Weetwood
Development • Planning • Environment

17A CANFIELD GARDENS, LONDON, NW6 3JP

FLOOD RISK ASSESSMENT

Final Report v1.1
March 2023

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Report Title	**17a Canfield Gardens, London, NW6 3JP** Flood Risk Assessment Final Report v1.1
Client	Tom Bestwick Architecture
Date of issue	7 March 2023

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1 INTRODUCTION

1.1 Purpose of Report

Weetwood Services Ltd ('Weetwood') has been instructed by Tom Bestwick Architecture to prepare a Flood Risk Assessment (FRA) report to accompany a planning application for the proposed redevelopment of 17a Cranfield Gardens, London ("the site").

The assessment has been undertaken in accordance with the requirements of the revised National Planning Policy Framework (NPPF) updated on 20 July 2021 and the Planning Practice Guidance (PPG) updated on 25 August 2022.

1.2 Structure of the Report

The report is structured as follows:

Section 1 Introduction and report structure
Section 2 Provides background information relating to the development site
Section 3 Presents national and local flood risk planning policy
Section 4 Assesses the potential risk of flooding to the development site
Section 5 Presents a summary of key findings and the recommendations

1.3 Relevant Documents

The assessment has been informed by the following documents:

- Strategic Flood Risk Assessment, London Borough of Camden, July 2014

2 SITE DETAILS AND PROPOSED DEVELOPMENT

2.1 Site Location

The approximately 0.01 ha site is located at 17a Canfield Gardens, London, at Ordnance Survey National Grid Reference TQ 262 845, as shown in **Figure 1**.

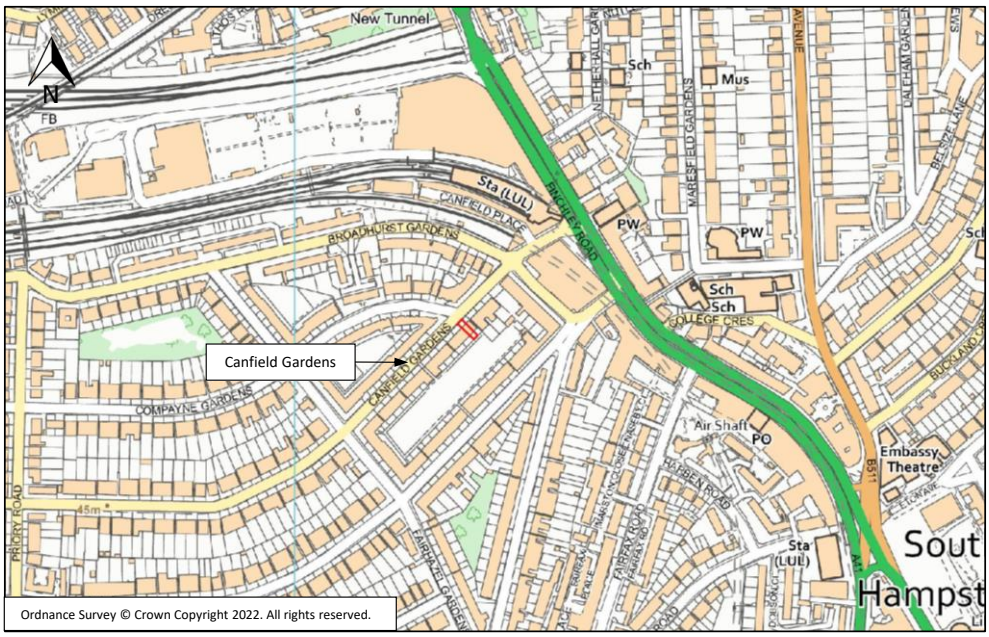

Figure 1: Site Location

2.2 Existing and Proposed Development

The site currently comprises a four-story terraced house, split into two, two-bedroom apartments.

The development proposals entail splitting the existing two-bedroom maisonette at ground and lower ground floor level into two one-bedroom apartments. Access will continue to be provided via Canfield Gardens. The proposed site plan is provided in **Appendix A**.

The NPPF classifies residential development as More Vulnerable to flood risk.

2.3 Surface Waterbodies in the Vicinity of the Site

There are no surface waterbodies located within the vicinity of the site.

2.4 Topographic Levels

LiDAR data has been used to develop a digital terrain model of the site and surrounding area, as illustrated in **Figure 2**. Site levels are in the region of 44.7 to 45.7 m AOD, rising to 46.8 m AOD adjacent to Canfield Gardens.

Ground levels along Cranfield Gardens are in the region of 52.6 to 50.5 m AOD, with levels falling from north-east to south-west.

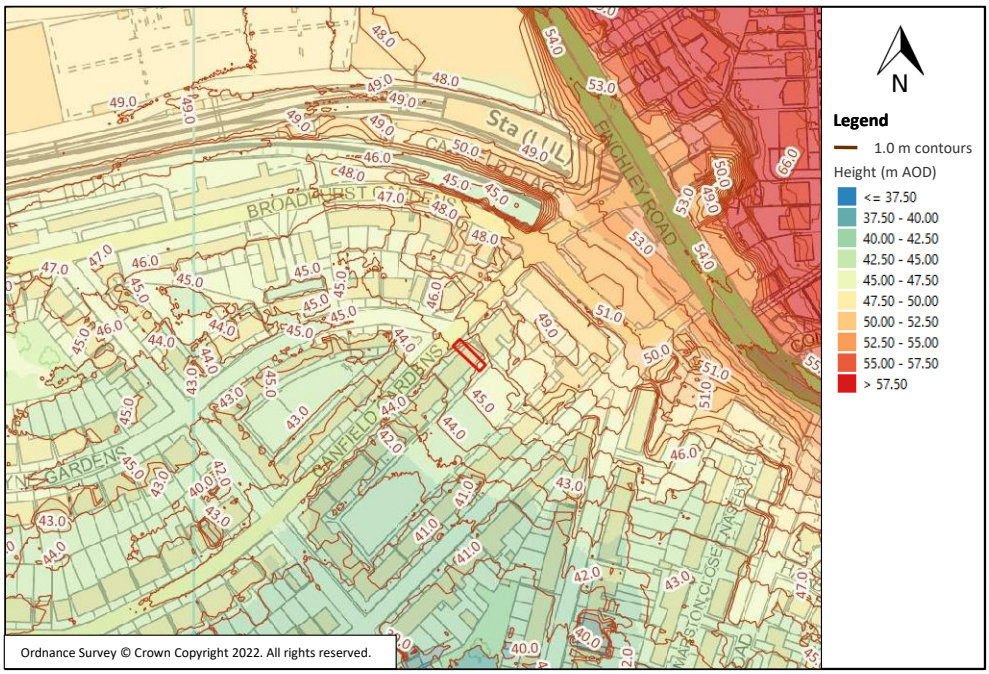

Figure 2: Digital Terrain Model from LiDAR Data

2.5 Ground Conditions

British Geological Survey mapping of surface geology[1] indicates the underlying bedrock formation comprises clay, silt and sand (London Clay Formation), with no superficial deposits denoted.

According to the MAGIC website[2] the underlying bedrock is classified as unproductive aquifer.

The site is not shown to be located within a designated groundwater source protection zone.

