

An architectural rendering of a modern urban street. The scene features multi-story buildings with large glass windows and colorful accents in shades of blue, green, and red. A wide, paved pedestrian walkway runs alongside the buildings, with several white human silhouettes representing pedestrians. A silver car is parked on the left side of the walkway. In the foreground, a white human silhouette is walking towards the viewer. On the right side, there is a vibrant fruit stand displaying various produce like oranges, tomatoes, and leafy greens. The sky is a clear blue with some light clouds. The overall atmosphere is bright and modern.

West Southall Masterplan Development Specification October 2008

On behalf of:
National Grid Property Limited

**PROPOSED MIXED USE DEVELOPMENT AT THE FORMER
SOUTHALL GAS WORKS, SOUTHALL (WEST SOUTHALL)**

DEVELOPMENT SPECIFICATION

ON BEHALF OF NATIONAL GRID PROPERTY LIMITED (NGPL)

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FOREWORD

a) Planning Submission

1. This Report is one of a series of documents that have been prepared on behalf of National Grid Property Limited (NGPL), to support an outline planning application with details of all proposed accesses submitted in full for the comprehensive redevelopment of 44.7 hectares of land known as the Southall Gas Works site ('the Application Site'). This Report should be read in conjunction with the drawings and other documents submitted as part of this application, as follows:

- Environmental Statement, including a Non-Technical Summary
- Design and Access Statement (including Landscape and Accessibility Strategy)
- Planning Statement
- Transport Assessment
- Framework Travel Plan
- Retail Assessment
- Sustainability Strategy
- Energy Strategy including Renewables
- Regeneration Strategy
- Housing Strategy
- Health Impact Assessment
- Remediation Strategy
- PADHI Report
- General Management Strategy
- Statement of Community Involvement

b) Local Planning Authority

2. The application is submitted to both the London Borough of Ealing (LBE) and the London Borough of Hillingdon (LBH) as the Application Site straddles the borough boundaries.

c) Application Proposals

3. The proposals are for a high quality residential-led mixed use development comprising the following:

An outline application for the demolition of the following properties: 16-32 (even) The Crescent; 1-11 (odd) Randolph Road; 137-143 (odd), 249 and 283 Beaconsfield Road; 30 The Grange; the remediation of the land and the redevelopment of the site to deliver a mixed use development for up to: 320,000sqm of residential, up to 14,200sqm for non-food retail, up to 5,850sqm of food retail, up to 1,750sqm of Class A3-A5 uses, up to 9,650sqm of hotel, up to 3,000 sqm of conference and banqueting, up to 4,700sqm of leisure forming a cinema, up to 2,550sqm of health care facilities, up to 3,450sqm of education facilities, up to 3,500sqm of office/studio units, up to 390sqm of sports pavilion, up to 600sqm of energy centre, up to 24,450sqm of multi-storey car park and associated car and cycle parking, landscaping, public realm, open space and children's playspace; and

Details are submitted for full approval (layout, scale, appearance and landscaping) of the following accesses:

- Pump Lane Link Road – New access road from the Hayes bypass to the Application Site for vehicle, cycle and pedestrian access, including drainage and a flood relief pond.
 - Eastern Access – New access road from Southall centre to the site, including land currently occupied by properties on The Crescent.
 - Minet Country Park Footbridge – Central pedestrian and cycle access to the Minet Country Park, bridging over the Canal and Yeading Brook.
 - Springfield Road Footbridge – Northern pedestrian and cycle access to Minet County Park and Springfield Road.
 - Widening of South Road across the railway line - Widening of south road over the railway line for the creation of a bus lane.
 - Accesses (3no.) onto Beaconsfield Road.
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4. The development shall be carried out in accordance with the Development Specification and the Parameter Plans appended to that document. An illustrative Masterplan (Drawing Ref. 0317_P1017Rev 00) has been devised to demonstrate how the application proposals could be delivered. Further details of the Application Site and proposed development are set out in the Design and Access Statement accompanying the outline planning application.

