



# West Southall Masterplan Statement of Community Involvement October 2008

On behalf of:  
National Grid Property Limited



# **WEST SOUTHALL**

## **Statement of Community Involvement**

**Prepared for and on behalf of National Grid  
Property Limited**

**By PPS Group**

**October 2008**

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## **EXECUTIVE SUMMARY**



## **Overview**

The applicant, National Grid Property Limited (NGPL), has undertaken an extensive consultation process on the proposals for the redevelopment of the former Southall Gas Works site (West Southall).

Extensive engagement has been undertaken, and is ongoing, with a wide range of stakeholders from across the local community, including politicians, residents, religious groups, environmental groups and leisure groups.

The feedback from the overall consultation has played a key role in developing the scheme which provides an indication of how the development could be delivered within the parameters established by the Parameter Plans and the Development Principles set out in the Development Specification document. The evolution of the proposed development has been an iterative process progressed through constructive engagement.

The consultation process, in connection with the planning application submitted by Castlemore Securities and National Grid Property in 2006, commenced in 2004. This involved a series of public exhibitions and community meetings as part of an ongoing stakeholder dialogue. Consultation took place with both the London Borough of Ealing and Hillingdon, and the local community. This document includes a selection of summaries from these meetings.

The feedback from the consultation and the subsequent change of political control within Ealing led the applicant, and then-partner Castlemore Securities, to undertake a wholesale revision of the emerging plans. As a result the masterplanning process was recommenced – a ‘Fresh Start’ was also applied to the consultation process, which began again in the winter of 2006/7. This document charts that process.

A series of meetings was undertaken with key groups in the local area. The responses were cautiously optimistic, with many viewing the proposals as an improvement on previous plans but reserving final judgement. Subsequent meetings have appeared more positive as the team resolves, and demonstrates commitment to resolve, outstanding issues.

## **Public exhibition 2007**

In May 2007 a public exhibition was held in the Dominion Centre on Southall Green to showcase the proposals. A VIP preview evening was held to allow politicians and stakeholders to view the plans and ask questions in further detail.

Around 140 people visited the exhibition over the period of consultation. Many of those who attended the exhibition were keen to use the opportunity to discuss the proposals face-to-face with members of the project team. Some of the comments were made verbally, some were written in the visitors’ book, and attendees contributed to the engagement process by completing comments forms.



### ***Follow-up***

A comprehensive database of all those who have responded to the consultation programme has been compiled. This was - and will continue to be - used to maintain contact and provide information updates to those parties.

The applicant's team remains active and is currently responding to further enquiries on an ad hoc basis. As the plans have progressed, the consultation programme has been revisited to ensure that it remains responsive to the feedback and issues raised.

### ***Key Issues***

Throughout the consultation process, a number of themes were raised as being of particular interest to respondents and stakeholders. In summary, these were:

- Housing numbers
- Traffic and access concerns
- Need for more houses rather than flats
- Support for improved public transport
- Need for extra civic and open spaces
- Requests for further consultation

### ***Next Steps***

The meetings and consultation undertaken to date have been crucial in developing the final proposals for the site. The applicant's team will continue to consult with the groups and interested individuals throughout the development process and will ensure that channels of communication remain open to continue to encourage community engagement in the final development.



## **SECTION ONE – BACKGROUND**





## **1. National Grid Property**

National Grid Property Limited (NGPL) is part of the National Grid Group. It provides the Group with advice on land and development issues.

National Grid Property Limited's portfolio comprises some 1,450 properties and land holdings on 660 sites throughout the UK. The property consists of offices, depots, houses and land, which are used for National Grid's business operations, let to third parties, or are surplus to requirements.

NGPL has expertise in addressing the issues surrounding complicated sites, particularly in matters concerning the remediation and development of both existing and former gasworks sites.

NGPL seeks to regenerate such sites and bring them back into meaningful community use.

Southall Gas Works is a prime site for major regeneration within the National Grid portfolio. Previously plans had been developed in conjunction with Castlemore Securities who were partners in the masterplanning process. However, since late 2007 NGPL have been progressing the redevelopment proposals on its own.



## **2. Background to the site**

The first gas works in Southall were built in 1865 and the original works on the present site were built in 1868 by the Brentford Gas Company. Southall was an ideal location for pioneers of the gas industry, due to the canal and railway.

Those involved in Southall's gas industry played a major part in Southall's social life; the sports fixtures organised by the Brentford and Southall works attracted large crowds.

The existing residential development built up around the gas works site over a period of many years, leaving the site as it currently stands.

Gas production on the site ceased in the 1970s. Purple Parking continues to use the site for airport parking for Heathrow Airport.