1 https://www.bgs.ac.uk/map-viewers/geoindex-onshore/
2 https://magic.defra.gov.uk/MagicMap.aspx

3 PLANNING POLICY AND GUIDANCE

3.1 National Planning Policy and Policy Guidance

The thrust of national planning policy, as articulated in the NPPF is that inappropriate development in areas at risk of flooding should be avoided where possible, as summarised below:

- Inappropriate development in areas at risk of flooding should be avoided and that development should be directed away from areas at highest risk (whether existing or future), but where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere (NPPF para. 159).
- The policy of seeking to steer development to areas with the lowest risk of flooding, from any source, is implemented through the application of the flood risk Sequential Test. Development should not be allocated or permitted if there are reasonably available sites, appropriate for the proposed development in areas with a lower risk of flooding. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding (NPPF para. 162).
- If it is not possible for development to be located in zones with a lower risk of flooding (taking into account wider sustainable development objectives) the Exception Test may have to be applied. The need for the test will depend on the potential vulnerability of the site and of the vulnerability of the development proposed (as set out in Annex 3 of NPPF; also PPG Table 2) (NPPF para. 163). For example, the Exception Test need not be applied for less vulnerable development in any flood zone, or for more vulnerable development in flood zones 1 or 2.
- Where the Exception Test must be applied, application of the test for development proposals at the application stage should be informed by a site-specific flood risk assessment. For the test to be passed it should be demonstrated that: (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; (b) and the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (NPPF para. 164). Both elements of the test should be satisfied for the development to be permitted (NPPF para. 165).
- A site-specific flood risk assessment should be provided for all development in flood zones 2 and 3 [whilst] in flood zone 1, an assessment should accompany all proposals involving: sites of 1 ha or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use (NPPF para. 167).
- Development should not increase flood risk elsewhere (NPPF para. 167).
- Development should only be allowed in areas at risk of flooding where the flood risk assessment (and the sequential and exception tests, as required), demonstrate that: a) within the site, the most vulnerable development is located in areas of lowest flood risk (unless there are overriding reasons to prefer a different location); b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) the development incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual (flood) risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan (NPPF para.167).
- Applications for some minor development and changes of use should not be subject to the sequential or exception tests (NPPF para. 168). The exceptions are stated in Footnote 56.
- Major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems should: a) take account of advice from the lead local flood authority; b) have appropriate proposed minimum operational standards; c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and d) where possible, provide multifunctional benefits (NPPF para. 169).

Guidance on application of the sequential and exception test is provided in the PPG. For example:

- The approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. This means avoiding, so far as possible, development in

current and future (i.e. taking climate change into account) medium and high flood risk areas considering all sources of flooding including areas at risk of surface water flooding (PPG para. 023).

- Where it is not possible to locate development in low risk areas, the Sequential Test should go on to compare reasonably available sites within medium risk areas and then, only where there are no reasonably available sites in low and medium risk areas, within high risk areas (PPG para. 024).
- Initially, the presence of existing flood risk management infrastructure should be ignored, as the long-term funding, maintenance and renewal of this infrastructure is uncertain. Climate change will also impact upon the level of protection infrastructure will offer throughout the lifetime of development (PPG para. 024).
- The Sequential Test should be applied to 'Major' and 'Non-major development' proposed in areas at risk of flooding, but it will not be required where; the site has been allocated for development and subject to the test at the plan making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, now or in the future which would have affected the outcome of the test); the site is in an area at low risk from all sources of flooding, unless the Strategic Flood Risk Assessment, or other information, indicates there may be a risk of flooding in the future; the application is for a development type that is exempt from the test, as specified in footnote 56 of the NPPF (PPG para. 027).
- For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives. Equally, a pragmatic approach needs to be taken where proposals involve comparatively small extensions to existing premises (relative to their existing size), where it may be impractical to accommodate the additional space in an alternative location. For nationally or regionally important infrastructure the area of search to which the Sequential Test could be applied will be wider than the local planning authority boundary (PPG para. 027).
- 'Reasonably available sites' are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development. These could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development. Such lower-risk sites do not need to be owned by the applicant to be considered 'reasonably available' (PPG para. 028).
- The Exception Test should only be applied as set out in Table 2 [of the PPG ("Flood Risk Vulnerability and Flood Zone Incompatibility")] and only if the Sequential Test has shown that there are no reasonably available, lower risk sites, suitable for the proposed development, to which the development could be steered (PPG para. 032).

○ Local Planning Policy

The Camden Local Plan 2016 - 2031 was adopted by the London Borough of Camden in July 2017. The following policies are relevant in respect of flood risk:

Policy A5; Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

a. neighbouring properties;
b. the structural, ground, or water conditions of the area;
c. the character and amenity of the area;
d. the architectural character of the building; and
e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

f. not comprise of more than one storey;
g. not be built under an existing basement;
h. not exceed 50% of each garden within the property;
i. be less than 1.5 times the footprint of the host building in area;
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
k. not extend into or underneath the garden further than 50% of the depth of the garden;
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';
o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
p. avoid cumulative impacts;
q. do not harm the amenity of neighbours;
r. provide satisfactory landscaping, including adequate soil depth;
s. do not harm the appearance or setting of the property or the established character of the surrounding area;
t. protect important archaeological remains; and
u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

We will generally require a Construction Management Plan for basement developments.

Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours.

Policy CC3; Water and Flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

We will require development to:

a. incorporate water efficiency measures;
b. avoid harm to the water environment and improve water quality;
c. consider the impact of development in areas at risk of flooding (including drainage);
d. incorporate flood resilient measures in areas prone to flooding;
e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
f. not locate vulnerable development in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.

The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore.

4 REVIEW OF FLOOD RISK

4.1 Historical Records of Flooding

The Environment Agency (EA) Historic Flood Map[3] indicates that neither the site nor access route has been impacted by historic flooding.

Figure 3 iv of the 2014 Strategic Flood Risk Assessment ("Updated Flood Maps for Surface Water Flooding (uFMfSW)") indicates Canfield Gardens was impacted by a flood event in 2002. The 2014 Strategic Flood Risk Assessment states that "*the mapping is relatively coarse in scale and does not allow a distinction between, for example, an entire street flooding, or an isolated section of road flooding as a result of a blocked gully*". The London Borough of Camden Council has been contacted[4] to gain more information about this event, however, at the time of writing a response had not been received.

Figure 4e of the 2014 Strategic Flood Risk Assessment ("Increased Susceptibility to Elevated Groundwater") indicates that 8 properties along Canfield Gardens have been affected by historic groundwater flooding events. Figure 5a ("DG5 Internal Sewer Flooding") and Figure 5b ("DG5 External Sewer Flooding") indicate that 8 properties and 18 properties respectively have been affected by sewer flooding within the NW6 3 postcode area. No further information has been provided for the sewer flooding events.

4.2 Flood Risk from Rivers (Fluvial)

The EA Flood Map for Planning (Rivers and Sea)[5] (**Figure 3**) shows the site to be located in flood zone 1. Table 1 of the PPG defines flood zones as follows[6]:

- Flood zone 1: Low Probability. Land having a less than 1 in 1,000 annual probability of river or sea flooding
- Flood zone 2: Medium Probability. Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding
- Flood zone 3a: High Probability. Land having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of sea flooding
- Flood zone 3b: Functional Floodplain. Land where water from rivers or the sea has to flow or be stored in times of flood. Land having a 1 in 30 or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively or land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as a 1 in 1,000 annual probability of flooding).

The zones do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding; however, given the extents of flooding indicated on the Flood Map for planning, the effect of climate change is not considered to pose a risk of flooding.

It is concluded that the site is not at risk of flooding from rivers (fluvial).

[3] https://data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map
[4] Freedom of Information request from Weetwood to London Borough of Camden on 22 November 2022 (ref CAM4285)
[5] https://flood-map-for-planning.service.gov.uk/
[6] https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables

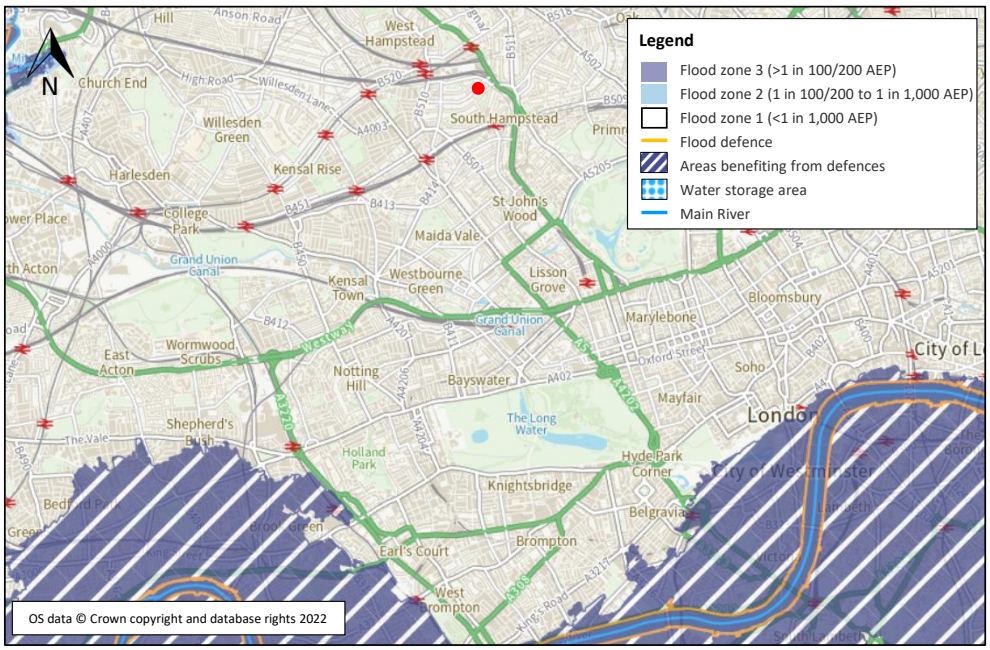

Figure 3: Flood Map for Planning
Source: gov.uk website; Accessed: November 2022

4.3 Flood Risk from Small Watercourses and Surface Water (Pluvial)

There are no small watercourses located within the vicinity of the site.