d) Application Site

5. The Application Site lies to the north of the Wales and Great Western Mainline Railway (with commercial uses beyond), to the south east of the Grand Union Canal (with Minet Country Park beyond) and to the south of residential developments in Southall, extending off Beaconsfield Road. A Grade II listed water tower is now in residential use, located adjacent to the south eastern corner of the Application Site. A retained operational gas works compound is located approximately mid-way along the southern boundary of the site. This comprises one working gasholders that creates the principal landmark within the Application Site. Please refer to the Design and Access Statement for further details
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SECTION 1: INTRODUCTION

a) Purpose of the Development Specification

- 1.1 This Development Specification defines the development for which approval is sought by means of an outline planning application with details of the accesses submitted in full. This application is submitted on behalf of National Grid Property Limited (NGPL) for the comprehensive redevelopment of approximately 44.7 hectares of land, known as the Southall Gas Works site ('the Application Site').
- 1.2 The application is submitted to both the London Borough of Ealing (LBE) and the London Borough of Hillingdon (LBH) as the Application Site straddles the borough boundaries.
- 1.3 This Development Specification, incorporating Parameter Plans, provides sufficient information to define the scheme for which planning permission is sought and which has been assessed through the Environmental Impact Assessment. The Development Specification provides sufficient information to meet the requirements of the new Regulations on outline planning applications. (Circular 01/2006: Guidance on Changes to the Development Control System). With regard to the full details of the accesses, these do not require further definition given that all details are provided on the relevant planning application drawings and associated information. Therefore, these are not detailed further in this Development Specification.
- 1.4 The fixes in this Development Specification at Sections 3 which describes the Parameter Plans, Section 4 which sets out a series of development principles, and the Parameter Plans appended to this document at Appendix 1, act as a single reference for the London Borough of Ealing to condition the planning permission to ensure that particular aspects of the scheme as detailed in the outline planning permission are fixed. In doing so, this will assist in the delivery of a high quality development. The development shall be carried out in accordance with the Parameter Plans appended to this document at Appendix 1 and as described in Section 4 of this document, unless otherwise approved in writing by the local planning authority.

1.5 The Regulations define the minimum level of information that is required in support of an outline planning application as follows:

- Use – The use(s) proposed for the development at any distinct development zones within the site identified.
- Amount of development – The amount of development proposed for each use.
- Indicative use – An indicative layout with separate development zones proposed within the site boundary where appropriate.
- Scale parameters – An indication of the upper and lower limits for height, width and length of each building within the site boundary.
- Indicative access points – An area(s) in which the access point(s) to the site will be situated.

1.6 This information is provided in summary within this document and accompanying Parameter Plans, with details of the access points submitted in full as part of the application. Further details are provided in the outline planning application, and details of the documents submitted in support of the outline planning application are provided in the Foreword of this document.

b) Structure of the Development Specification

1.7 Section 2 of this document provides information on the Application Site and proposals for which outline planning permission is sought.

1.8 The following aspects of the scheme that can be set at this stage (within defined limits of deviation) within a series of Parameter Plans are: site boundary, extent of public realm, predominant ground and upper floor uses, building heights and dimensions (i.e. development massing for each plot) and road network. These are described in Section 3 of this document and the plans appended to this document at Appendix 1.

1.9 Section 4 sets out in words all other matters besides those indicated on the Parameter Plans, which are required to be met by the development.

SECTION 2: THE APPLICATION

a) Summary of Site Content

- 2.1 The Application Site is described in detail in the Design and Access Statement and in Section 3: '*Site and Proposed Development*' of the Environmental Statement. In addition, more detailed descriptions of various parts of the site are given under the various subject headings in the Environmental Statement, such as ecology, ground conditions, water environment, archaeology etc.
- 2.2 The Application Site is located within LB Ealing, in the heart of the West London Sub Region. The Grand Union Canal marks the boundary with LB Hillingdon, which encompasses land to the west that will be required for the construction of the access links (both vehicular and pedestrian) to the main Application Site and the flood water storage area.
- 2.3 The Application Site is broadly triangular in shape and covers approximately 42ha. The Site lies to the north of the Wales and Great Western Mainline Railway (with commercial and residential uses beyond), to the south east of the Grand Union Canal (with Minet Country Park beyond) and to the south of residential developments in Southall, extending off Beaconsfield Road. A Grade II water tower, now in residential use, is located adjacent to the south eastern corner of the Application Site. A retained operational gas works compound is located immediately adjacent to the application site, along the southern boundary of the Site. This comprises one working gasholder that creates the principal landmark within the Application Site.
- 2.4 Part of the Site is currently leased by Purple Parking Limited and is used temporarily for long stay, off-site vehicle parking for Heathrow Airport and associated uses. The relevant planning permission will expire on 31st July 2010.

