

5th May 2016

Response to LBC Queries on Planning Condition 7.

I understand they are targeting 50% reduction of existing peak 1/1 year storm event = 18.5l/s. Could they confirm:

1. The dimension of both the attenuation tank and RWH tank (confirm that the RWH is not included in storage volumes).

No, the RWH is based on a 1:100 year return storm event and is therefore separate to the attenuation tank;

2. Confirm the volume they need to attenuate.

29,000 litres based on a peak 1:100 year return storm event + 30% for climate change in accordance with the London Plan, and a discharge rate of 18.5l/s;

3. Confirm the discharge rate (is it 18.5l/s?).

Discharge rate is 18.5l/s for a peak 1:100 year storm event + 30% for climate change, which is 50% less than the existing similar event.

The 50% reduction is for similar peak events which are for a 1:100 year return storm.

I also had a couple of questions about maintenance - the report states that all drainage works will be completed prior to first occupation and there will be 'no adoption of any of the drainage works within the site' – could they clarify what they mean by this?

All proposed drainage works will not be adopted by the local water authority and will remain as property of the freeholder. All drainage works will, however, be built in accordance with Sewers for Adoption 6th Edition.

All the works are within the site boundary/freeholder land.

Also, they said that the homeowner will be responsible in overseeing the long term maintenance of all the communal drains – there are several properties here; who is the homeowner they refer to? What aspect of the SuDS are under whose responsibility to manage and maintain?"

The new properties will be long leasehold dwellings, the freeholder will be responsible for servicing and maintaining the property, and charging the leaseholders appropriate costs within the service charge.

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