The EA Flood Risk from Surface Water map (**Figure 4**) indicates that the site and Canfield Gardens are located at a very low risk of surface water flooding. However, and as indicated in **Section 4.1**, the 2014 Strategic Flood Risk Assessment indicates that flooding of Canfield Gardens occurred in 2002 and internal sewer flooding affected 8 properties and external sewer flooding affected 18 properties within the NW6 3 postcode area, but it was not clear specifically where the flooding occurred. .

Canfield Gardens and land to the rear of the property falls to the south/south-west. The land to the rear of the site and Canfield Gardens adjacent to the site are located at approximately 45.3 and 46.4 m AOD respectively, falling to a level of 42.7 m AOD at the junction with Fairhazel Gardens. Given the gradient of Canfield Gardens, any surface water flowing along the road would be of shallow depth and would be expected to remain within the curb line. In addition, any surface water runoff generated within the greenspace to the south of the site would also be expected to flow to the lower lying land to the south of the site as shallow overland flow.

Given that historic flooding has occurred and the areas designation as a critical drainage area (as indicated by Figure 3 v “Updated Flood Maps for Surface Water Flooding (uFMfSW)” of the 2014 Strategic Flood Risk Assessment), flooding to the property cannot be ruled out. However, flooding to lower areas is more likely to occur if caused by sewer or highway drainage issues.

It is concluded that the site is at a moderate risk of surface water flooding.

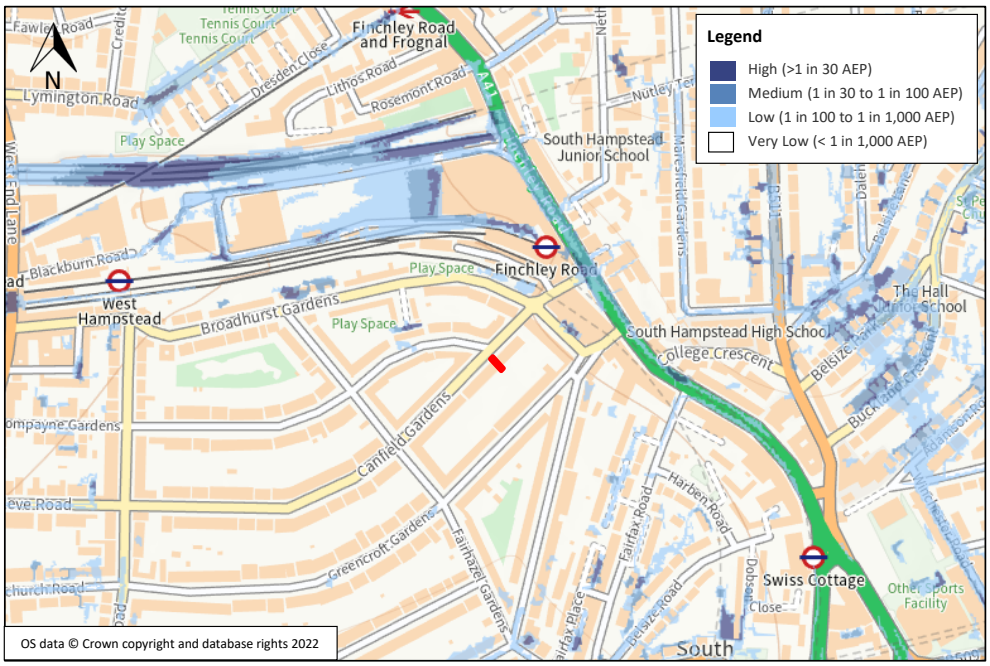

Figure 4: Flood Risk from Surface Water
Source: gov.uk website; Accessed: December 2022

4.4 Flood Risk from Reservoirs, Canals and Other Water Impounding Structures

There are no canals or other impounded waterbodies located within the immediate vicinity of the site. The EA Flood Risk from Reservoirs map indicates that the site is not at risk of flooding from such sources.

It is concluded that the site is not at risk of flooding from reservoirs, canals or other water impounding structures.

4.5 Flood Risk from Groundwater

The JBA Groundwater Flood Risk Indicator map (**Figure 5**) indicates that the site is at a Negligible risk during a 1 in 100 AEP groundwater flood event.

The National Geoscience Data Centre's Single Onshore Borehole Index[7] holds records of two boreholes located approximately 120 m north-west of the site along Broadhurst Close and a further four boreholes located approximately 170 m north-west along Broadhurst Gardens. These indicate that narrow bands of gravel are present within the London clay formation, in which ground water was recorded.

Based on an assessment of the underlying geology and the surrounding topography, the risk of groundwater emergence occurring at the site is assessed to be low. In the unlikely event that groundwater flooding at lower ground floor level were to occur the on-site drainage system would mitigate the impact to the property.

It is concluded that the site is at a low risk of flooding from groundwater.

[7] https://www.bgs.ac.uk/map-viewers/geoindex-onshore/

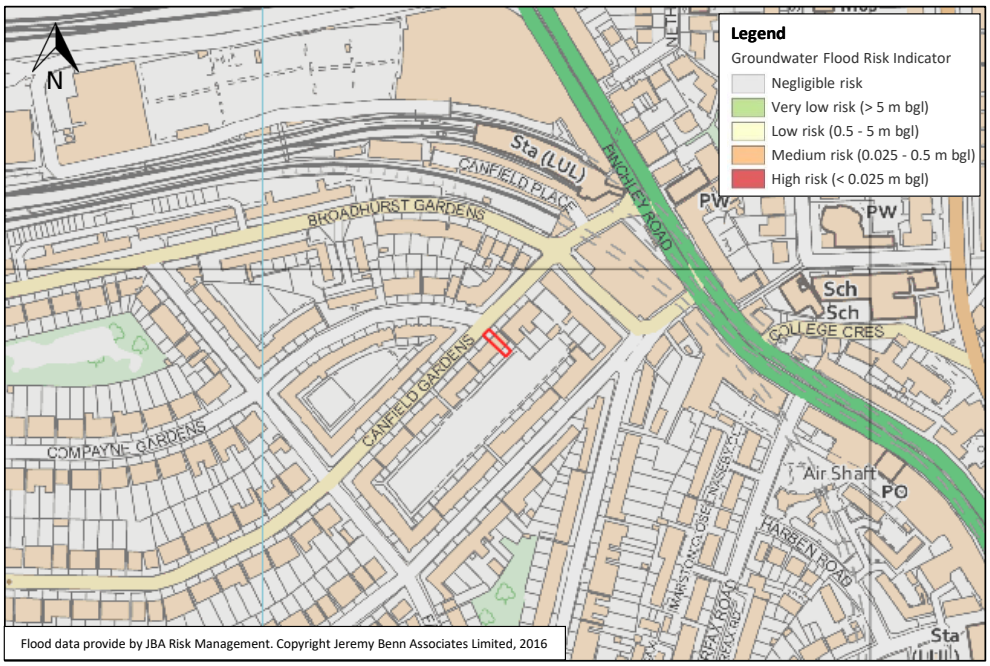

Figure 5: JBA Groundwater Flood Risk Indicator Map
Source: Blue Sky Maps; Accessed: November 2022

4.6 Flood Risk Mitigation

The risk of flooding to the proposed development from surface water and groundwater is assessed to be moderate to low. The risk of flooding to the proposed development will be mitigated through the implementation of the following measures:

- Finished floor levels should be set no lower than existing.
- Foul and surface water should be pumped from the lower ground floor level to the public sewer network. The package pumping station should incorporate an anti-flood loop and/or non-return valves.
- Threshold levels to the lower ground floor flat should be raised by a minimum of 0.3 m above adjacent ground levels.
- External doors on the lower ground floor flat to be solid doors with watertight frames.