- 2.5 The wider conurbation of Southall to the north and northeast comprises mainly residential, retail and employment uses. Northwood (LB Hounslow) to the southeast and Hayes (LB Hillingdon) to the west are also predominately residential in character. Southall train station is located to the east of the Application Site. The Minet Country Park, just beyond the Grand Union Canal, provides extensive open space to the west of the Application Site. The Yeading Brook is located circa. 50m from the western side of the Application Site's boundary, running generally in parallel with the Grand Union Canal.
- 2.6 Part of the Application Site is characterised by extensive areas of hardstanding that comprise concrete or loose chippings, given its current use as a temporary car park. Vegetation within the Application Site is sparse, comprising poplar and scrub along the canal edge and northern boundary of the Application Site.
- 2.7 Access to the Application Site is currently provided via The Crescent from the east, which leads off Beaconsfield Road and via The Straight off South Road. There is also an access to the north from Beaconsfield Road; and Brent Road to the south. It is proposed that the dwellings along The Crescent and no. 1-11 (odd) Randolph Road are demolished as part of the application proposals, to provide an appropriate access into the site.
- 2.8 Please refer to the Design and Access Statement for further details.

b) Land Use Designations

- 2.9 The proposed pedestrian and vehicular bridges and accesses to the west are located within the Green Belt. The Canal which runs along the western boundary of the Application Site is subject to various designations and planning policies, including:
- a Site of Importance for Nature Conservation of Metropolitan (Grade 1) Importance;
 - part of the 'Blue Ribbon' network as identified in the London Plan;
 - the eastern part of the Canal (that which falls within Ealing) is designated as a Conservation Area as shown on Map 8 of Ealing UDP; and
 - the towpath of the Canal is promoted as a recreational route, forming in part, the Grand Union Walk and the Hillingdon Trail.

2.10 Further details of the land use designation and relevant planning policy considerations are provided in the Planning Statement accompanying the planning application.

c) Summary of the Application Proposals

2.11 Paragraph 3 of the Foreword provides details of description of development for the outline planning application. In terms of the quantum of development, the total built floorspace for the principle uses will be within the maximum floorspace thresholds, as set out in Table 4.1: Built Floorspace, set out on page 9 of this document.

SECTION 3: PARAMETER PLANS

3.1 The Parameter Plans attached at Appendix 1 are described in the proceeding paragraphs.

a) **Parameter Plan entitled 'Composite Development Area'**

3.2 The boundary of the Application Site is defined on Parameter Plan Ref: 0317_P1000_Rev 00 entitled 'Composite Development Area'.

b) **Parameter Plan entitled 'Public and Private Realm'**

3.3 The areas of public and private realm are identified on Parameter Plan Ref: 0317_P1001_Rev 00, in terms of their minimum extent of space. This plan sets out areas of the site on which public realm would be provided. This will be provided in the form of new streets, park, squares and other principal public realm areas. The total quantum of open space would equate to 24.4ha, with an additional amount of children's playspace of 2.5ha. Further details of the size of each of these spaces is provided in Section 4 of this document, with full details on the illustrative siting and form of these spaces detailed in the Design and Access Statement which accompanies the planning application. Full details of the siting and form of each of these spaces will be provided at the reserved matters stage for the relevant part of the development.

3.4 The areas of public realm would include: roads, pedestrian footpaths and cycleway, public squares, public open space, playspace and sports pitches.

3.5 Whilst some boundaries are fixed on the parameter plan, minimum dimensions between frontages are set in certain locations, where this is critical to the urban design concept.

c) **Parameter Plan entitled 'Predominant Ground Floor Uses'**

3.6 This Parameter Plan fixes the predominant ground floor uses within each of the blocks (Parameter Plan Ref: 0317_P1002_Rev 00).

d) **Parameter Plan entitled 'Predominant Upper Floor Uses'**

3.7 This Parameter Plan fixes the predominant upper floor uses within each of the blocks (Parameter Plan Ref: 0317_P1003_Rev 00).

e) **Parameter Plan entitled 'Building Typology Plan'**

3.8 This Parameter Plan identifies each land use within each of the plots (Drawing ref. 0317_P1004_Rev 00).

f) **Parameter Plan entitled 'Building Envelops Parameters'**

3.9 These Parameter Plans fix the minimum and maximum heights (in terms of the number of storeys and heights) of the built development of each Block (Parameter Plans Ref: 0317_P1005_Rev 00 to -1013_Rev 00). No development, including plant, will be permitted to exceed the identified height limits shown on these Parameter Plans. These plans also fix the minimum and maximum limits in terms of length and widths of the buildings.

