



# HILLINGDON

LONDON

<b>Meeting:</b>	<b>Minor Applications Planning Committee</b>	
<b>Date:</b>	<b>1 September 2021</b>	<b>Time: 6:00pm</b>
<b>Venue:</b>	<b>Council Chamber, Civic Centre</b>	

## ADDENDUM SHEET

<b>Item: 6</b>	<b>Page: 11</b>	<b>Location: 59 Elm Avenue, Eastcote</b>
<b><i>Amendments/Additional Information:</i></b>		<b><i>Officer Comments:</i></b>
<p>Since the drafting of the Committee Report, comments have been received from the Council's Planning Specialists Team (Flood and Water Management). These comments are as follows:</p> <p><i>Objection - the site lies in a Critical Drainage Area and properties on Elm Avenue have been affected by flooding in the past. Although there is no risk of flooding at the site and there is no objection on flood risk grounds, the submitted Flood Risk Assessment (WTFR Ltd report dated January 2021) acknowledges the wider risk of surface water flooding but proposes a discharge rate significantly greater than greenfield runoff rates. 5l/s is not considered to be the minimum rate and a rate of runoff closer to 1/s should be assumed for this development. The applicant has therefore not demonstrated that there is sufficient space on the site within the proposed layout for sufficient attenuation. This could potentially be resolved by applying a relevant condition that confirms an agree lower discharge rate with the applicant and the preference for sustainable drainage systems in the final drainage design.</i></p>		<p>If the application had been recommended for approval a suitable condition would have been included. This would have required the submission of a detailed SUDS design for approval which would also need to ensure the discharge rate is closer to greenfield run-off rates.</p>