5 SUMMARY AND RECOMMENDATIONS

This report has been prepared on behalf of Tom Bestwick Architecture and relates to the proposed redevelopment of 17a Canfield Gardens.

The Environment Agency Flood Map for Planning indicates the site to be located in flood zone 1. The risk of flooding to the proposed development from surface water and groundwater is assessed to be moderate to low.

The assessment demonstrates that the proposed development may be completed in accordance with the requirements of planning policy subject to the following:

- Finished floor levels to be set at no lower than existing.
- Foul and surface water should be pumped from the lower ground floor level to the public sewer network. The package pumping station should incorporate an anti-flood loop and/or non-return valves.
- Threshold levels to the lower ground floor flat should be raised by a minimum of 0.3 m above adjacent ground levels.
- External doors on the lower ground floor flat to be solid doors with watertight frames.

APPENDIX A

Proposed Site Plan

1:500

10m 0 10m 20m 30m 40m 50m

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Notes

This drawing must not be scaled. Use figured dimensions.

All dimensions are to be verified and checked on site. Any discrepancies that are, or become apparent should be reported to Tom Bestwick.

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Rev	Date	By

Client
Ismael Mohamed

Designer
Tom Bestwick

Project
17A Canfield Gardens
London
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Drawing
Site Plan

Proj N°	Author	Scale
134	TB	1:500 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
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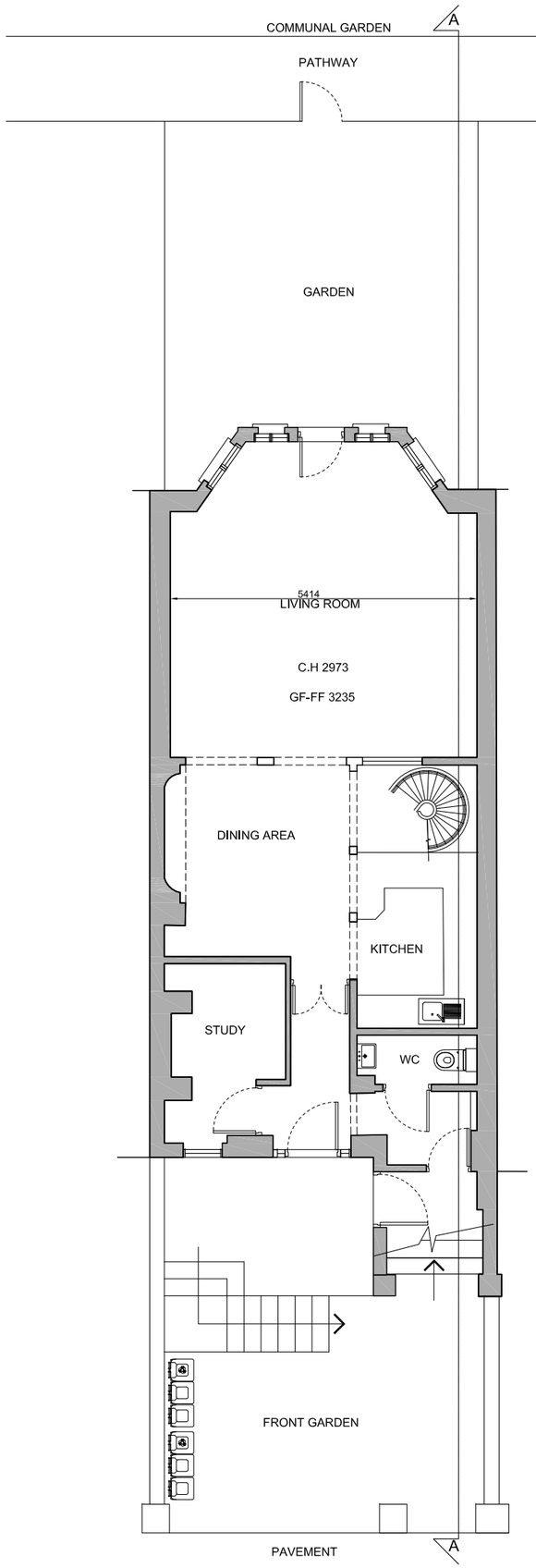

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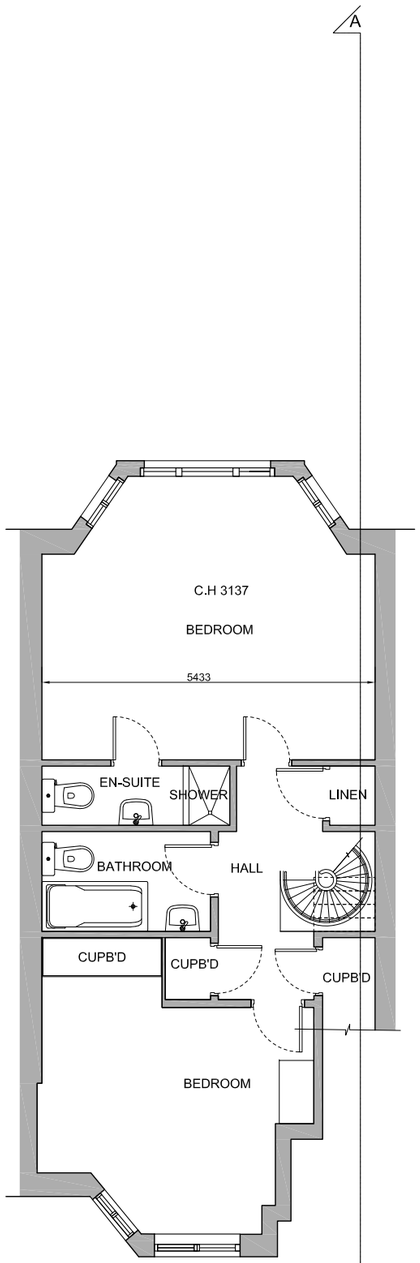

2 Existing GF Plan

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Drawing
Existing LGF
Existing GF

Proj N°	Author	Scale
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Date	Rev N°	Signed
12-08-2022		TB

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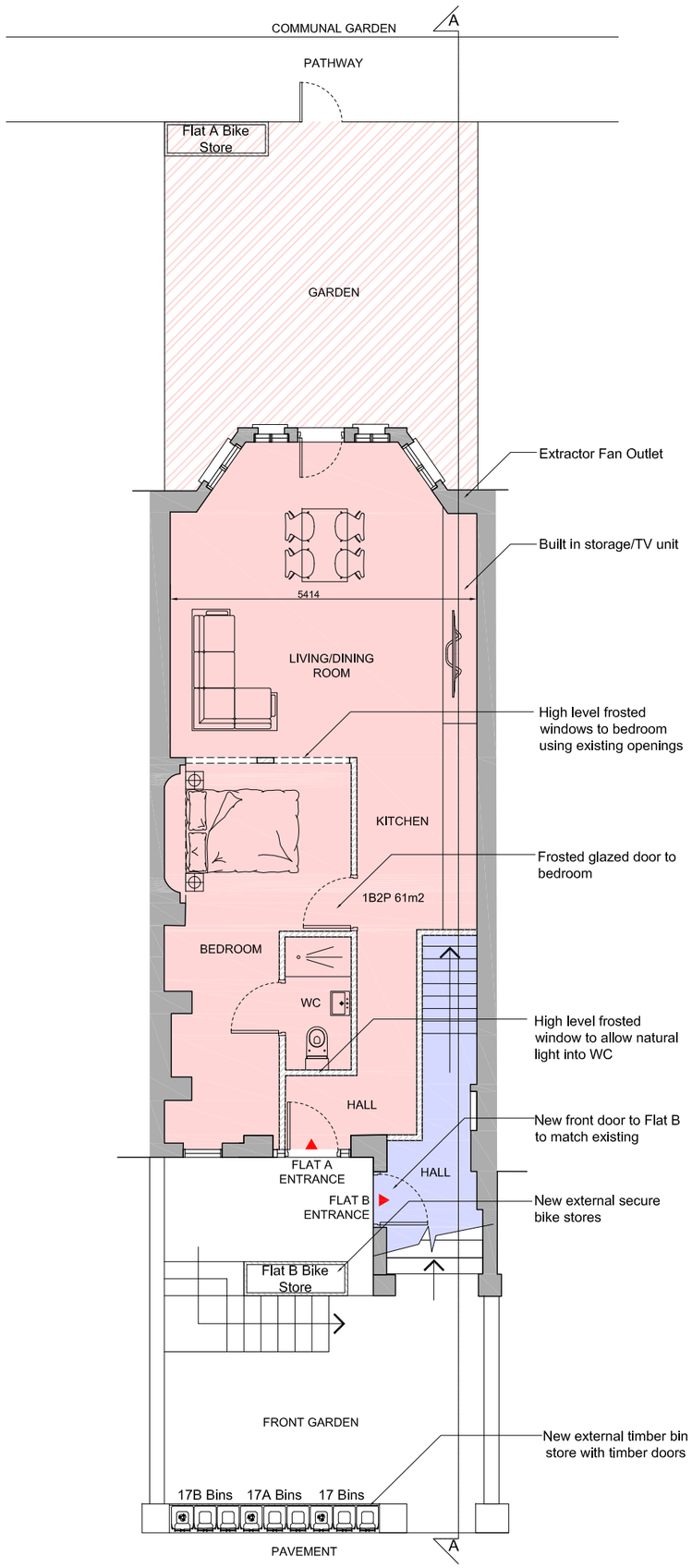