3.10 The colour coding identifies the maximum and minimum heights in mAOD and number of storeys at each face of an individual Block. The interrelationship of the minimum and maximum heights within the Blocks and between adjoining zones will be dictated by the design principles contained within the Design and Access Statement submitted in support of the outline planning application.

g) **Parameter Plan entitled 'Road Layout'**

3.11 The Road Layout Parameter Plan (Plan Ref: 0317-P1014-Rev 00) fixes the access and egress points to the Application Site and defines the location of new and existing movement routes. The Parameter Plan also identifies the main or primary site roads, with a Limit of Deviation (LOD) of +/- 5m, and the secondary roads with a LOD of +/- 10m.

h) **Parameter Plan entitled 'Bus and Cycle Networks'**

3.12 The Bus and Cycle Network Parameter Plan (Plan Ref: 0317_P1015_Rev 00) identifies the circulation routes through the Site for bus and cycle movement. The siting of these has been arranged in order to maximise opportunities to link with existing networks outside of the Application Site.

SECTION 4: DEVELOPMENT SPECIFICATION AND STANDARDS

- 4.1 This Section sets out the standards within which any future reserved matters details will comply.

Quantum of Floorspace

- 4.2 The total built floorspace for the principle uses would be within the maximum floorspace thresholds set out in Table 4.1: Built Floorspace, and would not be exceeded for any of the land uses. The establishment of a maximum quantum of floorspace provides scope to respond to changing needs and circumstances, over the course of the implementation of the development. Furthermore, the massing details, as set out on the Building Typology Parameter Plans (Drawing Refs. 0317-P1005 – 1013_Rev 00) establish the maximum extent of floorspace for each plot, by establishing minimum and maximum building dimensions of the building envelope.

Table 4.1: Built Floorspace

USE	GROSS EXTERNAL AREA (GEA) (SQM)
	Maximum
Residential	320,000 (3400-3750 units)
Non-Food Retail	14,200
Supermarket	5,850
Café/Restaurants (Class A3-A5)	1,750
Hotel	9,650
Conference/Banqueting	3,000
Cinema	4,700
Health Centre	2,550
Education	3,450
Office/Studio	3,500
Energy Centre	600
Sports Pavilion	390
Multi-storey Car Parks	24,450
TOTAL	394,090

Notes:

1. All floorspace areas are in Gross External Area (GEA).
2. The table excludes infrastructure elements for which planning consent is sought in principle. These include plant (excluding the energy centre), on site utilities such as substations, waste storage, and any built structures proposed for use as car parking for the residential uses, service yards; ground level floor hard landscaping, footways and roads.

3. All retail figures exclude ancillary facilities such as toilets and centre management facilities.
4. Floorspace figures exclude rooftop and basement plant.
5. Quoted areas exclude public spaces, streets, parks, walkways etc.

Residential Development

Quantum and Housing Mix

- 4.3 The residential floorspace will be constructed to provide up to 320,000sqm (GEA) to provide a minimum of 3,400 and maximum of 3,750 residential units, within a range of tenures and unit sizes to be agreed with the local planning authority. In line with policy requirements, the intention is that the development will provide the maximum reasonable amount of affordable housing within the development.
- 4.4 A range of unit sizes would be delivered within each residential plot. However, larger family sized dwellings would be focussed around the community facilities and open spaces (including the health and education facilities) on the western part of the site; with more emphasis on smaller sized dwellings focussed on the eastern part of the site.

Density

- 4.5 Density ranges for plots identified with a prefix of CPS and CPN would be below 90 dwellings per hectare, whilst those plots with a prefix of HS would be above 90 dwellings per hectare. This seeks to ensure that higher density development accords with policy, whereby it should be located close to public transport infrastructure.

Lifetime Homes and Wheelchair Accessible Dwellings

- 4.6 The developer will design all residential dwellings to comply with as many of the Lifetime Homes standards as is practicable and appropriate and where relevant details of such compliance will be submitted for approval of any reserved matters.