Original proposals for the redevelopment of the site were submitted in June 2005. This masterplan was extensively consulted on across the local community. Key concerns raised related to the density of the development and issues of traffic and access.

In the winter of 2006/7, a 'Fresh Start' was commenced on the masterplanning process, coinciding with the new political leadership in Ealing Borough Council. NGPL, and then partner Castlemore Securities, began developing an alternative masterplan which would respond to the comments and concerns raised over the previous masterplan. This has been developed in extensive dialogue with Ealing Borough Council, the Greater London Authority, Transport for London, the Highways Agency and other interested parties.

Also in the autumn of 2006, two of the three remaining gas holders on the site were declared surplus to requirements by National Grid Gas which released an additional eight acres of land to be incorporated into the development.

The West Southall site represents one of the most significant regeneration opportunities in West London. At approximately 90 acres, it provides a prime opportunity for well-planned regeneration that will make a major contribution to both new and existing communities.



## **SECTION TWO – CONSULTATION**



## 1. Consultation Strategy

### **Objective**

The objective of the consultation process is to ascertain the views, and encourage the participation, of members of the community and stakeholders in the process of generating redevelopment proposals for West Southall.

NGPL has used – and will continue to use – the ongoing engagement process as a means of highlighting and addressing key issues and feeding into the application process.

Given the importance of the West Southall site as one of the largest sites in West London and as a strategic high-profile site to visitors to the local area, effective consultation has formed a core element of the development processes.

### **Strategy**

Planning shapes the places where people work, live and learn, so it is right that people should take an active part in the planning process. Community involvement is an integral and important component of planning.

The Government's Planning Policy Statement 1 (PPS1): Delivering Sustainable Development sets out specific policy on the need and importance of involving the community as part of the planning process. Guidance for local authorities set out by Government for effective community involvement states:

“We would expect the SCI (Statement of Community Involvement) to encourage developers to undertake pre-application discussions and early community consultation on significant applications, but the SCI cannot prescribe that this is done.

“The aim of the process should be to encourage discussion before a formal application is made and therefore to avoid unnecessary objections being made at a later stage.”<sup>1</sup>

At a local level, Ealing Borough Council expressed early on the desire to ensure effective engagement and communication across the community and have been involved in the detail of the consultation process.

One of the principles of sustainable development described in PPS 1 is the involvement of the community in the planning process. It states that it should not be reactive, but rather it should enable the local community to say what sort of place they want to live, work and learn in at a stage when this can make a difference. NGPL's process has sought to encompass the principles of PPS 1, outlined below:

- The views of local people are an integral part of the planning process and the case for the community's voice to be heard is clear.

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<sup>1</sup> Community Involvement in Planning – The Government's Objectives; February 2004 (Amended August 2004)





- Involvement leads to outcomes that better reflect the views and meet the needs of the wider, diversified community.
- Involvement can only improve the quality and efficiency of decisions by drawing on local knowledge and minimising unnecessary conflict.
- Involvement is an imperative part of educating all participants about the needs of the community.
- Involvement helps to promote social cohesion by making real connections with communities and offering them a tangible stake in the decision making process.

However, there are often barriers preventing a comprehensive and wide-reaching consultation:

- the costs of participation for local communities;
- the complexity of many of the issues;
- planning can seem a remote process which does not encourage involvement;
- there are difficulties in identifying and reaching the different groups within a community;
- the language of planning can be off-putting;
- the perception that community involvement exercises will be captured by individuals or articulate groups which dominate proceedings.

Effective community involvement is, therefore, a challenge to all parties. It would be unrealistic to think that all sections of the community will be satisfied by all plans and planning decisions all of the time. Any effective programme of community involvement should ensure that people:

- have access to information;
- can put forward their own ideas and feel confident that there is a process for the consideration of those ideas;
- can take an active part in developing proposals and options;
- can comment on formal proposals;
- get feedback and can be informed about the progress and outcome.

In line with government policy outlined above, NGPL implemented an ongoing comprehensive consultation programme with a view to engaging stakeholders in the process at the early stages and understanding views of the proposals.

As recognised by the Government, the 'community' is a diverse and varied concept:



“Within any area, the ‘community’ is likely to be made up of many different interest groups, which will come together for a whole variety of reasons. Community groups may focus on ‘place’ – the area where they live and work; or may focus on interests, principles, issues, values or religion. Both types of group may have an interest in planning issues. Some of these groups will be well established and represented. In other cases, however, interests may not be organised and therefore be less able to engage with the formal processes of planning. Individuals may be part of several different groups. Some groups may not be homogeneous, for example large and small businesses. Effective involvement cannot happen without a good understanding of the make up, needs and interests of all those different groups and their capacity to engage. An inclusive approach is needed to ensure that different groups have the opportunity to participate and are not disadvantaged in the process. Identifying and understanding the needs of groups who find it difficult to engage with the planning system is essential.”<sup>1</sup>

Given the importance of the redevelopment it was essential that consultation was seen to be effective and transparent. NGPL has sought to implement a strategy that will establish a benchmark of best practice in genuine and effective consultation.

