

Level Plan

Pro-forma

Section 106 Planning Obligations

The purpose of the **Level Plan (LP)** is to help minimise construction impacts and related on-site activities that may affect the public highway.

The design of any development needs to take account of the surrounding topography and in particular the levels of site where it adjoins the public highway. The Council will not adjust highway levels to meet accesses that do not sit at the required level. It will be a requirement of a Section 106/278 agreement for the developer to submit level plans to the Council for approval prior to implementation. These plans will need to show existing and proposed levels for channel, top of kerb, back of footway and any other features of relevance. You will also need to clearly show that any access points or adjoining open areas will match the back of footway levels required.

The proposed development must be implemented in accordance with approved Level Plans unless otherwise agreed with the Council in writing. The project manager shall work with the Council to review the Level Plans if problems arise in relation to the construction of the development. Any future revised plan must also be approved by the Council and complied with thereafter.

Please complete the questions below with any additional sheets, drawings and plans as required. The boxes will expand to accommodate the information provided, so please provide as much information as is necessary.

Contact

1. Please provide the full postal address of the site and the planning reference relating to the construction works.

Planning Application Reference:	2016/1771/P
Site Address:	Land lying to the South of 3 Malden Road London NW5 3HT
Development Description:	Construction of 9 flats
Clause:	2.13
Obligation/Covenant:	The Level Plan

2. Please provide contact details for the person responsible for submitting the Level Plans.

Name: Chris Keen

Address: The Keen Partnership Ltd The Courtyard, Edinburgh Road Reading RG30 2UA

Email: chriskeen@keenpartnership.co.uk

Phone: 07860 251704

Site

3. Please provide brief description of the development proposals and how they affect the existing footway and carriageway levels. (Demonstrating the levels at the interface of the Development with the boundary of the Property.)

The ground floor entrance is level with the existing path adjacent

4. Do the development proposals affect the existing levels on the public highway (i.e. footway and/or carriageway) in such a way that the footway would have to be adjusted to meet the proposed private forecourt levels?

No they do not

5. Please explain the surface water collection, what measure have you taken to ensure that it does not flow from private land onto the public highway?

Surface water runs into the foul sewer as consented by Thames Water Aco drains on boundary to back of footpath.

6. Does any door or gate in the proposed design open onto the public highway?

No it does not


7. Please provide an **EXISTING** site Level Plan

See plans

8. Please provide the **PROPOSED** Level Plan for approval

See plans

I confirm that the information supplied in this Pro-forma (and supporting evidence) is accurate. I will notify the Council should any of the information contained change. The agreed contents of Level Plan, the information contained in this Pro-forma and the terms of Section 106 agreement pursuant to the planning permission must be complied with, unless otherwise agreed in writing by the Council.

Signed:	
Print full name:	Chris Keen
Position:	Director
Date:	20-01-22

Example of Levels Plan:

EXISTING AND PROPOSED LEVELS PLAN