- 4.7 10% of all social rent units will be designed to meet wheelchair-housing standards or be easily adaptable for wheelchair users. The wheelchair accessible housing shall be evenly distributed across the development and will be provided appportional to each dwelling size. The percentage of private and intermediate tenure dwellings to be easily adaptable for wheelchair use will be subject of research on demand and agreed with the local planning authority at the reserved matters stage for each phase of development, up to maximum of 10% for each tenure. All units designed to achieve this must accord with the Housing Design Standards (1997), published by the national Wheelchair Association Group.

Residential Amenity

- 4.8 All dwellings will have exclusive access to private amenity space consisting of either communal resident's courtyard, balcony, terrace or garden.

Retail Uses

- 4.9 The location of the retail floorspace will be located within Plots CPN10, CPN11, HS04, HS05, HS06, HS07, HS10, HS11, HS12 and HS13, up to a maximum floorspace of 21,800sqm.
- 4.10 This retail floorspace comprises Class A1, A2, A3, A4 and A5 uses. The quantum of floorspace for each retail element will be a maximum of:

Type	Use Classes	Floorspace (m ²)
Supermarket	A1	5,800
Non-Food Retail	A1	14,200
Other	A2 – A5	1,750

Commercial Development (Use Class B1)

- 4.11 The commercial development will be located within Plots HS07 and HS10, up to a maximum of 3,500sqm.
- 4.12 The Class B1 units will be confined to offices (Class B1(a) (offices), B1(b) (research and development) and B1(c) (light industrial) uses).

Social and Community Infrastructure

- 4.13 The proposed development will contain a range of social and community infrastructure, comprising a health centre, a two form entry primary school capable of accommodating 440 primary school aged pupils, a pre-school, playgrounds/playing fields and associated facilities. The minimum and maximum floorspace figures for these uses are provided in Table 4.1 of this document.
- 4.14 The school will be designed to provide dual use facilities to the community; and the detailed design of these facilities will be discussed with the relevant delivery authority prior to the submission of the reserved matters details. The health centre at Plot HS14 will be sized to accommodate 8 GPs. The details design of these facilities will be discussed with the relevant delivery authority prior to the submission of the reserved matters details for the plot.
- 4.15 Education facilities will be located in Plot HS14; and the Sports Pavilion in Plot CP06, associated with the proposed playing fields.
- 4.16 Additional facilities including pharmacies, dentists and opticians may also be provided as part of health centre or, as is often the case, in retail premises.

Leisure

- 4.17 The application proposals incorporate a maximum of 4,700sqm of leisure floorspace to include a cinema (Class D2 use). This will be located at Plot HS09.
- 4.18 This will be in addition to the proposed hotel of 9,650sqm and a conference/banqueting facility of 3,000sqm within Plot HS15.

Car Parking

- 4.19 The total number of non-residential parking spaces will not exceed 950 spaces across the Application Site. This is in addition to the coach park, providing space for up to 8 no. coaches. The maximum number of spaces for the following non-residential land uses will be as follows (to include car parking for the disabled):

- Non-residential (on and off-street) - 830
- Leisure (hotel/conferencing off-street) - 120

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- 4.20 These will be provided within the two multi-storey car parks (Plots HS02 and HS10) and on-street parking (to include a surface car park adjacent to the cinema (Plot HS09)).
- 4.21 Car parking ratios do not include servicing provision for commercial vehicles. Consequently, waiting bays may be provided for servicing along the roads where they are adjacent to plots comprising non-residential uses. This will be the subject of discussions with the local planning authority in connection with the reserved matters details for the relevant plot.
- 4.22 The car parking provision for the residential dwellings will be provided at a maximum ratio of 0.7 spaces per dwelling across the Application Site, which equates to a maximum of 2,625 spaces. The car parking provision for the residential dwellings will be distributed across the development on-plot and on-street. A Car Parking Management Strategy (CPMS) to control provision of the residential car parking will be submitted to and agreed in writing with the local planning authority, prior to the approval of the first reserved matters details comprising residential dwellings. This will state that a higher proportion of car parking will be provided for dwellings in the western part of the site, compared to those located on the eastern part of the site. The maximum ratio of 0.7 spaces per dwelling will not be exceeded upon completion of the development.
- 4.23 A car club will be established with provision for a maximum of 50 spaces within the site.
- 4.24 A minimum of 5% of the car parking spaces, for both the residential and non-residential land uses, will be designed to accord with disability standards.

