

**Council: Tuesday, 5 November 2013**

**Non-Executive Business Item: Councillor Daniel Seal**

Basement Development Assessment

Council notes that the number of applications for basements in the Borough is increasing, and is likely to increase given pressures on space and land value; and that such development has significant implications for the Borough, in particular in respect of flooding. Council is aware that national policy in the form of the NPPF requires planning policies and decisions to take account of ground conditions and land instability, following submission by developers of adequate site investigation information. Council is further aware that its Supplementary Planning Document: Residential Design Guidance of April 2013 requires details of soil and drainage to accompany applications for basement development and that ground water conditions at neighbouring properties should not be adversely affected by it.

Council notes that London Borough of Camden has for several years required basement development impact assessments to be submitted in accordance with a methodology set out in geological, hydrogeological and hydrological guidance for subterranean development prepared for the Borough by Arups.

Council therefore asks its Planning Service to:

Advise it on the steps required to be taken to work towards the adoption of a Council policy which more clearly gives effect to the general principle that basement proposals shall where appropriate be accompanied by basement impact assessments and that, if such assessments fail to exclude the risk of unacceptable impacts to neighbouring groundwater once appropriate mitigation measures are taken into account, planning permission should be refused; and

Confirm that pending the adoption of clearer policy on this issue, the Council will give appropriate consideration to the above general principle in relation to applications for planning permission before it.

*Under Council Procedure Rule, Section 1, Standing Order 23.5: if my item is not dealt with by the end of the meeting I ask that it be voted upon at the Council meeting.*