

Respondent Name: Anastasia Harrison

(Submitted through online Snap survey)

| Document | Policy/Para number | Legally compliant? | Sound? | Complies with DtC? | Please give further comments. | Please set out suggested changes | Do you wish to attend the oral examination? |
|----------|--------------------|--------------------|--------|--------------------|---|---|---|
| DM DPD | DM 18 | Yes | No | Yes | DM18 is a good start given current planning policy on basements. It does, however, not go far enough. As the neighbour of a resident who is requesting planning permission for a basement, I believe the neighbour protections are not sufficient. Enhanced neighbour protections (as laid out in the Neighbourhood Plan) would, given the lack of specificity within the Party Act to deal with basements, also provide protections over time to those | The Highgate Neighbourhood Plan, currently out for consultation, has a detailed Basement policy. This has been well considered and uses best practice from other London boroughs. There are elements within the proposed policy, particularly regarding neighbour protections, that should be added to the DM18 to make it far more robust. In addition there should be additional rules during the construction process, such as requiring the use of equipment that minimises noise and vibration. For reference, the details below come from the Highgate Neighbourhood plan found here: http://www.highgateneighbourhoodforum.org.uk/plan/Basements There is considerable concern in Highgate regarding the effect of proliferation of basement developments. Full consideration should be given to the potential impacts of basement developments at application stage. Any assessment has to be full and informed and should cover: • The effect of subterranean development on the structural stability of adjacent properties and associated damage caused. Around 45% of all insurance claims nationwide that involve impact from adjacent basement works relate to failure at design stage; • Irreparable damage to the local water regime both in terms of ground water diversion and surface water | No |

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| | | | | | <p>carrying out excavations and additionally provide protections for subsequent owners of both properties.</p> | <p>flooding. Specific concerns were raised around the effect on a decrease in rainfall catchment for Highgate and Hampstead ponds; • The individual and cumulative impact of developments on the character and biodiversity of gardens and adjacent open spaces, particularly in designated conservation areas and those areas designated Private Open Space adjacent to Metropolitan Open Land (on the Fringes of Hampstead Heath); and • The general loss of amenity to both existing and future residents caused by over development on site. Camden have a comprehensive policy covering basement development in their adopted Core Strategy (DP27). At the time of the production of this Plan, however, Haringey did not have a similarly complete adopted policy. Policy DH5 of this Plan seeks to build on Camden's current policy and ensure that applications for basement development across the Plan area are considered in a consistent and robust manner. Policy DH5: Basements Applications for basement development will be supported where they provide adequate supporting information and meet the requirements set out within this policy. All proposals of this type will require the following to be considered undertaken and / or provided: 1. Enhanced Basement Impact Assessment (BIA) requirements: i) All applications should be informed by a pre-application BIA questionnaire from neighbours to inform scope of Site Investigation on development site; and ii) Applicants will be required to sample soil along boundaries with neighbours and to monitor ground</p> | |
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| | | | | | | <p>water for a minimum of 3 months prior to submission in conjunction with meteorological data to establish a realistic model of existing ground water regime; 2. Protection for Neighbours: i) Notwithstanding existing provisions under the Party Wall Act, that may or may not apply, a Schedule of Condition survey will be required of neighbours' properties up to a distance of twice the depth of the basement from the point of excavation. Costs will be covered by the Applicant. ii) A suitably qualified engineer will be appointed by the applicant to oversee the development of basement proposals on behalf of the affected neighbour(s) from their perspective, beginning with the planning stage right the way through to the construction phase and thereafter up to 5 years after building works have been completed. Costs will be covered by the Applicant. iii) The Applicant must obtain an insurance policy to cover any potential damage arising to neighbouring properties. Alternatively the Applicant can opt to place funds in an Escrow Account to cover any such damage; iv) The applicant must pay a Construction Management Plan (CMP) levy of £2/m³ of excavation volume to be used specifically to repair local roads adjacent to the development site; v) All basements subject of this policy will be designed to a Burland Category of Level 1 as a basic standard and Level 0 where critical above ground structures, such as a swimming pool could be affected; and vi) All BIA issues must be resolved to the satisfaction of the local planning authority prior to determination; and vii) In the interest of openness and transparency Section</p> | |
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| | | | | | | <p>106 Agreements may not be used in connection with any basement conditions. Currently all conditions included in S106 Agreements are discharged without involvement/feedback from affected neighbours. 3. Consideration of Construction Impacts on Neighbours: i) Any basement development should comprise of no more than one storey deep; ii) The footprint of any basement should not exceed 35% of the plot area, with this level reduced to 20% where it will be below Private Open Space; iii) A CMP will be required at planning stage to ensure construction noise, vibration and dust are kept to a minimum and HGV/LGV movements do not significantly increase traffic congestion placing unreasonable stress on local residents given works can take up to 2 years to complete; and iv) A Construction Management Strategy (CMS) will be required at planning stage to ensure methods of construction are tenable. 4. Limiting Environmental/ Ecological Impacts: i) The TER score must take into consideration power used for ventilation, A/C, space heating, pumps; and ii) Any basement development must allow for a minimum of one metre of permeable soil above any part of the basement beneath a garden to support biodiversity and larger trees/planting</p> | |
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