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<sup>1</sup> Community Involvement in Planning – The Government's Objectives; February 2004 (Amended August 2004)

## 2. Methodology

The planning system is aimed at protecting the above principles and people's basic right to be heard and involved. Sustainable development requires the community to be involved with developing the vision for its area, contributing to ideas about how that vision can be achieved and having the opportunity to participate in the process for drawing up specific plans or policies.

In order to meet these objectives, NGPL implemented a programme of consultation based around a tried and tested plan:

- **Notify** – the community must be made aware of the consultation programme.
- **Inform** – having notified people of the consultation process, information is then provided on the background of the proposed development and any constraints that may be influential.
- **Consult** – members of the public and key stakeholder groups to liaise with the project team and put forward ideas and aspirations for the development.
- **Measure and analyse results** – having allowed an acceptable timeframe for everyone with an interest to comment, the results of the consultation are then quantified.
- **Report back** – feedback is then analysed and the results publicised within the community and through stakeholder groups.
- **Respond and change** – the developer responds to the views of the community and incorporates changes into the scheme where possible and appropriate.
- **Publish proposals** – at the end of the process the proposals are published and the community and key stakeholders are informed about how their views have influenced the process.

### **3. Stakeholder Meetings**

The consultation process on the proposals for the 'Fresh Start' masterplan for West Southall commenced in the winter of 2006/7 with early conversations with Ealing Borough Council's officers and politicians on the planning framework and core principles for the redevelopment of the site.

Taking account of the necessity for different approaches to different stakeholder groupings and individuals to effectively address the challenges and issues arising out of the proposals, NGPL implemented a consultation strategy, identifying the key stakeholders, groups and individuals and seeking to initiate early discussions on the emerging proposals for the redevelopment of the site.

Below is a brief summary of the groups that have been actively involved in the consultation and presentations:

#### ***Statutory/Strategic Bodies***

- Ealing Borough Council's officers
- Ealing Borough Council's members
- GLA
- TfL
- Highways Agency
- British Waterways
- Environment Agency
- CABE

#### ***Representatives***

- Heathrow City Partnership
- Friends of Minet Country Park
- Virendra Sharma MP
- John McDonnell MP
- Richard Barnes AM
- Reverend Christopher Ramsay and Southall Churches
- Hillingdon Chamber of Commerce
- Gurdwara Sri Guru Singh
- A Rocha
- Guru Nanak School
- Southall Area Partnership
- Water Tower residents
- Blair Peach Primary School
- Ealing Gazette
- Ealing Times





### ***Feedback***

The early discussion sessions focused on re-introducing the concept of redevelopment to the key stakeholders and opening up a dialogue on the core aspects of the scheme.

The new approach to the masterplan was welcomed by the majority of stakeholders as a positive step; the principle of redevelopment is accepted by almost all of those with whom the team has spoken. The nature of the scheme, which is based on the principle of mixed-use development, was well received although judgement was reserved, particularly in the early stages, to enable stakeholders to observe the emerging plans and process in more detail, and measure this against previous experience.

Stakeholders reacted well to the new team, headed up by Make Architects. In particular, the appointment of Beyond Green as sustainability consultants and Capita Lovejoys as the landscape architects has been well received as indicating a commitment to the sustainable redevelopment of the site.

The revised range and mix of uses within the scheme was also seen as a positive step, increasing and improving the retail offering, reducing the density of the housing, placing greater emphasis on larger housing units and increasing and significantly improving the quality of open space within the development.

The proposals to open up access to the canal and create links to the Minet Country Park were welcomed by many stakeholders as bringing a wider benefit which would integrate the new development into the existing area and improve access to this valuable amenity for the local community. Concerns were expressed at an early stage by the Friends of Minet Country Park over the impact of increased usage of the park. However, the team has worked with them to address these issues as far as possible.

Key concerns expressed relate to the issues of transport and access, specifically the impact the new development will have on the existing road network in and around Southall.

### ***Meetings***

The meetings programme on which NGPL embarked with respect to the proposals has been extensive and in-depth.

Public engagement from 2004-2006, before the 'Fresh Start' made to the proposals, included a public exhibition from 26-28 February 2004 on the initial masterplan, plus the following meetings.

#### ***Masterplan tuning sessions***

These were held on 6 March and 8 May 2004 in Southall and Hayes respectively, and provided invitees with the opportunity to discuss the masterplan with project team members.



