

Hydro-Logic Services
Unit 6 Commerce Park
Brunel Way
Theale
Berkshire
RG7 4AB

Your Ref

Our Ref CRTR-PLAN-2019-27341

Wednesday 19th June 2019

Dear Mr Webster

Proposal: Development of Sports Hub and Associated Community Facilities at West Hendon Playing Fields

Location: West Hendon Playing Fields

Waterway: Brent Reservoir

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response is the following general advice:

Given that the landscape masterplan encompasses the entire north bank of the Welsh Harp reservoir, we would welcome the following:

- Subject to ecological constraints, enhancement of pedestrian access to, and along, the bank and opening of views onto the reservoir, thereby enabling visitors to appreciate the form and scale of this regionally-significant waterway heritage asset. We would encourage that at least the pedestrian paths be permeable (hard to tell what the proposed surface is). We would strongly discourage the shared bicycle/pedestrian path from being any wider than 3m.
- Introduction at strategic viewpoints within the masterplan area, heritage and environmental interpretation that enhance visitors' appreciation of the archaeology/history, function, development, hydrology and ecology of the asset and the landscape in which it is located.
- Ensuring that the visual impact upon the reservoir and its banks of any proposed new structures is minimised. We would want to see details of how large the proposed sports building is, to have a chance to consider its appearance. Additional bird hides should not pose a problem as they are relatively small structures (although we would suggest that further consideration is given, with user groups, to whether the orientation is appropriate as it appears that users would be looking into the sun).

Canal & River Trust

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- We recommend some of the grassed areas be given over to meadow to improve habitat and help reduce nutrient loading, especially the 'improved grassland' shown in the brighter green and maybe part of the grass area south of the bowls lawn.
- We would like to see more detail of the connections/entrances to the site, especially at the bridge crossings. There is an opportunity here to maximise the leisure potential of the Brent Reservoir and better link it to West Hendon. We would welcome better access and signage to the reservoir to provide better facilities for those who want to use the site for walking and other physical activity.

The Trust as Landowner

Some of the land in the masterplan is leased from the Trust on a long lease with the Council - the use being for playing fields. A variation of the current lease and a commercial agreement will be required and must be agreed in writing with the Canal & River Trust before development commences. Please contact Bernadette McNicholas in the Canal & River Trust's Estate Team at Bernadette.McNicholas@canalrivertrust.org.uk for further information.

There is an existing discharge agreement serving the sports pavilion. The FRA shows a swale for conveying runoff to the reservoir and in the southern area a dotted line to the reservoir. It is not clear exactly what is planning to go to the reservoir. The current licence does not allow any additions. Please contact Chris Lee from the Canal River Trust Utilities Team (Chris.Lee@canalrivertrust.org.uk) to discuss this further.

In addition, you should refer to the current Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained, and liaise with the Trust's Third Party Work's Engineer, Mansoor Omar (Mansoor.Omar@canalrivertrust.org.uk): <https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice-in-respect-of-the-technical-approvals-required-for-new/amended-drainage-to-the-reservoir-and-other-works-on-the-Trust's-land>.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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