Cycle Parking

- 4.25 Cycle parking for visitors and staff will be distributed across the site within the public realm, with a minimum of 3,916 up to 4,000, cycle spaces provided and retained in perpetuity, in accordance with the following standards:
- A1 Retail: A minimum of 1 space per 450sqm
 - A3 Retail: A Minimum of 1 space per 75sqm

- B1 Office: A minimum of 1 space per 140sqm
- C1 Hotel: A minimum of 1 space per 20 bedrooms
- D1 Non Residential: A minimum of 1 space per 300sqm
- D2 Leisure: A minimum of 1 space per 140sqm

4.26 A minimum of 1 cycle space per dwelling will be provided. These will be within the parking areas of each residential block, and consequently they will be secure and covered.

4.27 Motorcycle parking will be provided for appropriate plots, with the level agreed as part of the reserved matters details.

Open Space Provision

4.28 The development will incorporate a series of open spaces of varying character and scale within all zones. These areas will include public open space (defined to comprise public open space and water features), urban green space (to include civic open space, public realm and pockets of green space) and private and communal open spaces for residents. Table 4.2 provides details of the minimum quantum of open space for the various elements.

Table 4.2: Quantum of Open Space

SPACE	SIZE (SQM)
Gateway Place	1,500
Town Square	8,500
Play and Recreational Space	27,000
Wetland Area	11,500
Canal Plaza	2,000
Canalside Park	3,500
Community Garden	2,300
Playspace	2.5ha (based on: 24 no. Local Areas of Play (LAPs), 5 no. Local Playable Spaces (LPS), 4 no. Neighbourhood Playable Spaces (NPS) and 3 no. Youth Spaces (YS)).

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- 4.29 Play spaces in the form of local areas of play (LAP) will be located a maximum of 100m from all residential properties, within the residential courtyards of each plot. Local playable spaces (LPSs) will be provided within 400m of each new dwelling; and neighbourhood playable spaces (NPSs) within 1,000m of each new dwelling. Details of the broad locations of these spaces are provided on the Parameter Plan entitled '*Public and Private Realm*' and in the Design and Access Statement.
- 4.30 Each of these spaces will be managed in accordance with the General Management Strategy which is submitted for approval as part of the outline planning application.
- 4.31 In addition to the public and private amenity areas, there will also be private space in the form of balconies, terraces, courtyards and gardens for all of the residential dwellings.

Environmental Management

- 4.32 A Framework Construction and Environmental Management Plan (CEMP) is submitted in support of the outline planning application. All future developers will comply with the provisions agreed within the document, requiring the following:
- construction method statement for all phases of the development;
 - a sustainable design manual, which includes strategies for energy, environmental building design, waste management, ecology, water, air quality, nature consideration, microclimatic design and materials.

Remediation

- 4.33 Remediation works will be undertaken in accordance with the measures agreed as part of the Remediation Strategy submitted for approval as part of the outline planning permission.

Circulation

- 4.34 The details of the internal access routes within the main Application Site would be detailed at the reserved matters stage. The alignments are identified, for approval, as part of the outline planning application, as details on the Parameter Plan entitled '*Road Layout*' for details. The widths of each of the roads for each part of the site, e.g. East Street, West Street etc are set out in the Design and Access Statement. It is intended that the 'Principles' set in the Design and Access Statement would be complied with, as required by a condition attached to the planning permission.
- 4.35 The proposed new streets and walkways between the new buildings will be open 24 hours a day. These spaces will be managed in perpetuity in accordance with the General Management Strategy submitted in support of the outline planning application.

