

Hi Alison,

Please see below our proposed amendments to our requested conditions. We have reduced the number from 3 to just the 1 below.

Condition

Prior to the commencement of construction, the applicant shall submit a detailed assessment of the adjacent tidal Thames flood defences to the Local Planning Authority to be approved in writing, in consultation with the Environment Agency. The assessment must include, but not be limited to:

- An intrusive survey of the flood defence structure, including any buried elements, to determine its precise location in relation to the proposed development;
- An assessment of the current residual life of the tidal Thames flood defence structures prior to development;
- An assessment of that the proposed development does not impact the structural integrity of the flood defence structure or its residual life
- An assessment that the development does not preclude any foreseeable future maintenance and upgrade works which may be required for the flood defence structure

Reason

To demonstrate that the proposed development does not impact the structural integrity of the flood defence structure nor its function to ensure that there is no increase in flood risk. This is supported by Paragraph 170 of the National Planning Policy Framework; Policy SI 12 of The London Plan (2021) and Policy LP12 Water and Flooding of the Wandsworth Local Plan.

This condition re-wording requests that the applicant will need to assess whether the flood defence structure, particularly the buried elements, extend closer to the development, and if so, by how much precisely. There should also be a baseline condition survey of the flood defence to determine the residual lifetime before construction to ensure it is commensurate with that of the lifetime of development.

These two surveys will allow for bullet points 3 and 4 to be demonstrated and justified, with evidence, to ensure the development is compliant with the National Planning Policy Framework (Paragraph 170) by ensuring that the structural integrity of any flood defence structures, and the functioning of the flood defence, is not impacted to ensure there is no increase in flood risk on site not elsewhere as a result of the development being delivered.

Without these demonstrations, there is no evidence to demonstrate the development (as it is within 16m from the flood defence, the setback defined within the Local Plan) will not be compromising the structural integrity, effectiveness and stability of the flood defences, contrary to Paragraph LP12 of the London Borough of Wandsworth's Local Plan.

Please note, we still refer to our previously submitted Statement of Common Ground as our position has not changed since last Tuesday, but we would like to take this opportunity to provide amended conditions for inclusion should the Appeal be upheld, following discussions at the Roundtable last Tuesday.

Kind regards,

Shea Bunyan

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