



LLFA comments	
Application reference	DC/22/129789 (Second assessment)
Site Address	21-57 Willow Way, Upper Sydenham, Forest Hill, London, SE26 4QP
Proposal	Demolition of existing buildings and redevelopment to provide employment floorspace (Use classes E(g)(i)(ii)(iii)) and residential dwellings including affordable housing and amenity space.
Officer	N.S.
Date	18/07/2023

Comments:
<p>This application has changed from the previous application submitted in the following ways:</p> <ul style="list-style-type: none"> • Type of development: N/A • Types of conveyance / attenuation features: N/A, but clarification that some areas of the roof will act as rain gardens. • Runoff rate restriction (l/s): 2.2 (1 in 100 year + 40% CC) which does not achieve greenfield rates but still achieves a significant betterment on existing rates. • Runoff rate restriction per hectare (l/s/ha): N/A • Runoff attenuation volume (m³): N/A • Maintenance plan: Maintenance tasks and frequencies included for the green roof. • Any other previously identified outstanding matters: A drawing to show exceedance flow routes has been provided.
Relevant Policies:
<ul style="list-style-type: none"> • PPG – Paragraphs 32 and 79 • London Plan – Policy SI 13 • Non-statutory technical standards for sustainable drainage systems – S1-S9 and S12 • Revised Climate Change Allowances • Ministerial Statement – 18 Dec 2014
Recommendation:
<p>We recommend approval of the application (subject to conditions) for the following reasons:</p> <ul style="list-style-type: none"> • The applicant has explained how methods of rainwater harvesting have been incorporated into the planned roof layout and shown the suggested layout and design of these. • Clarification has been provided on the discharge location which is confirmed as the Thames Water combined sewer. • The applicant has clarified the proposed post-development runoff rates, and these are greater than a 90% reduction on existing run-off rates and represent a significant betterment. • The applicant has provided the greenfield runoff volume for the 1 in 100 year storm event and provided calculations to support this. • The volume for the attenuation tank proposed has been provided and demonstrates sufficient storage on site. The volume of storage provided by the green roof and rain gardens on the roof should be provided at a later stage. • The applicant has clarified that the site area is 2239m².

- The applicant has provided calculations demonstrating that the half-drain times are below 24 hours.
- The applicant has also provided a drawing detailing the proposed exceedance flow route, which are away from buildings.
- The applicant has provided the maintenance tasks and frequencies required for the green roof.

Potential revisions/amendments (if necessary):

Conditions proposed:

Prior to commencement of groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design including drawings and supporting calculations to the Lead Local Flood Authority for review and approval, aligned with the *Surface and Foul Water Drainage Strategy report (16/12/2022)*, *Surface and Foul Water Drainage Strategy – Technical Note (16/03/2023)*, and associated drawings. The applicant must provide the storage volumes for all proposed drainage features, and the whole site area must be included in the calculations. A detailed management plan confirming routine maintenance tasks for all drainage components must also be submitted to demonstrate how the drainage system is to be maintained for the lifetime of the development, and a maintenance owner must be confirmed.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy SI 13, its associated Sustainable Design and Construction SPG, the Non-Statutory Technical Standards for Sustainable Drainage Systems and Lewisham Council's Core Strategy Policy 10.

No building hereby permitted shall be occupied until evidence (photographs and installation contracts) is submitted to demonstrate that the sustainable drainage scheme for the site has been completed in accordance with the submitted details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan for all of the proposed drainage components.

Reason: To comply with the Non-Statutory Technical Standards for Sustainable Drainage Systems, the National Planning Policy Framework (Paragraph 103), the London Plan (Policies SI 12 and SI 13) along with associated guidance to these policies and Lewisham Council's Core Strategy Policy 10.