#### *Islamic Educational & Recreation Institute*

Members of the project team organised a mini-exhibition on the original masterplan that lasted two hours on 26 March 2004 at the centre in The Broadway, with 440 leaflets in English and Urdu distributed to stakeholders.

#### *Gurdwara Sri Guru Singh:*

As part of consultation on the original proposals, a mini-exhibition was held for two-and-a-half hours on 28 March 2004 for stakeholders in the foyer at the gurdwara in Park Avenue, with a total of around 210 leaflets handed out in English and Punjabi. There were also discussions between project team members and members of the gurdwara committee in 2005 and 2006.

#### *Vishwa Hindu Kendra*

A mini-exhibition on the initial proposals was held for two-and-a-half hours on 28 March 2004 for stakeholders in the temple in Lady Margaret Road, with around 270 factsheets distributed in English and Hindi.

Since the 'Fresh Start' in 2006/7, engagement has continued with stakeholders, including update briefings:

#### *Guru Nanak School:*

Project team members met representatives of Guru Nanak School on 12 June 2006. The concept of a bridge crossing was discussed, including concerns about increased traffic and pupils' safety. The Springfield Road bridge link has since been redesigned so that it is no longer a vehicular bridge and will be for cyclists and pedestrians only.

#### *Southall Churches:*

Meetings have been held with Reverend Christopher Ramsay of Southall Churches and colleagues; to discuss the impact the additional number of residents in the area will have on the local diocese.

Southall Churches are keen to ensure that they can benefit from the development, particularly in terms of assistance on community projects, resources and learning and development courses.

#### *Hillingdon Chamber of Commerce*

A presentation was made to members of the Chamber on 15 October 2007 in Hayes in advance of the group's regular committee meeting. The revised proposals were discussed with a view to their impact on the Chamber's neighbouring members and residents.



Members' particular interest in the proposals centred on the traffic and access impacts at the western end of the site, notably the new road access onto the Hayes by Pass and any access onto Springfield Road.

The proposals were well-received, but Chamber members expressed concerns that traffic congestion may worsen as a result of the redevelopment. Members were offered the opportunity for a further presentation, if desired.

*Friends of Minet Country Park/A Rocha:*

Several meetings have been held with the Friends of Minet Country Park and A Rocha both on the original masterplan and, latterly, on the 'Fresh Start' illustrative masterplan.

The revised proposals have been well received in terms of the improvements to the outlook, density, residential components and public open space. Concerns remain over access to the site and the impact that the development will have on the Minet Country Park, in particular the cycling circuit and the conservation area. However, there is a recognition of the ongoing work towards resolving these difficulties.

Beyond Green and Capita Lovejoys have been involved in discussions to seek to understand and address the concerns raised. Many of these issues can be resolved through the traffic improvement measures. The conservation issues can be addressed through the implementation of a clear design strategy on the development itself together with improved public realm.

*Elected Representatives:*

- A presentation of the revised illustrative masterplan was delivered to both the Conservative and the Labour groups of Ealing Council in the autumn of 2006. The amendments to the proposals were well-received with main concerns centring on density, traffic and access. The housing, retail mix, revised proposals for amenity, open space and community facilities were all positively received.
- A meeting held with Hillingdon Labour Group in May 2006 brought forward concerns and questions including access onto Hayes Bypass, planning gain, housing density and ecological mitigation around Minet Country Park.
- Several meetings have been held with John McDonnell MP over the course of bringing forward the emerging illustrative masterplan; with the team seeking to address issues relating to access and the Minet Country Park.
- A meeting was held with Virendra Sharma MP shortly after he was elected to the Southall seat; the amendments were well received.
- Several meetings have been held with Richard Barnes to keep him updated on proposals and receive his feedback.
- Several meetings have been held with senior members of Ealing Council, specifically, Borough Council Leader Councillor Jason Stacey and Councillor David Millican, who holds the Regeneration Portfolio. This has been a positive and iterative process for the team.



#### *Ealing Gazette/Ealing Times:*

Meetings and briefings have been held with both the Ealing Gazette and the Ealing Times to seek to ensure that they have accurate and up to date information on the proposals.

At the time of the launch of the public consultation, a specific briefing was given to encourage greater attendance and wider communication. Coverage included two articles in the Ealing Gazette previewing the May 2007 exhibition on the week before and the week of the event, plus coverage of transport issues relating to the site three weeks later.

#### *Councillor Tour:*

Following a tour of the site with Councillor David Millican on 13 September 2007, a councillor's tour was organised and held on 27<sup>th</sup> October 2007. This gave all members of Ealing Council the opportunity to have an escorted trip around the site establishing a greater understanding of the opportunities and constraints represented by the site.

