

## Agenda Item 05

### Supplementary Information

Planning Committee on 20 April, 2022

Case No.

21/3248

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Location	Lidding Road Garages, Lidding Road, Harrow
Description	Demolition of the existing garages and redevelopment to provide 3 self-contained flats and 5 dwellinghouses; with associated car parking, cycle storage, refuse storage, amenity space and landscaping

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An additional objection has been received from a local resident, together with a comment fully supporting the matters raised within the additional objection. The matters raised within the objection are summarised below:

- Wealdstone Brook is already heavily polluted due to foul raw sewerage being released into the Brook.
- Concerns over the river reaching capacity during heavy rainfall, resulting in flooding of raw sewage within the Lidding Road site. The most recent flooding event occurred on the site in October 2021.
- Issues with sewage flooding from Wealdstone Trunk Sewer at Uxendon Manor School, flowing into the Brook
- The brook is not capable of coping with storm events where it operates at 130% capacity, resulting in flooding on road network including Kenton Road/Kenton Lane interchange and Lindsay Drive roundabout.
- Disagree with Environment Agency and Thames Water that existing infrastructure has sufficient capacity for the new development.
- Thames Water is required to divert the existing damaged sewer pipe that runs from Woodgrange Close to the manhole junction in Brookfield Crescent.
- Expressed concerns with building new homes in flood zone 3 and build over foul water sewers and surface water sewers.
- Brent declared Climate Emergency in 2019 with the aim to prevent flooding or reduce the severity by prevent surface water run off.
- Consider that committee should wait until after the Independent Flood Review is carried out before making a decision
- Environment Agency do not own or maintain the banks of the brook. This is the responsibility of the landowners but the EA does not give access rights to the brook to allow any necessary maintenance or repair.

In response to the concerns raised above, it is acknowledged that there is a pre-existing issue in relation to the foul sewer and flooding within the area. Thames Water have advised that the issue has not been caused by the capacity of the sewers but by sewer blockages. Thames Water have confirmed that they consider that there is sufficient capacity in relation to the sewer and that the flow expected from the development would be exceptionally small. They have specified that they have no concerns over the risk of foul water flooding as part of the development. Additionally, they consider that the development would not result in an increase to the pollution of the Wealdstone Brook. They also note that with regards to surface water flooding there would be an overall reduction in flood risk due to the increased flow rates identified in the drainage strategy.

In response to the concerns regarding access to the sewers, Thames Water have confirmed that the applicants have engaged with them during the course of the development and a build-over agreement has been proposed. Thames Water raise no objections or concerns in regards to this and note that such matters

*Document Imaged*

are usually dealt with post-approval via Building Regulations.

With regards to pollution in the Wealdstone Brook, Thames Water have advised that there is an on-going programme looking to address the issues with water quality in the Wealdstone Brook. They have advised that following a catchment study they are proposing a long term list of improvements to the sewer system, including creating capacity within the river system upstream. Brent Parks Service are also working on an early-stage scheme to improve the structural and wildlife diversity and amenity section of the Brook through woodcock Park.

The Environment Agency did comment on the application and raised no objections. They did advise that a Flood Risk Activity Permit would be required for any activities which take place on or within 8m of a main river.

**Recommendation: Remains to grant consent as per the conditions set out within the main committee report, update to conditions and additional conditions as set out within the header.**

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