Pro-forma for any schemes in flood risk areas & all major development - Camden LLFA

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.

A. Application details

Planning reference (if known)				
Scheme name	O2 Fincheley Road,	London		
Scheme address	255 Finchley Road,	London,		
Postcode	NW36LU			
Scale of development as registered	Major			_
Scale - policy subcategory	Major - largescale	Residential parts		Non-residential parts
Type(s) of development	Residential	New/re-l	build	
Site area, hectares	5.72	100%		
Of which total permeable area, to nearest 0.0001 ha	0	0%		
Of which total impermeable area, to nearest 0.0001 ha	5.14	90%		

	Existing Proposed					
	TOTAL pre- development		infills, re-build,	Retained (refurbished or change of use)	•	Net UPLIFT post- development
Total floor area of development (GIA)	0	0	43570	0	43570	43570
of which residential	0	0	43570	0	43570	43570
of which non- residential		51400	0	0	0	0
Number of residential units						
List all use class(es)						

Drainage Statement document details	104878-PEF-ZZ-ZZ-RP-D-100017
Flood Risk Assessment document details	104878-PEF-ZZ-ZZ-EP-D-100009

Recommendation (Council to complete)	B. Flood Risk and SuDS - Policy & Docu	ments Filter	
	Site area 1 hectare or greater?	Yes	
	Major application?	Yes]
	In Critical Drainage Area?	Yes	
	In or bordering (<50m) Local Flood Risk Zone(s)?	Border	
	Name of LFRZ(s):	Goldhurst	
	On Historically Flooded Street 1975 or 2002?	No	
	Name of HFS(s):		
	Area at risk of flooding (surface water)?	CHECK SITE DETAILS	
	Elevated groundwater susceptibility or <50m of GW incide	No	1
	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 p		
	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	1
Approve/Condition/Refuse	DS submitted?	Yes	If Yes, go to Flood Risk Proposals tab
	Sustainable drainage (SuDS) proposals required?	CHECK SITE DETAILS	1
Approve/Condition/Refuse	SuDS proposals submitted?	Yes	If Yes, go to SuDS Proposals tab
	EPA/DS/SuDS supporting ovidence required?	CHECK SITE DETAILS	1
Approve/Condition/Refuse	FRA/DS/SuDS supporting evidence required? Supporting evidence submitted?	Yes	lf Yes, go to Flood Risk Proposals &/or SuDS Proposals ta
Approve/Contaition/Refuse	Supporting evidence submitted?	165	in res, go to rivou kisk rivposais avoi subs proposais ta

Flood Risk Assessment, Proposals & Evidence

Recommendation					
(Council to complete)	Assessments	Required?	Document submitted?	Document title	Page/ section reference
	Site-specific Flood Risk Assessment	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	
	'				
	Drainage Statement	CHECK SITE DETAILS	Yes		
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals	CHECK SITE DETAILS		104878-PEF-ZZ-ZZ-RP-D-100017	
	SuDS Proposals tab completed	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	
December of definition					
Recommendation (Council to complete)	Policy compliance	Required?	Requirement met?	Document title	Page/ section reference
(Council to complete)	Assessments address local, regional & national policies	CHECK SITE DETAILS	Ves	104878-PEF-ZZ-ZZ-RP-D-100009	Section 3
	include suitable research & guantification of site flood risks	CHECK SITE DETAILS			Section 4
	address cumulative impact of developments	CHECK SITE DETAILS			Section 2
		CHECK SITE DETAILS			
	propose suitable flood risk mitigation measures			104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
	·····				
	Internal water consumption target 105 l/p/d (residential)	Yes	N/A		
	External water consumption target 5 l/p/d (residential)	Yes	N/A		
	BREEAM Excellent water consumption target (non-resi >500m2)	No	Residential		
	Will not locate vulnerable development in flood-prone area		No		Section 5
	Scheme does not increase flood risk on & off site		Yes		Section 6
	Scheme reduces on&off-site flood risk where possible	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 5
Recommendation (Council to complete)	Evidence supporting Assessments & Proposals	Required?	Evidence submitted?	Document title	Page/ section reference
	Drawings showing site-specific flood risk up to 100yr+40%	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100009	Section 4
	Drawings showing proposed internal coping measures	CHECK SITE DETAILS	No		
	Drawings showing proposed flood mitigation measures	CHECK SITE DETAILS	Yes	104878-PEF-ZZ-ZZ-RP-D-100017	Appendix D
	Drawings showing proposed basement/ground floor uses	CHECK SITE DETAILS	Yes	Submitted Layout Plans	
	Building flood risk emergency evacuation plan		No		
	Drawings showing on&off-site overland exceedance flows	CHECK SITE DETAILS	No		
	Internal water calculations & proposals (resi)	Yes	No		
	External water calculations & proposals (resi)	Yes	No		
	BREEAM water calculations & proposals (non-resi >500m2)	No	Residential		

