CENV/2013/36

Appendix 5c:

Amendments to CPG4: Basements and lightwells

Reference	Amendment
Key messages – page 7	KEY MESSAGES The Council will only permit basement and underground development that does not: • cause harm to the built and natural environment and local amenity; • result in flooding; or • lead to ground instability. You should submit information relating to the above within a Basement Impact Assessment (BIA) which is specific to your site and particular proposed development. In certain situations we will expect an independent verification of Basement Impact Assessments, funded by the applicant.
Para 2.3	This guidance relates to ~~Planning Policy Guidance (PPG) 14 Development on unstable land, and Planning Policy Statement (PPS) 25 Development and flood risk . This guidance also relates to~~ Camden Development Policy DP27 Basements and lightwells, but the following Local Development Framework policies are also relevant; Core Strategy policies CS5 Managing the impact of growth and development, CS13 Tackling climate change and promoting higher environmental standards, CS14 Promoting high quality places and conserving our heritage and CS15 Protecting and improving open spaces and encouraging biodiversity; and Development Policies DP22 Promoting sustainable design and construction, DP23 Water, DP24 Securing high quality design, DP25 Conserving Camden's heritage and DP26 Managing the impact of development on occupiers and neighbours.
Para 2.5	• Cumulative impacts Paragraphs **Error! Reference source not found.** to

	Error! Reference source not found. (see also paragraphs 168 to 174 of the Camden Geological, Hydrogeological and Hydrological Study)
Basement Impact Assessments – new para after para 2.9	We will expect a 'non technical summary' of the evidence that applicants have gathered against each stage of the BIA. This should be presented in a format which can be fully understood by those with no technical knowledge.
Qualifications required for assessments – land stability – para 2.10	A Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or A Member of the Institution of Civil Engineers ("MICE") and a Geotechnical Specialist as defined by the Site Investigation Steering Group. A Chartered Member of the Institute of Structural Engineers with some proof of expertise in engineering geology. With demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the "cGeol" (Chartered Geologist) qualification from the Geological Society of London.
Para 2.26	Hydrogeological processes are subject to seasonal and longer term cyclical influences. Measurements taken at one particular time may not indicate how conditions might be in one or six months from that time. Monitoring of groundwater levels in areas where it is more likely to be present over a period of time is therefore necessary. Please refer to paragraphs 291 to 294 of the Camden Geological, Hydrogeological and Hydrological Study for more detail on monitoring periods.
New section after para 2.31	**Independent verification of Basement Impact Assessments** In order to provide us with greater certainty over the potential impacts of proposed basement development, we will expect an independent verification of Basement Impact Assessments, funded by the applicant, in the following situations: • Where a scheme requires applicants to proceed beyond the Screening stage of the Basement Impact Assessment (i.e. where a matter of concern

	has been identified which requires the preparation of a full Basement Impact Assessment); • Where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow; or • For any other basement applications where the Council feels that independent verification would be appropriate (e.g. where conflicting evidence is provided in response to a proposal). This independent verification will either be: • commissioned directly by the Council in negotiation with applicants; or • commissioned by applicants from an independent body subject to the Council agreeing the body and the specifications in advance.
Para 2.40	While nowhere in the borough is identified by the Environment Agency as being flood prone from rivers or the sea, there are still parts that are identified as being subject to localised flooding from surface water ~~due to local soil conditions and topography~~. This is caused during times of heavy rainfall when the local combined sewer system is unable to deal with the volume and rate of flow. ~~Flood Risk Assessment evidence~~ Detailed modelling suggests that areas of West Hampstead, ~~Cricklewood~~ Hampstead Town and South Hampstead are at a higher risk of surface water floods, with some risk in Highgate and Gospel Oak. ~~The relevant streets are broken down into 'primary areas' (those that have been affected by both major floods in 1975 and 2002) and 'secondary areas' (those that have been affected by one of the major floods) and these streets are listed on Page **Error! Bookmark not defined.**.~~
Para 2.41	All applications for a basement extension within ~~streets identified as either 'primary' or 'secondary' locations~~ flood risk areas identified in the Flood Risk Strategy or in any future updated Strategic Flood Risk Assessment will be expected to include a Flood Risk Assessment. ~~with any application for a basement development, in line with criteria set out in PPS25.~~ In line with Development Policy DP27, the Council will not allow habitable rooms and other sensitive uses for self contained basement flats and other underground structures in areas at risk of flooding.

Figure 3: Surface flow and flooding screening flowchart – Question 6	Question 6: Is the site in an area ~~known to be at risk from surface water flooding, such as South Hampstead, West Hampstead, Gospel Oak and King's Cross,~~ identified to have surface water flood risk according to either the Local Flood Risk Management Strategy or the Strategic Flood Risk Assessment or is it at risk from flooding, for example because the proposed basement is below the static water level of nearby surface water feature?
Para 2.44	~~Where conflicting evidence is provided in response to a proposal we will expect you to fund an independent verification. This independent verification will either be:~~ • ~~commissioned directly by the Council in negotiation with you; or~~ • ~~commissioned by you from an independent body subject to the Council agreeing the body and the specifications in advance.~~
New para 2.55a after para 2.55	Further guidance is contained in CPG2 Housing – see section 4 Residential Development Standards, particularly paragraphs 4.10 and 4.16.
Para 2.63	The basement development should provide an appropriate proportion of planted material to allow for rain water to be absorbed and/or to compensate for the loss of biodiversity caused by the development. This will usually consist of a green roof or detention pond on the top of the underground structure. It will be expected that a minimum of 0.5 metres of soil be provided above basement development that extends beyond the footprint of the building, to enable garden planting, although we will encourage applicants to provide 1 metre of soil to mitigate the effect on infiltration capacity. The use of SUDS is sought in all basement developments that extend beyond the profile of the original building. For further guidance on SUDS, see CPG3 Sustainability (water efficiency chapter).
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