## Sarah Madondo

**Subject:** FW: Planning Application Consultation - HGY/2025/3156 - 2 to 240 Block, Tiverton Road, Tottenham, London

Further to my response below on this application dated 23 December 2025, it appears that the applicant has still not submitted the revised report with the required amendments. In light of the above, we are happy for planning conditions to be applied to this application. Please see below our formal response:

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Having reviewed the applicant's recently submitted response letter (reference P25-0335/SB/01, dated 16 December 2025) as prepared by Graphics Structure Consultant, together with our subsequent response email dated 23rd December 2025, we are satisfied with the revised information and the overall methodology outlined in the letter. This is subject to the following planning conditions being secured regarding the Surface Water Drainage Strategy and its management and maintenance plan.

**Surface Water Drainage condition**

No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

a) Calculations including the Network Diagram cross referencing drainage elements confirming a full range of rainfall data for each return period for 7 days 24 hours provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.

b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

d) An evidence from the Thames Water confirming that the site has an agreed rate and point of discharge.

**Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.**

**Management and Maintenance condition**

Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

**Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system**

I hope the above is helpful. Please do not hesitate to contact me should you require any further information.

Best Regards,

**Pankit Shah**
**Flood & Water Management Lead**