15 councillors attended the tour along with an officer from the planning department and the council's regeneration development manager.

The tour began with an overview of the plans and a discussion of the current status of proposals and key issues. Many of the councillors in attendance were from the planning committee and had not previously taken part in the consultation process.

Key issues centred around vehicle movement and congestion, specifically traffic management at the new western link and access onto South Road. Also discussed were the number of residential units, public transport and community infrastructure.

As a result of the pre-tour briefing, Councillor Kate Crawford and other colleagues said they would be interested in seeing a summary of the Transport strategy for the site. A copy of this was subsequently circulated to Ealing Borough Council members.

#### *Blair Peach Primary School:*

A presentation was given to Mrs Anita Puri, headteacher of Blair Peach Primary School on Friday, 11 July 2008. This was to update her on the most updated version of the illustrative masterplan and receive feedback on the proposals ahead of submission of a planning application in late 2008.

Points discussed included:

- The development overview, including timescales, access, sustainability and recreation facilities.
- Confirmation that the current scheme has fewer residential units than before, between 3,400-3,750.
- The proposed new primary school would be two-form entry.
- Benefit of project's sustainability and ecology initiatives for Blair Peach pupils.
- Agreement that the current proposals are better than the previous scheme.



- Work would begin on the boundary adjacent to Beaconsfield Road, so that the first buildings would act as a barrier to subsequent work behind.
- Mrs Puri said development of the canalside would stop drug dealing there.

Mrs Puri requested that the development include a leisure centre because the school currently did not have adequate on-site sports provision. NGPL representatives said that providing one was unlikely, but added that the development would include extensive recreation provision and that the hotel may include leisure facilities.

Mrs Puri was given assurances she would be kept updated on the proposals, and was provided with contact details in the event of any further questions.

#### *Water Tower residents*

A presentation was given to 12 residents of the Water Tower, including members of the residents' Co-operative Committee, on Wednesday, 16 July 2008.

Members of the project team gave those present an overview of the proposals, including how they had changed since the 2007 exhibition. The National Grid representatives emphasised the application's sustainability credentials, the proposed quantum of open space, access opportunities and scale of development.

This presentation included use of maps, landscape images and architect's perspectives, and was followed by a question and answer session.

Key points raised by residents included:

- How access would affect Water Tower residents, including emergency access.
- Concern that the Water Tower may become a "roundabout" surrounded by traffic.
- Concern that vehicles turning into the Water Tower parking will block traffic back to the eastern gateway because of the manually-opened gate.
- Questions about building heights and overlooking.
- Concern that The Straight needs to be rid of drug users and drinkers.
- A call for reassurance that the bus-only restriction along the route to the north of the Water Tower will not eventually include cars.
- Concern about pollution caused by remediation work.
- Compliments about the scheme design and aims, but concern that plans are unworkable because of a lack of respect from Southall youth.
- Note that youngsters need recreation facilities, including perhaps a designated graffiti wall.
- Identified need for a community centre.
- Request for on-site cycle hiring.

In response, members of the project team said that construction traffic would be restricted to the western access onto Hayes bypass.

NGPL also gave assurances that the project would respond to relevant local and national policies in particular in relation to concerns raised regarding recreation, the



environment, sustainability, provision for young people, design, remediation and access.

NGPL confirmed that the route to the north of the Water Tower would only be used by buses exiting the site and as a pedestrian and cycle route.

NGPL also said the following aspects would be revisited as a result of the meeting:

- Opening up The Straight past the gasholder to create a continuous pedestrian/cycle route alongside the railway to link with the underpass under the railway.
- Whether an electric gate could be provided for Water Tower residents to access their parking area.

Confirmation was given that the proposed development incorporates a community centre and cycle provision.

Copies of the maps and images used in the event were also subsequently circulated to the Water Tower residents who attended.

#### *Ealing Primary Care Trust*

A meeting was held on 5 August 2008 with representatives of the PCT, where West Southall's health impacts and provision were discussed. This included discussions relating to the size of any on-site health centre, provision of recreation space for exercise and mix of housing. Several of the points made referred to details which have not yet been decided, but PCT representatives welcomed the fact the health centre would serve the wider community as well as West Southall residents.

#### **Summary**

NGPL will continue to work with all stakeholders throughout the pre- and post-planning period. It is important for the success of the project that existing relationships are maintained and constructive dialogue remains ongoing.



**SECTION THREE – PUBLIC EXHIBITION  
MAY 2007**



## 1. Venue and Publicity

### *The Venue*

The exhibition on the 'Fresh Start' illustrative masterplan was held in the Dominion Centre on The Green, Southall, between Friday 11<sup>th</sup> May and Sunday 13<sup>th</sup> May 2007. The venue was chosen after discussion with Ealing Council's officers and local stakeholders about the most suitable and accessible place for the local community. The steady footfall within the Dominion Centre due to classes and activities was regarded as a positive factor that would help increase awareness of the exhibition.