Inclusive Access

- 4.36 The development will be designed to provide high quality access for all pedestrians, disabled people and wheelchair users. The following parameters provide the basis for the detailed design of the scheme. In addition, the following principles would be complied with:
- A primary 24 hour disabled access network is to be available at all times e.g. out of business hours and with controlled use of lifts, routes with gentle gradients over reasonable distances.
 - Sloping routes with gradients of 1:12 to 1:40 will aim to have level resting places adjacent to the routes. If necessary for topographical reasons, the slope may be continuous and without level landings.
 - Entrances into buildings from routes with gradients of less than 1:20 may have twisted thresholds instead of level landings.
 - Slopes of 1:12 or steeper will be designed as ramps having regard to standards recommended in Building Regulations Approved Document Part M, 2004.
 - Where possible, car parking spaces for disabled people will be distributed in groups close to the main pedestrian routes.
 - Seats and level resting places will, where possible, be distributed at horizontal distances or not more than 50 metres and at vertical rises of not more than 500mm.
 - The primary access routes will be clearly legible, minimising the need for elaborate signage.

- Home Zones will be established within certain areas of the site. The Applicant will identify any areas within the main Site where they could be provided prior to the first reserved matters application for a residential phase being submitted. The details of the Home Zone will be provided in full as part of any relevant reserved matters submission and all measures approved by the local planning authority implemented prior to occupation of that phase.
- An Access Group will be established to ensure that the views of local disabled people are taken into account at the detailed design stage. This will be coordinated via the local Access Officer at the local planning authority.

Code for Sustainable Homes

4.37 In the early phases, the developer will use reasonable endeavours to ensure all dwellings would be designed to achieve a Code for Sustainable Homes (CfSH) level 4, which will become a mandatory requirement by 2013 in terms of Building Regulations. The minimum level to be achieved will be reviewed on a regular basis and be amended to reflect the requirements established under Building Regulations as the development progresses. Applying the criteria to achieve CfSH Level 4 the following would be achieved across the whole site:

- A minimum of 44% improvement over Building Regulations Part L requirement.
- Heat loss parameter less than or equal to 1.10.
- No less than 70% of internal lighting to be provided by low energy fittings capable of only accepting lamps and aluminous efficacy greater than 40 lumens per circuit watt.
- A rated or better washing machines and dishwasher and A+ rated fridge/freezers, where provided.
- SAP calculation to demonstrate at least a 15% reduction in carbon emissions as a result of on-site renewables.
- Dwellings to achieve a water usage requirement of less than 105 litres of water per person per day.
- 100% of timber to be sourced responsibly.
- Run-off rates into watercourses no greater for the development site than those relating to the pre-developed site.
- Sustainable drainage systems to ensure that there is no discharge to the watercourse for rainfall depths of up to 5mm.
- NOx emissions of each dwelling to be less than or equal to 70mg/kwh.
- Sound insulation to achieve 3dB above Building Regulations Part E for airborne tests and 3dB below Building Regulations for impact test.

General Sustainability Provisions

- The Applicant will explore the opportunity of implementing 50% green and brown roofs for the purposes of drainage and to improve the ecological value of the site at the reserved matters stage.
- A green wall for the purposes of providing an acoustic barrier will be provided along railway where the railway would abut proposed residential development. Further details would be submitted at the reserved matters stage and provision would be implemented prior to occupation of those residential properties.
- The development will incorporate sustainable urban drainage systems (SUDs) to reduce the rate of discharge or run-off into the drainage system. The detailed design of these will be provided at the reserved matters stage for each plot, having regard to a site wide strategy.
- The completed development will incorporate an active recycling strategy, appropriate for retail operators, residents and other occupiers. This will be delivered through waste recycling infrastructure and public information relating to recycling. This Strategy will be submitted to and approved by the local planning authority prior to the commencement of the first reserved matters submission.
- BREEAM 'Excellent' to be achieved on all non-residential developments, where feasible.

Waste Management:

- 4.38 The development will be designed, constructed and managed in such a way as to ensure that 45% of household waste generated on site will be recycled or composted by 2013.
- 4.39 Prior to occupation of the development, the following measures and timetable for delivery shall be agreed with the local planning authority to:
- Raise awareness on waste management issues to occupants, including residents, commercial tenants and visitors.
 - Detail how commercial tenants will be encouraged to consider waste management issues and sustainability issues.
 - Incorporate facilities to into the development to maximise opportunities for recycling and composting.
 - Details of a mechanism for the collection of data on waste recycling/generation across the development to achieve the requirement to ensure that 45% of household waste generated on site will be recycled or composted by 2013.

