documents. This summary page will help provide key details on the application. Note that certain cells on this and other tabs will be populated automatically from previous answers given.

Planning reference (if known)	2023/3407/P		
Scheme name	81 Belsize Park Gardens		
Scheme address	81 Belsize Park Gardens London		
Postcode	NW3 4NJ		
Scale of development as registered	Major		
Scale - policy subcategory	Minor - other	Residential parts	Major - other Non-residential parts
Type(s) of development	Non-residential	Significant refurbishment or change of use	
Site area, hectares	0.0723	100%	
Of which total permeable area, to nearest 0.0001 ha	0.0031	4%	
Of which total impermeable area, to nearest 0.0001 ha	0.0692	96%	

	Existing	Proposed				
	TOTAL pre-development	For demolition	New-build incl. infills, re-build, extensions	Retained (refurbished or change of use)	TOTAL post-development	Net UPLIFT post-development
Total floor area of development (GIA)	1441	130	0	1311	1311	-130
of which residential					0	0
of which non- residential	1441	130	0	1311	1311	-130
Number of residential units	0					
List all use class(es)	Class E - Gym			Class F1 - School		

Drainage Statement document details	August 2023/ Flood Risk Assessment and Drainage Strategy - MHA Structural Design
Flood Risk Assessment document details	August 2023/ Flood Risk Assessment and Drainage Strategy - MHA Structural Design

Recommendation (Council to complete)	B. Flood Risk and SuDS - Policy & Documents Filter	
	Site area 1 hectare or greater?	No
	Major application?	CHECK SITE DETAILS
	In Critical Drainage Area?	Yes
	In or bordering (<50m) Local Flood Risk Zone(s)?	No
	Name of LFRZ(s):	N/A
	On Historically Flooded Street 1975 or 2002?	Yes
	Name of HFS(s):	Bellsizes Park Gardens
	Area at risk of flooding (surface water)?	CHECK SITE DETAILS
	Elevated groundwater susceptibility or <50m of GW incident?	No
	In area with recorded sewer flooding incident?	Yes
	In street with historical underground watercourse?	No
	Area at risk of flooding (other relevant types)?	Yes
	Basement proposed - new, enlarged or change of use?	No
	IF YES, list proposed basement uses (all spaces):	
Approve/Condition/Refuse	IF YES, are habitable or vulnerable use(s) included?	
Approve/Condition/Refuse	IF NO, is other (non-basement) vulnerable development proposed?	Yes
	Vulnerable development in flood-prone area?	Yes
	Site-specific Flood Risk Assessment (FRA) required?	CHECK SITE DETAILS
Approve/Condition/Refuse	Site-specific FRA submitted?	Yes If Yes, go to Flood Risk Proposals tab
	Drainage Statement (DS) required?	CHECK SITE DETAILS
Approve/Condition/Refuse	DS submitted?	Yes If Yes, go to Flood Risk Proposals tab
	Sustainable drainage (SuDS) proposals required?	CHECK SITE DETAILS
Approve/Condition/Refuse	SuDS proposals submitted?	Yes If Yes, go to SuDS Proposals tab
	FRA/DS/SuDS supporting evidence required?	CHECK SITE DETAILS
Approve/Condition/Refuse	Supporting evidence submitted?	Yes If Yes, go to Flood Risk Proposals &/or SuDS Proposals tab

Flood Risk Assessment, Proposals & Evidence

Recommendation (Council to complete)	Assessments	Required?	Document submitted?	Document title
	Site-specific Flood Risk Assessment	CHECK SITE DETAILS	Yes	
	Drainage Statement	CHECK SITE DETAILS	Yes	
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	
	SuDS Proposals	CHECK SITE DETAILS	Yes	
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	
Recommendation (Council to complete)	Policy compliance	Required?	Requirement met?	Document title
	Assessments address local, regional & national policies	CHECK SITE DETAILS	Yes	
	include suitable research & quantification of site flood risks	CHECK SITE DETAILS	Yes	
	address cumulative impact of developments	CHECK SITE DETAILS	Yes	
	propose suitable flood ingress internal coping measures	CHECK SITE DETAILS	Yes	
	propose suitable flood risk mitigation measures	CHECK SITE DETAILS	Yes	
	Internal water consumption target 105 l/p/d (residential)	No	Non-residential	
	External water consumption target 5 l/p/d (residential)	No	Non-residential	
	BREEAM Excellent water consumption target (non-resi >500m2)	Yes	N/A	
	Will not locate vulnerable development in flood-prone area	Yes	No	
	Scheme does not increase flood risk on & off site	CHECK SITE DETAILS	Yes	
	Scheme reduces on&off-site flood risk where possible	CHECK SITE DETAILS	Yes	
Recommendation (Council to complete)	Evidence supporting Assessments & Proposals	Required?	Evidence submitted?	Document title
	Drawings showing site-specific flood risk up to 100yr+40%	CHECK SITE DETAILS	No	
	Drawings showing proposed internal coping measures	CHECK SITE DETAILS	N/A	
	Drawings showing proposed flood mitigation measures	CHECK SITE DETAILS	Yes	
	Drawings showing proposed basement/ground floor uses	CHECK SITE DETAILS	Yes	
	Building flood risk emergency evacuation plan		N/A	
	Drawings showing on&off-site overland exceedance flows	CHECK SITE DETAILS	Yes	
	Internal water calculations & proposals (resi)	No	Non-residential	
	External water calculations & proposals (resi)	No	Non-residential	
	BREEAM water calculations & proposals (non-resi >500m2)	Yes	N/A	