Using this venue, which is located less than a quarter of a mile from the site, enabled the project team to engage directly with people who are most likely to be affected by the development proposals, as tenants, local residents or local businesses.

The exhibition was open to the public between 10am and 6pm on Friday 11<sup>th</sup> May; between midday and 5pm on Saturday 12<sup>th</sup> May; and between midday and 4pm on Sunday 13<sup>th</sup> of May. It took place over a three-day period, including a weekend, in order to provide all sections of the local community with ample opportunity to attend.

The exhibition was staffed by members of the project team. This ensured that specialists were on hand at all times in order to respond to queries and note feedback from visitors to the exhibition.

### *The Publicity*

The project team was keen from the outset to maximise the numbers of people attending the exhibition, thus a focus was placed on the publicity framework of the exhibition. The publicity was aimed at ensuring maximum awareness and to encourage a high turnout and participation throughout.

Adverts were placed in the following local newspapers for the two weeks before the exhibition:

- The Ealing Gazette
- The Ealing Leader
- The Uxbridge and West Drayton Gazette (including the Hayes & Harlington Gazette)
- The Hillingdon and Uxbridge Times
- The Ealing Times
- Des Pardes (in English and Punjabi).

Flyers were distributed in the week preceding the exhibition to 15,500 homes in the area identified using address information obtained through the Royal Mail. A check was undertaken to ensure that delivery had been carried out as planned.

Attempts were made to display posters in suitable locations close to the application site. Although shops along Beaconsfield Road and The Green were unwilling to display posters, some were left in:





- Southall Sports Centre (Beaconsfield Road)
- Gurdwara Sri Guru Singh (South Road)
- Saint Anselm's Catholic Church (The Green)
- Southall Library (Osterley Park Road)
- The Dominion Centre (The Green).

Notices were sent out to stakeholder groups with whom the team had previously been in discussion with. This resulted in wider publicity being disseminated – for example, staff in the office of John McDonnell MP (Hayes and Harlington) circulated information to their own database.

All Ealing and Hillingdon Councillors and other key local stakeholders were invited to attend a VIP private viewing of the exhibition on 10<sup>th</sup> May.

Copies of all the publicity material are contained within the Appendices.



## **2. Attendance and Materials**

Approximately 140 people, both members of the public and stakeholders, visited the VIP preview and public sessions of the exhibition.

Visitors were invited (but not required) to sign in and leave contact details with the staff at the exhibition in order to be kept informed of the applicant's proposals. Over 50 comments were received through the forms and the comments book and additional comments were taken in the course of conversation with visitors to the exhibition.

All visitors were encouraged to fill in the comments forms available at the exhibition and were able to either fill the form in at the venue or take the forms away to be returned later.

Explanatory storyboards were designed and produced to display the proposals at the exhibition, focusing on the core elements of the proposals.

The boards gave an overview of the evolution of the scheme, enabling visitors to the exhibition to gain an understanding of the proposals.

A large wooden model showing the proposals was also on display.

Leaflets containing details of the proposals were available to take away from the exhibition.

A contact email address, website, name and telephone number were included on all materials for the exhibition.

Copies of the consultation materials are contained within the Appendices.



### 3. Analysis of Comments

Comments were received both directly through the completion of comments forms and indirectly through the signing-in book and conversations with members of the public throughout the course of the exhibition and subsequently.

#### ***Summary***

The comments received were broad-ranging, from access and traffic to open space and retail.

The redevelopment of the site as a mixed-use development was welcomed. In particular, the reduction in the number of residential units (particularly when considered in context with the increase in the available land) was seen as a positive improvement.

Overall, visitors appeared interested in the scheme and positive about the thrust of the plans. The primary concerns related to access and traffic. The importance of feedback from the public and the fact that the illustrative masterplan was still evolving were stressed.

Some respondents requested more in-depth consultation. Consequently, the project team has engaged in dialogue at small stakeholder meetings that enabled individual queries to be addressed. The exhibition also allowed those interested in the proposals to engage in detailed discussion with members of the project team and provided them with ample time to give feedback.

It is recognised that the length of time the emerging proposals for the redevelopment of the Southall Gas Works site have been in progress has resulted in both consultation fatigue and a degree of cynicism within the local community. This was commented on by several visitors to the exhibition who felt that there was a growing disbelief that anything would happen on the site despite publicity and information to the contrary.

#### ***VIP Preview***

The VIP preview of the exhibition was held in the evening of 10<sup>th</sup> May to enable key stakeholders to view the proposals and ask questions in advance of the public exhibition.

