

## Thames Water

Brent Council Development Control Brent House, 349/357 Our DTS Ref: 59891 Your Ref:  
High Road Wembley Middx HA9 6BZ SCOPING OPINION APPLICATION  
9 September 2019

Dear Sir/Madam

**Re: BNWGA1 - NORTHWICK PARK GROWTH AREA, Northwick Park Hospital, Watford Road,, Harrow, HA1 3UJ, University of Westminster,, Northwick Park, Middlesex, HA1 3TP, Northwick Park Tube Station**

### **Waste Comments**

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water consider the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. Build – out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 4. Any piling methodology and will it adversely affect neighbouring utility services. Should the developer wish to obtain information on the above issues they should contact our Developer Services department on 0800 0093921

### **Water Comments**

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Yours faithfully

Development Planning Department

## Land Contamination and Air Quality (Environmental Services)

**From:** ENS Monitoring

**Sent:** 12 September 2019 10:46

**To:** Ashton, Charlotte <Charlotte.Ashton@brent.gov.uk>

**Cc:** ENS Monitoring <ens.monitoring@brent.gov.uk>

**Subject:** RE: EIA Scoping Opinion Request - Northwick Park, Brent - Land Contamination and Air Quality comments

Dear Charlotte

I have reviewed the EA scoping report and relevant documents and have the following comments to make:

### **Land contamination**

I have reviewed the Geotechnical and Geo-environmental desk study report which provides a satisfactory assessment of the site and recommends that further intrusive site investigation is required.

### **Air quality**

The current proposed air quality assessment includes the consideration of the potential effects associated with the construction and operation phases and an air quality neutral assessment of the proposed development. With respect to the proposals presented we have the following comments to make:

- It is recommended that due to the large scale of the proposed development that onsite diffusion monitoring is undertaken for baseline requirements over a period of (3-6 months). Passive or active NOx monitoring at the site will enable a better understanding of air quality at the site.
- NOx levels should also be measured during the operational site phase.
- The Air quality impact assessment should also include hospital related emissions particularly during the operational phase of the development.
- Borderline emission pollution impacts and their cumulative effects should be considered.
- A detailed assessment of railway emission has been scoped out the proposed air quality assessment however impact from the use of diesel freight trains in use should be considered in the assessment.
- During construction a construction dust monitoring alarm system should be put in place to manage dust emissions.

Regards

Olayinka Ekundayo  
Environmental Monitoring Officer  
Regeneration and Environmental Services  
[olayinka.ekundayo@brent.gov.uk](mailto:olayinka.ekundayo@brent.gov.uk)  
020 8937 1416

## **Noise (Environmental Services)**

**From:** Wood, Martin

**Sent:** 10 September 2019 15:09

**To:** Ashton, Charlotte <Charlotte.Ashton@brent.gov.uk>

**Subject:** FW: EIA Scoping Opinion Request - Northwick Park, Brent

Hi Charlotte

The Nuisance Control Team acknowledge the EIA Scoping Opinion Request for this proposal. Thank you for the attached and for the link to other appendices. We note that noise and vibration testing is proposed. This is not a noisy activity and therefore NCT have no concerns to raise at this preliminary stage.

In the event that full application(s) are submitted we will consider the proposal(s) in terms of internal noise (and vibration) criteria; plant noise; commercial noise; community facilities; retail and leisure facilities and energy centre.

Kind regards

Martin Wood  
Principal Nuisance Control Officer  
Community Protection  
Regeneration and Environmental Services  
Brent Council  
020 8937 5561