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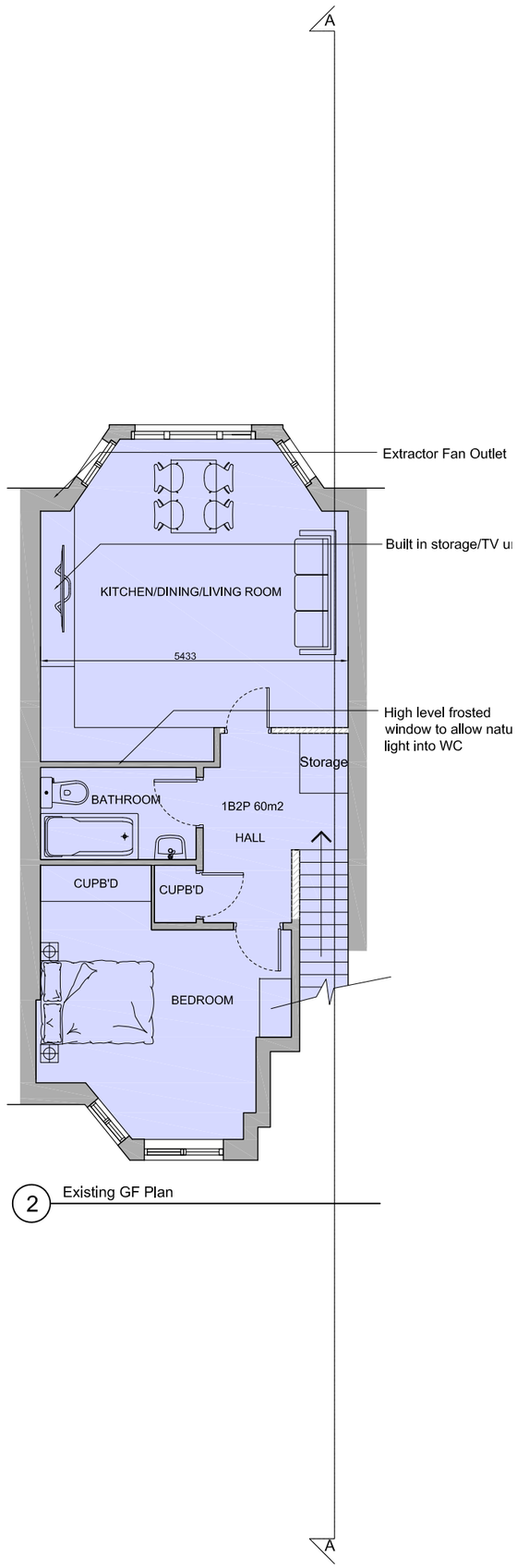

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Proposed LGF
Proposed GF

Proj N°	Author	Scale
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Date	Rev N°	Signed
12-08-2022		TB

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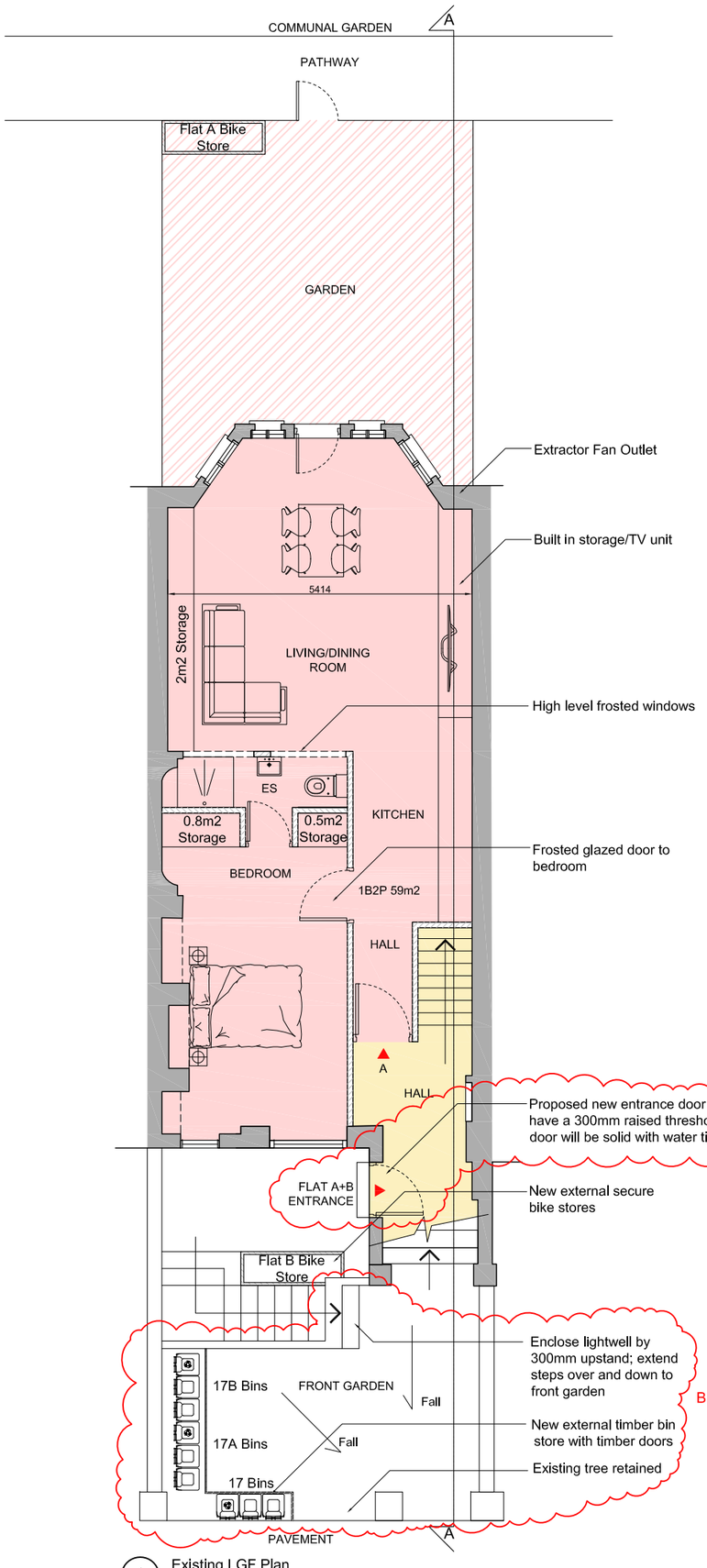