157 individuals and organisations were invited to attend the preview and received a briefing on the proposals with their invitation. Invitees included all Ealing and Hillingdon Borough councillors, John McDonnell MP (Hayes and Harlington) and Piara Khabra MP (former representative of Ealing Southall) and Richard Barnes (Ealing and Hillingdon). 25 invited guests attended the VIP preview:

*Ealing Council*



- Councillor Zahida Abbas Noori (Labour, Southall Broadway ward and Southall Area Committee member)
- Councillor Brian Castle (Former Conservative, Cleveland ward and Cabinet member for Regeneration and Economic Development)
- Councillor Phil Greenhead (Labour, Hobbayne ward and Shadow Cabinet member for Children & Adult Services)
- Councillor Gurcharan Singh (Labour, Lady Margaret ward and Chairman of the Southall Area Committee and Planning Committee member)
- Councillor Elizabeth Brookes (Labour, South Acton ward and Shadow Cabinet Member for Housing & Regeneration and Chairman of the Neighbourhood Governance Specialist Scrutiny Panel)
- Councillor Sonika Nirwal (Labour Group Leader, Greenford Broadway ward)
- Councillor Jasbir Anand (Labour, Southall Green ward and Vice-Chairman of Housing & Adult Social Services Standing Scrutiny Panel)
- Councillor Jason Stacey (Conservative Leader of the Council, Greenford Green ward)
- Councillor Colm Costello (Conservative, Hobbayne ward)
- Councillor Swarn Singh Kang (Labour, Southall Green ward)
- Councillor Manjit Singh (Labour, Southall Broadway and Southall Area Committee member)
- Councillor David Millican (Conservative, Northfield ward and Chairman of Ealing Area Committee and Planning Committee member)
- Councillor Jagdish Gupta (Labour, Southall Broadway ward and Southall Area Committee member – attended 11 May)
- Noel Rutherford (Director of Built Environment)
- [REDACTED] (Officer in Regeneration & Housing Division)
- Darra Singh (Chief Executive)
- Pat Hayes (Executive Director of Regeneration & Housing)
- [REDACTED] (Senior Economic Development Officer)

#### *Hillingdon Council*

- Councillor Anthony Way (Labour Group Leader and Chairman of the Executive Scrutiny Committee, Barnhill ward)
- Councillor John Major (Labour, Barnhill ward)

#### *Other*

- [REDACTED] (Heathrow City Partnership)
- [REDACTED] (Heathrow City Partnership)
- [REDACTED] (restaurateur)
- [REDACTED]
- [REDACTED] Chief Executive of Heathrow City Partnership).

Several councillors and officers were unable to attend on the preview night but visited the exhibition over the course of the following three days.

The attendees of the VIP evening were extremely interested in the plans and well aware of the history of the development proposals on the site. Representatives from



many stakeholders were in attendance – with the exception of the officers of Hillingdon Council.

The overall response was largely positive in terms of the openness of the consultation, the revisions to the plans and clear differences in approach and attitude from the previous scheme. Councillors were offered the opportunity to complete feedback forms but preferred to express their views directly to members of the project team.

### ***Public Exhibition***

Approximately 115 people visited the public sessions of the exhibition over the course of the 3 days. Visitors comprised local residents, neighbouring businesses and local interest groups.

The level of interest from those who attended was high and requests for further information were logged and acted upon.

The verbal response from attendees indicated a concern to know what solutions are being put forward in terms of transport and access and how many residential units there will be.

There was recognition that the area needs redevelopment, but there was an ongoing apprehension about the difficulties of the site and how it can be dealt with.

Concerns raised focused primarily on issues of transport and access and the density of development.

There was a mixed reaction to the lack of specific detail on some of the core issues. Whilst some people welcomed the fact that consultation was taking place early, others took a more sceptical stance.

Key positives included:

- Improved open space and public realm
- Prospect of reduced residential numbers
- Work on transport and access issues
- Improved health and educational facilities
- Improved retail opportunities
- Layout of the design
- Access to the canal

Key concerns included:

- Contamination
- Transport and access solutions
- Number of residential units
- Adequacy of schools and health facilities
- Ongoing consultation
- Use of open space
- Impact on Minet Country Park



- Impact of retail units on local businesses.

Most attendees were interested in the new accesses, particularly those proposed off Beaconsfield Road and the Eastern Access, connecting with South Road. Comments about access onto South Road focused on the street already being heavily congested. Residents of Beaconsfield Road suggested that the three vehicular routes from the site could increase existing parking and access problems.

Some disgruntled neighbours called the project a “non-starter” because of this, although their fears appear to be based on the assumption that there will be an unsustainable number of residential units. It was explained to them that there would be fewer dwellings than the previous proposals, coupled with an increase in the amount of available land.

