

RE: 73773/APP/2020/3002 - Old Northwood PH

Tito Arowobusoye <tarowobusoye@firstplan.co.uk>

Mon 14/12/2020 12:28

To: Liz Arnold <larnold@hillingdon.gov.uk>

Cc: Mark Shearman <mshearman@firstplan.co.uk>

Hi Liz,

Following your email below, the application Site, as per the Environment Agency Flood Map is located in Flood Zone 1 (low risk) and as such it is not necessary to undertake a Flood Risk Assessment to support the application. Indeed, this was found acceptable in the determination of the previous application (ref: 73773/APP/2019/2660). We understand that the Council's Flood and Water Management Officer has objected on the basis that the proposal now sought *"have greater potential harm than the previous (73773/APP/2019/2660) on flood risk grounds due to the increased extent of built footprint at ground level"*. This conclusion is incorrect; the previous application includes the demolition of the existing building and no. 140 Pinner Road and replacement with 2 separate flatted blocks including an undercroft car park. This resulted in less open space than now proposed. The new scheme does not seek any alteration to no. 140 Pinner Road therefore the existing garden will remain, moreover substantial gardens are included to the two townhouses to the rear of the site and an open car park. This is illustrated clearly in the images below (left current scheme, right previously approved scheme). Not only is this an improvement on the previous scheme but it is an improvement on what is currently on site which is a site covered in hardstanding. The proposal will provide more permeable surfaces at the site which will reduce surface water flooding risk. On this basis the scheme should be considered acceptable.

It is noted that the previous application included a condition requiring sustainable water management/ SuDs it is anticipated a similar condition would be attached to a consent again now.



In addition, as discussed last week the revised drawings will be sent to you this week. Please let me know if you need anything further in the interim.

Many thanks,

Tito Arowobusoye
Senior Planner

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From: Liz Arnold <larnold@hillingdon.gov.uk>
Sent: 11 December 2020 11:31
To: Tito Arowobusoye <tarowobusoye@firstplan.co.uk>
Subject: Fw: 73773/APP/2020/3002 - Old Northwood PH

Hi Tito

I understand Mark is on leave, please see below for your consideration.

Kind regards
Liz

From: Liz Arnold
Sent: 11 December 2020 11:27
To: mshearman@firstplan.co.uk <mshearman@firstplan.co.uk>
Subject: 73773/APP/2020/3002 - Old Northwood PH

Dear Mark

I have just received the following comments from the Flood and Water Management Officer, for your consideration.

Objection. The proposed location of the two semi-detached properties is at risk of surface water flooding and a flood risk assessment has not been provided. Notwithstanding this, the proposals in this application have greater potential harm than the previous (73773/APP/2019/2660) on flood risk grounds due to the increased extent of built footprint at ground level.

Kind regards
Liz

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