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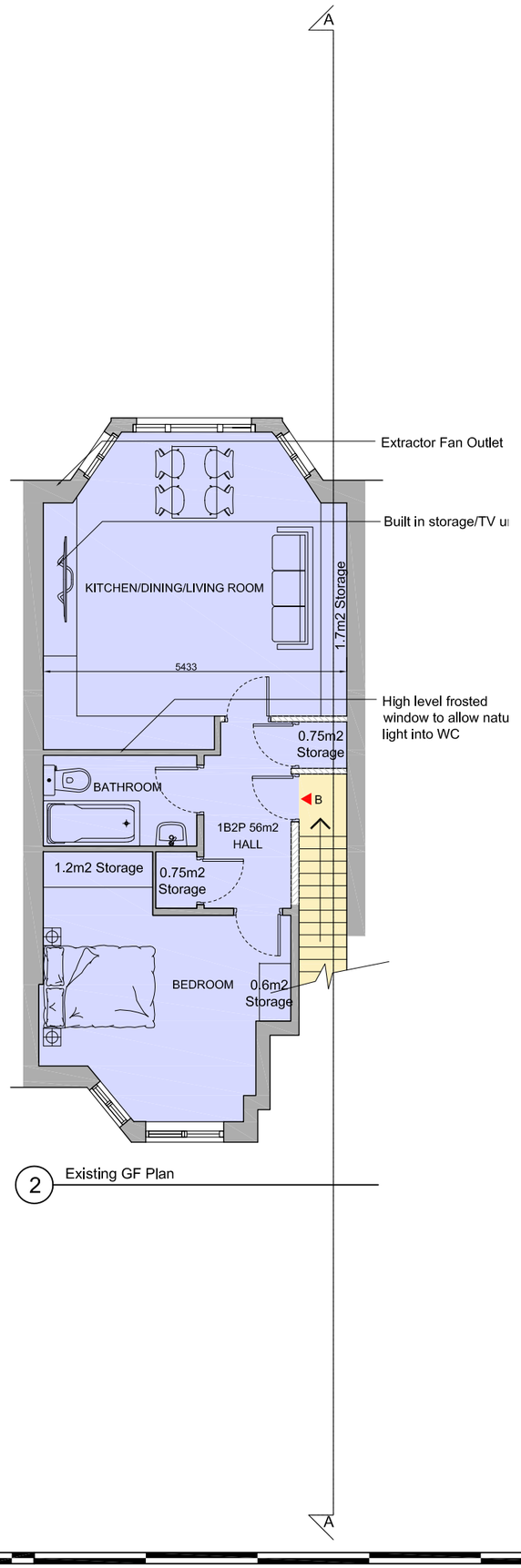

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A	25.11.2022	TB
B	21.02.2023	TB

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Drawing
Proposed LGF
Proposed GF

Proj N°	Author	Scale
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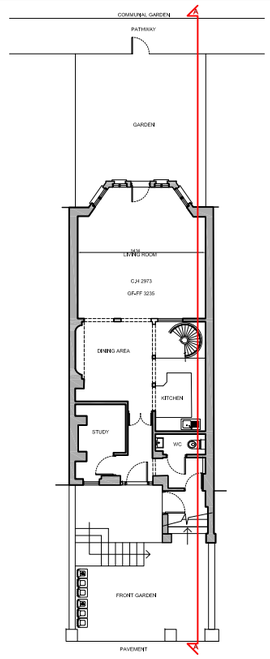
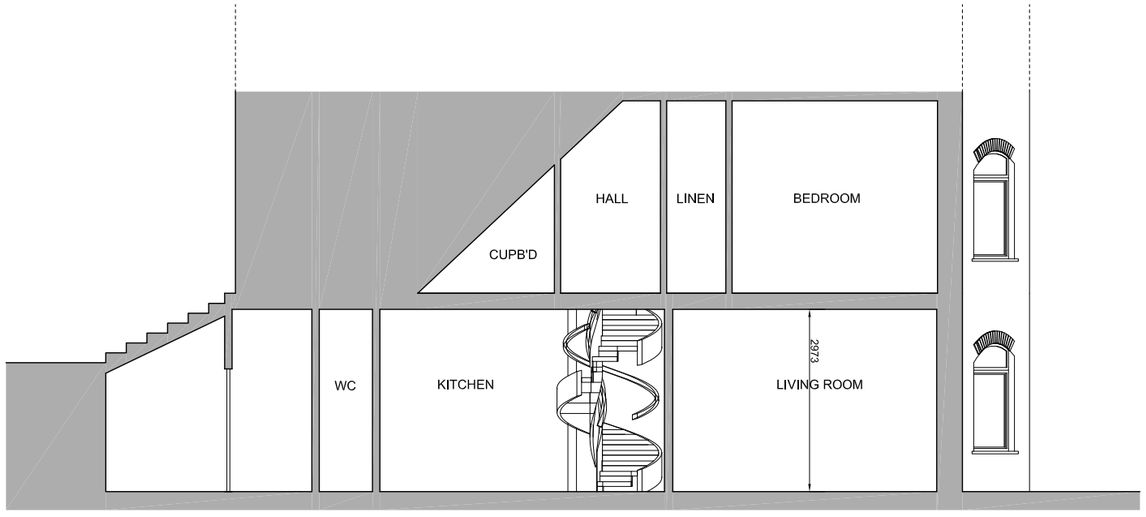
134 - 210





1:100

2m 0 2m 4m 6m 8m 10m

NOT FOR CONSTRUCTION

Notes

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Rev	Date	By

Client
Ismael Mohamed

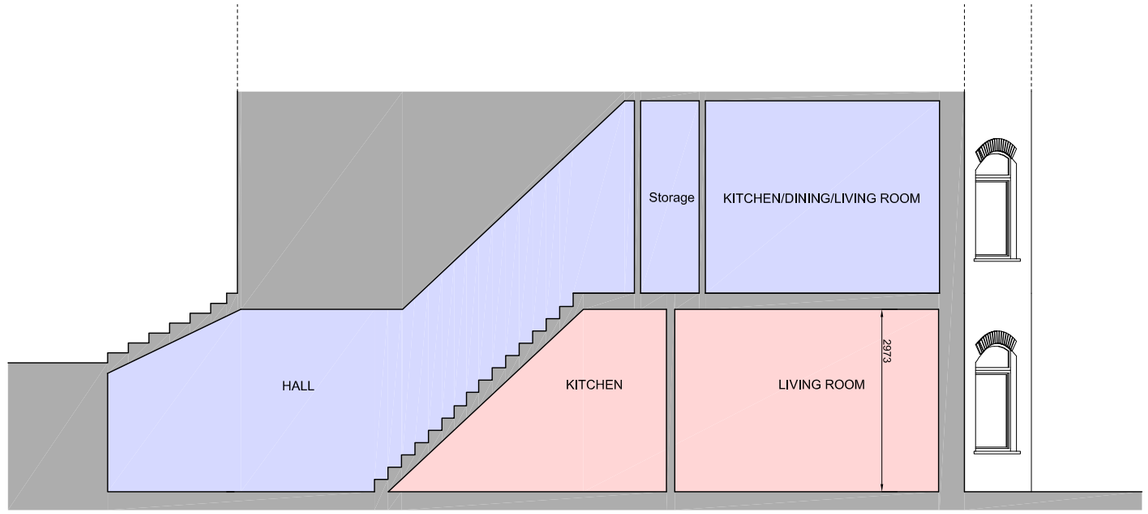
Designer
Tom Bestwick

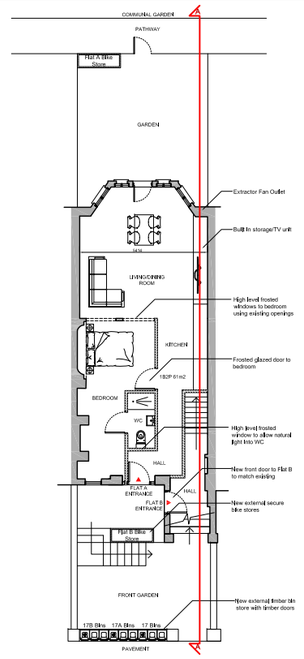
Project
17A Canfield Gardens
London
NW6 3JP