Energy

4.40 A comprehensive Energy Strategy has been developed for West Southall and is submitted as a supporting document to the outline planning application. It is based on the requirements of the London Plan and the Mayor's Energy Hierarchy to ensure that development energy needs are met in the most efficient way. A low carbon approach will be adopted for the design of the buildings and engineering systems and for the provision of energy services. Measures adopted in pursuit of this objective will include:

- passive design of buildings in terms of form and orientation;
- provision of a gas fired district/community heating with integrated biomass boilers and CHP providing heat and electricity to the development; or provision of a link to the Blue NG energy site;
- air tight construction to reduce waste for air leakage;
- efficient lighting and lighting controls.

4.41 The provision of on-site renewable sources will provide at least 20% of the total building energy (electricity and heat) demand. As a result of the energy generation proposed, at least a 44% reduction, in line with the Code for Sustainable Homes level 4 rating, would be achieved. This target would be reviewed for subsequent phases to ensure that it is up to date with best practice and emerging opportunities.

Water

4.42 The development will be design and constructed to achieve the following in terms of water management:

- Run-off rates will be no greater than current rates with no discharge to watercourse for rainfall depths of up to 5mm.
- All homes with private outdoor space will be provided with a water butt and harvested rain water will be used for flushing toilets and washing machines.

Flooding

- 4.43 Surface water run-off would be directed into local enhanced existing drainage systems. The drainage systems would comply with the specifications set out for approval in the Flood Risk Assessment which accompanies the outline planning application.

Control of Noise and Vibration

- 4.44 Residential, health and education development within the areas of NEC B and C will be designed to achieve internal noise levels appropriate to the intended use of the room as follows: external environmental noise within bedrooms shall not exceed 35dBLAeq, 8hr between 23:00 and 07:00 and external environmental noise within other living rooms shall not exceed 40 dBLAeq, 16hr between 07:00 and 23:00, with the windows closed and an alternative ventilation system provided. This will be achieved through provision of a 'green wall' at the top of the railway embankment which will be provided to act as a noise barrier and reduce noise emissions to the site from the railway; and glazing. While double glazing is indicated as being necessary and the windows must be closed in order to achieve the required value of attenuation, alternatives means of ventilation will be provided in noise sensitive rooms, either through active or passive acoustically treated trickle vents in the frames of the windows. These will be detailed at the reserved matters stage to ensure that the development coming forward achieves these requirements.

Air Quality

- 4.45 During the construction phase best practice measures would be employed to reduce air quality impacts. A Framework CEMP is submitted and once approved the commitments made in the document will be adopted in all phases of development. This will include provision for:
- dampening down of brick walls during building works;
 - regular inspection and wet suppression of materials/soil stockpiles, where necessary;
 - provision of wheel washing and wet suppression during loading of wagons/vehicles;
 - covering vehicles carrying dry spoil and other waste;

- shielding of dust generating construction activities.

4.46 The London Best Practice Guide for Construction will be adopted together with other good practice measures through the implementation of the CEMP.

Aviation

4.47 The development has been designed that lateral and vertical clearance are acceptable in relation to the safeguarding zones of British Airways Authority (BAA) in connection with Heathrow Airport and the MoD in respect of RAF Northolt. The heights established within the Parameter Plans take onboard these safeguarding zones. No development, including lift overruns and other ancillary development, would be built to exceed the heights established on the Parameter Plans, unless otherwise agreed in writing by the local planning authority, following liaison with the Civil Aviation Authority.

Ecology

4.48 Existing ecological habitats of value on the Application Site will be protected and enhanced, where practicable, or their loss mitigated where this is not practicable. An Ecological Mitigation Plan (EMP) will be submitted to and approved by the local planning authority prior to the first reserved matters details being submitted for determination to address the levels of protection afforded to matters of ecological value. All future reserved matters details will accord with the EMP, where relevant.

Archaeology

4.49 A programme of archaeological work required by agreement with the local planning authority, together with a method statement for any works required, shall be submitted to and approved by the local planning authority prior to commencement of development within that part of the site.

Wind

- 4.50 The developer shall demonstrate that all outdoor spaces and all buildings are designed using the Lawson Criteria for Distress and Comfort as a guide to the appropriate level of amenity that needs to be achieved and this shall be reflected for all relevant reserved matters submissions.

National Grid Property Limited

Beyond Green

Capita Lovejoy

Cyril Sweett

Hakes Associates

Hunt Dobson Stringer

Make

Marks Barfield Architects

PPS Group

RPS

Savell Bird & Axon

Savills

White Young Green