Page/ section reference

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage) & d. incorporate flood resilient measures in areas prone to flooding; Where an assessment of flood risk is required, developments should consider surface water and groundwater flooding where applicable.

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Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage);

Policy CC3 b. avoid harm to the water environment and improve water quality & e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible

Page/ section reference

including Local Plan CC3, CPG, new London Plan, National Planning Policy Framework including Strategic Flood Risk Assessment, Update LFRZ Map & EA Mapping
Policy CC3 c. consider the impact of development in areas at risk of flooding
Policy CC3 d. incorporate flood resilient measures in areas prone to flooding;
Policy CC3 d. incorporate flood resilient measures in areas prone to flooding;

Policy CC3 a. incorporate water efficiency measures
Policy CC3 a. incorporate water efficiency measures
Policy CC3 a. incorporate water efficiency measures

Policy CC3 f. not locate vulnerable development in flood-prone areas.
Policy CC3 The Council will seek to ensure that development does not increase flood risk
Policy CC3 The Council will seek to ensure that development...reduces the risk of flooding where possible

Page/ section reference

allowing 300mm freeboard to potential water ingress points

Policy CC3 a. incorporate water efficiency measures
Policy CC3 a. incorporate water efficiency measures
Policy CC3 a. incorporate water efficiency measures

urface water flooding in detail and

Sustainable Drainage (SuDS) Assessment, Evidence and Proposals

Recommendation (Council to complete)	Assessments	Document submitted?
	Drainage Statement (DS)	Yes
	GLA-Camden SuDS Pro-forma (fully completed)	Yes
Recommendation (Council to complete)	Policy compliance	Requirement met?
	DS must include identification of flood risk	Yes
	DS must include assessment of existing, greenfield & proposed runoff rates	Yes
	DS must include identification of measures, in line with the drainage hierarchy, to reduce runoff rates	Yes
	Achieve greenfield runoff rates wherever feasible, or as close as possible	Yes
	Constrain runoff volumes to greenfield for 100yr 6hr event where feasible	Yes
	Backstop target for unaltered buildings: >50% reduction in existing run-off	No
	Developments must include SuDS unless inappropriate	Yes
	Development should follow the detailed London Plan drainage hierarchy	Yes
	EA climate change factor applied: 2080s upper rainfall intensity allowance (40%)	Yes
Recommendation (Council to complete)	Evidence supporting Assessments & Proposals	Evidence submitted?
	Drawings detailing SuDS extent & position (incl. outfalls, control points, levels)	Yes
	Blue-green roof details with area & minimum 150mm substrate for storage	No
	Results of cross-site infiltration rate or similar tests to show soil (in)compatibility	N/A
	Professional run-off calculations supporting rates & volumes reported in DS	Yes
	Drawings showing on&off-site overland exceedance flows	Yes
	Evidence of site surveys and investigations relating to drainage	Yes
	Lifetime maintenance and adoption arrangements (and maintenance owner)	Yes
	Management of health & safety risks related to SuDS design	Yes
	Confirmation of discharge capacity (or correspondence) from relevant body eg TW	N/A

Document title	Page/ section reference

22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Appendix C4
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Document title	Page/ section reference
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 2
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 4
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 4

22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 4
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 4

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22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 4

Document title	Page/ section reference
C1. 22064-MHA-XX-DR-C-100-D_Proposed Drainage Strategy Layout	Sheet 1
To be provided	
Unproductive geology classification	
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Appendix C2/3
C1. 22064-MHA-XX-DR-C-100-D_Proposed Drainage Strategy Layout	
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Appendix B
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 5
22064-MHA-WS-XX-RP-C-100-P3_Flood Risk Assessment Report	Section 5
As existing	

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding (including drainage);

Download from www.london.gov.uk/what-we-do/environment/climate-change/surface-

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.67

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.66

Policy CC3 e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible
& Policy CC3 supporting text §8.68