Drawing
Existing Section A

Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 130





1:100

2m 0 2m 4m 6m 8m 10m

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Client
Ismael Mohamed

Designer
Tom Bestwick

Project
17A Canfield Gardens
London
NW6 3JP

Drawing
Proposed Section A

Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 230

1:100

2m 0 2m 4m 6m 8m 10m

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Client
Ismael Mohamed

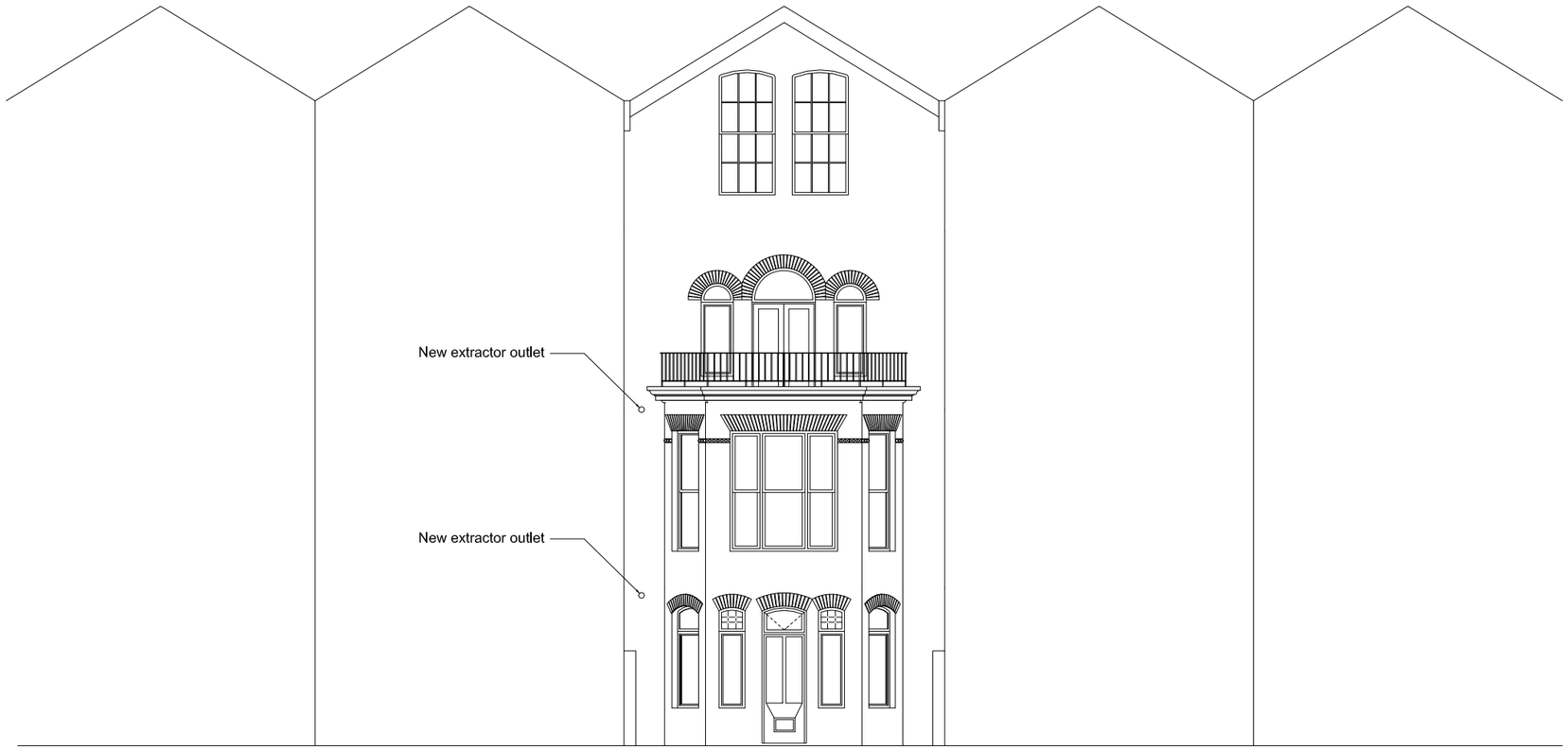
Designer
Tom Bestwick

Project
17A Canfield Gardens
London
NW6 3JP

Drawing
Existing Rear Elevation

Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 120



1:100

2m 0 2m 4m 6m 8m 10m

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Client
Ismael Mohamed

Designer
Tom Bestwick

Project
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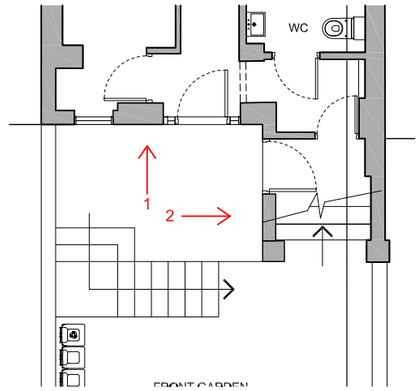
London
NW6 3JP

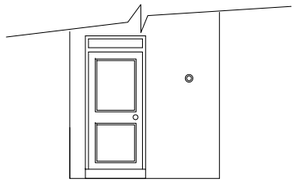
Drawing
Proposed Rear Elevation

Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 220



Existing LGF Elevation 1



Existing LGF Elevation 2

1:100

2m 0 2m 4m 6m 8m 10m

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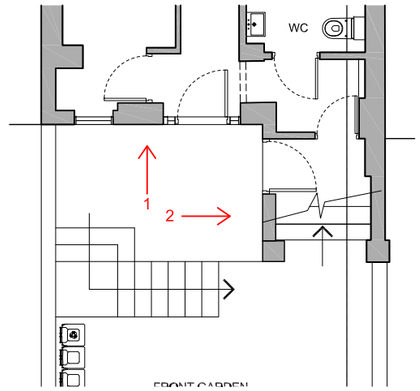
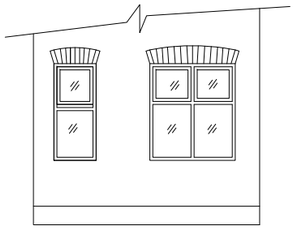
Drawing
Existing LGF Elevations

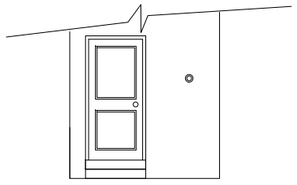
Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 121





Proposed LGF Elevation 1



Proposed LGF Elevation 2

1:100

2m 0 2m 4m 6m 8m 10m

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Client
Ismael Mohamed

Designer
Tom Bestwick

Project
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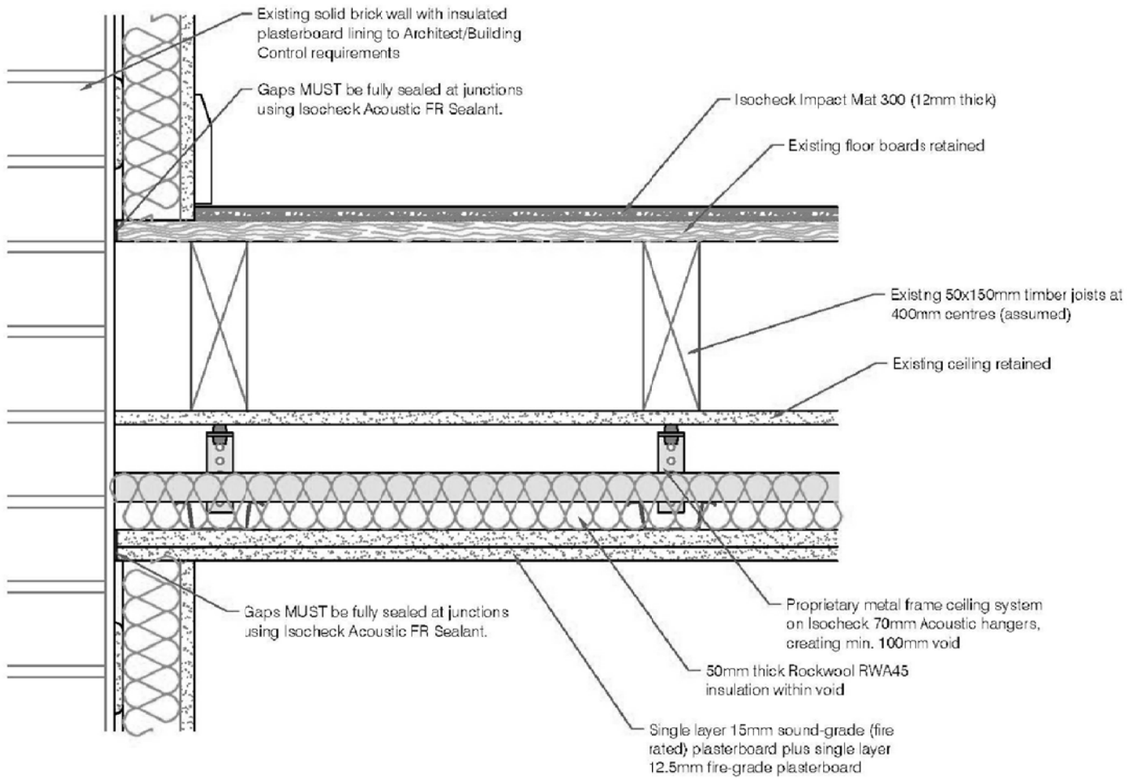
London
NW6 3JP

