

From: planning, North London <northlondonplanning@environment-agency.gov.uk>
Sent: 14 July 2014 15:23
To: McDonald, Neil
Subject: RE: Consultee letter for Planning Application: 2014/4381/P

Dear Neil,

Planning Application Reference: 2014/4381/P

Thank you for your below email.

We have assessed this application and identified flood risk as the only constraint at this site. This site is in Flood Zone 1 and is under a hectare and therefore falls under cell F5 of our Flood Risk Standing Advice (FRSA) Flood Risk Standing Advice.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

We recommend the surface water management good practice advice in cell F5 is used to ensure sustainable surface water management is achieved as part of the development.

Surface water runoff rates and volumes from the site must be managed in accordance with the London Plan (July 2011) - which sets higher standards than the NPPF for the control of surface water run-off. Policy 5.13 - Sustainable drainage (page 155) of the London Plan states that "development should utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible" in line with the drainage hierarchy.

If you have identified drainage problems at this site through your Strategic Flood Risk Assessment or Surface Water Management Plan, you may want to request a formal Flood Risk Assessment from the applicant in line with Flood Risk Assessment Guidance Note 1.

You may also wish to contact the Canals and Rivers Trust for any advice due to the proximity of the proposal to the Regents Canal.

If you have any further questions about the above development or about our FRSA, please contact me.

Kind regards

Michael Devanny

Sustainable Places - Planning Advisor
Environment Agency | North East Thames
Ergon House|Horseferry Road|London|SW1P 2AL

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-----Original Message-----

From: McDonald, Neil [mailto:Neil.McDonald@camden.gov.uk]

Sent: 09 July 2014 15:13

To: planning, North London

Subject: Consultee letter for PlanningApplication Application: 2014/4381/P

Please find attached Consultee letter for PlanningApplication application
2014/4381/P

Y2014/4381/P

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