Guidelines / notes

Policy CC3 c. consider the impact of development in areas at risk of flooding

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

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

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

Sustainable Drainage (SuDS) Assessment, Evidence and Proposals

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Recommendation (Council to complete)	Assessments	Document submitted?	Document title
	Drainage Statement (DS)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017
	GLA-Camden SuDS Pro-forma (fully completed)	Yes	104878-PEF-ZZ-ZZ-EP-D-100017
ecommendation	Policy compliance	Requirement met?	Document title
	DS must include identification of flood risk	Yes	104878-PEF-ZZ-ZZ-EP-D-100009 104878-PEF-ZZ-ZZ-EP-D-100017
	DS must include assessment of existing, greenfield & proposed runoff rates DS must include identification of measures, in line with the drainage hierarchy, to reduce runoff rates	Yes Yes	104878-PEF-ZZ-ZZ-EP-D-100017
	Achieve greenfield runoff rates wherever feasible, or as close as possible	Yes	104878-PEF-ZZ-ZZ-EP-D-10001
	Constrain runoff volumes to greenfield for 100yr 6hr event where feasible Backstop target for unaltered buildings: >50% reduction in existing run-off	Yes Yes	104878-PEF-ZZ-ZZ-EP-D-1000 104878-PEF-ZZ-ZZ-EP-D-1000
	Developments must include SuDS unless inappropriate	Yes	104878-PEF-ZZ-ZZ-EP-D-1000
	Development should follow the detailed London Plan drainage hierarchy	Yes	104878-PEF-ZZ-ZZ-EP-D-1000
	EA climate change factor applied: 2080s upper rainfall intensity allowance (40%)	Yes	104878-PEF-ZZ-ZZ-EP-D-10001
ommendation icil to complete)	Evidence supporting Assessments & Proposals	Evidence submitted?	Document title
	Drawings detailing SuDS extent & position (incl. outfalls, control points, levels) Blue-green roof details with area & minimum 150mm substrate for storage	Yes No	104878-PEF-ZZ-ZZ-EP-D-100017
	Results of cross-site infiltration rate or similar tests to show soil (in)compatibility	Yes	Geo-Environmental Report
	Professional run-off calculations supporting rates & volumes reported in DS Drawings showing on&off-site overland exceedance flows	Yes No	104878-PEF-ZZ-ZZ-EP-D-10001 104878-PEF-ZZ-ZZ-EP-D-10000
	Evidence of site surveys and investigations relating to drainage	Yes	104878-PEF-ZZ-ZZ-EP-D-10001
	Lifetime maintenance and adoption arrangements (and maintenance owner) Management of health & safety risks related to SuDS design	Yes Yes	104878-PEF-ZZ-ZZ-EP-D-1000 104878-PEF-ZZ-ZZ-EP-D-1000
	Confirmation of discharge capacity (or correspondence) from relevant body eg TW	Yes	104878-PEF-ZZ-ZZ-EP-D-1000

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