Drawing
Proposed LGF Elevations

Proj N°	Author	Scale
134	TB	1:100 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 221



1:5

100mm 0 100mm 200mm 300mm 400mm 500mm

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Tom Bestwick

Project
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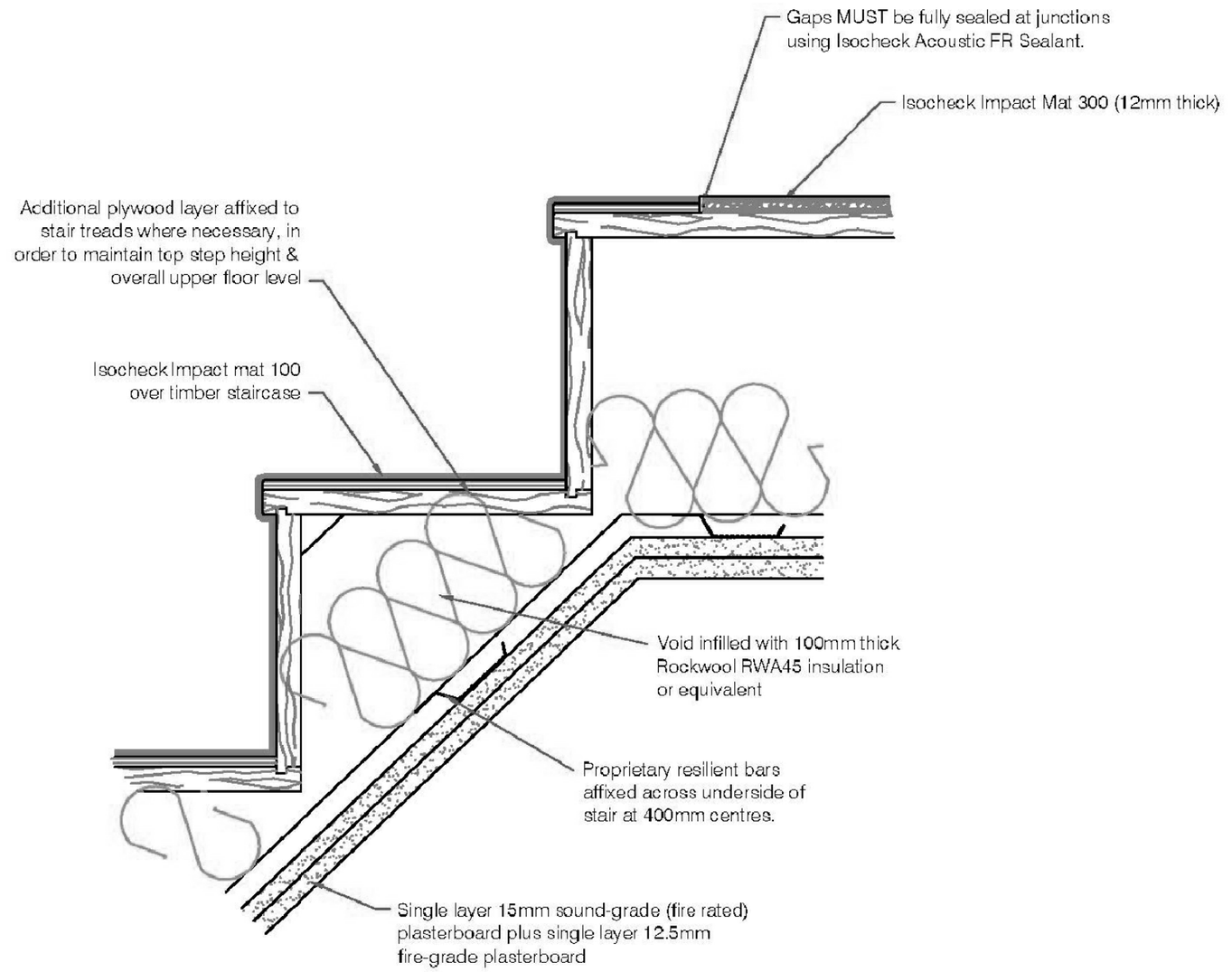
NW6 3JP

Drawing
Detail 1

Soundproofing Floor Detail

Proj N°	Author	Scale
134	TB	1:5 @ A3
Date	Rev N°	Signed
12-08-2022		TB

Number
134 - 301



1:5

100mm 0 100mm 200mm 300mm 400mm 500mm

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Client
Ismael Mohamed

Designer
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Project
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London
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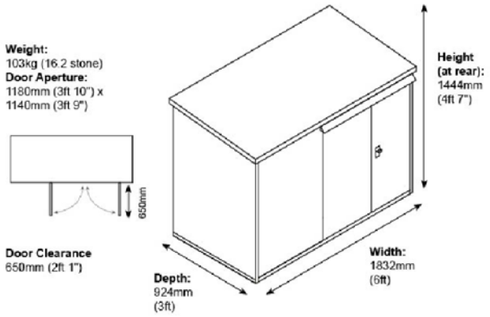
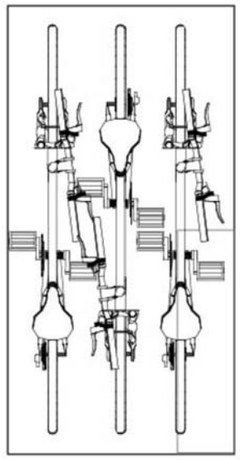
Drawing
Detail 2

Soundproofing Staircase Detail

Proj N°	Author	Scale
134	TB	1:5 @ A3
Date	Rev N°	Signed
12-08-2022		TB

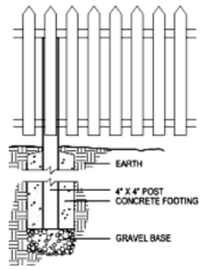
Number
134 - 302

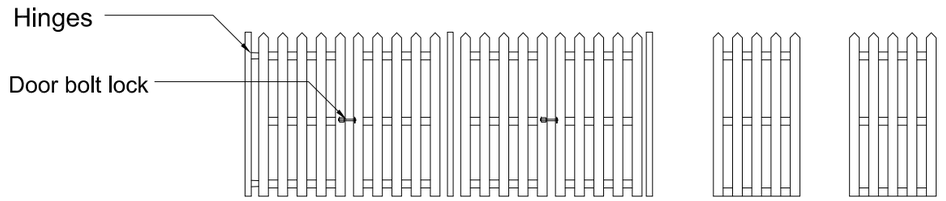




- https://www.asgardsss.co.uk/bike-storage-x3
- Secure storage of 3 bikes featuring pick-resistant locks
- Constructed from maintenance-free, thick, galvanised, weatherproof steel panels and features an integral metal floor, convenient large double-door access and rain guard above the door
- The integral full metal base can be bolted to the ground using the supplied ground bolts, to prevent attempts at removal

1 Proposed Secure Bike Storage





- Timber fence to be painted or stained as per specifications
- All nails and hardware to be hot dipped galvanized
- Posts to be 1m centres
- Timber posts to and stringers to be wolmanized pine grade C or better

2 Proposed Timber Bin Store

1:5

100mm 0 100mm 200mm 300mm 400mm 500mm

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Project
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London
NW6 3JP

Drawing
Detail 3

-Bin Store Details
-Bike Store Details

Proj N°	Author	Scale
134	TB	1:5 @ A3
Date	Rev N°	Signed
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Number
134 - 303

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Flood Consequences Assessments
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Foul Water Drainage
Environmental Impact Assessments
River Realignment and Restoration
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Discharge of Planning Conditions

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