In contrast, some extremely positive comments were made about the basic concept, the opening up of the canal side to leisure access and the layout and design of the illustrative masterplan.

Concerns about the possibility of more crime being committed on the Hayes side of the canal as a result of the development were expressed. One respondent expressed concern that pedestrian access to and from Townfield would increase the risk of noise disturbing Hillingdon residents. The respondent added that people do not feel safe, especially when alone, walking in the Minet Country Park, and that developing the Gas Works site would worsen this. However, it was likely that the increased numbers of people crossing the canal and using the park would improve safety as a result of increased movement.

Project team members were also told by visitors that increasing the amount of open space and the proposed Town Square were good ideas, as was demolishing two of the gasholders.

### ***Comments Form Analysis***

There were 20 individual comments forms submitted to the project team as a result of the public exhibition from 11-13 May 2007. Stakeholders were given the option of writing the forms at the exhibition or sending them Freepost at their leisure. A copy of every filled-in comments form can be found in the Appendices section.

The following questions were asked in the Comments Form:

- What are your views on the proposals to increase the amount of community space?
- How would you like to use the civic space?
- Are you in favour of the proposal to make space available for processions, markets and community events?
- What are your views on the proposed mix of uses?
- What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?
- What are your views on the proposal to improve public transport provision throughout the development?



- Is there anything additional that you would like to see within the masterplan?
- Do you have any other comments?

### **Question One**

**What are your views on the proposals to increase the amount of community space?**

Here were the answers divided into categories:

Question	Positive	Negative	No answer	Other
One	13	0	2	5

Of the 13 answers that said that more community space was a good idea, six qualified the response by asking who would be responsible for maintaining such open space.

Three of the five 'Other' answers to Question One said they wanted more houses not flats, while the other two cited overcrowding and congestion as concerns.

One comment form with no answers came with a letter from a consultee explaining that they would participate in engagement when more details of the proposals' community impact became available.

### **Question Two**

**How would you like to use the civic space?**

Here were the answers divided into categories:

Question	More recreation facilities	No answer	Car parking	Other
Two	9	6	2	3

Of the nine answers calling for more recreation space and / or facilities, three respondents requested cinemas, three requested youth or sports centres, and five mentioned more recreation space in general terms.

Of the three 'Other' respondents, one sought more space for religious festivals, one sought "any good use", while the other asked for cafes and no crime.

### **Question Three**

**Are you in favour of the proposal to make space available for processions, markets and community events?**

Here were the answers divided into categories:



Question	Yes	No	No answer	Other
Three	12	4	4	0

This section revealed a majority of respondents wanted more space for community events. One of the four negative answers was specific in saying markets make a place look “*shabby*”.

#### **Question Four**

##### **What are your views on the proposed mix of uses?**

Here were the answers divided into categories:

Question	Positive	Negative	No answer	Other
Four	3	1	7	9

Most comments to this question expressed a request rather than a definitive positive or negative answer.

Four of these nine responses focused on the need for fewer flats and more houses, two wanted to wait before making a decision, one wanted more private housing rather than rented accommodation, one focused on more community facilities, and the other asked how national shops would be introduced into Southall.

The one negative comment said the proposed mix of uses was a “*total shambles*”, while the three positive comments said the mix was a good idea. One of the positive comments made suggested “*it would make Southall unique [and a] better place and [make a] difference which brings benefits to the whole of Southall*”.

#### **Question Five**

##### **What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?**

Here were the answers divided into categories:

Question	Positive	Negative	No answer	Other
Five	5	7	4	4

The dominant subject of the ‘Negative’ comments centred on concerns over traffic congestion; the other issue raised in this section was concern over potential harm to the Minet County Park’s biodiversity.

Continuing the traffic theme, two of the four comments in the ‘Other’ section said the layout was better, but both included the proviso that traffic congestion should not worsen.





The other two answers in this section asked for the main street to be pedestrianised and for more south-facing properties.

One of the 'Positive' comments on the layout gave a rider that the site should be looked after once it is built.

### **Question Six**

**What are your views on the proposal to improve public transport provision throughout the development?**

Here were the answers divided into categories:

Question	Positive	Negative	No answer	Other
Six	9	3	2	5

Most of the 'Positive' responses were keen on improved public transport. The three 'Negative' responses raised concerns about traffic provision, one of which said the public transport proposals were unclear.

The 'Other' feedback also dealt with movement through the site but these respondents asked direct questions; one wanted trams through the site, two separate questions were about where the bus route would go and bus frequency, another asked for the high street to be pedestrianised, and the other said improved public transport was a good idea as long as it did not worsen traffic.

### **Question Seven**

**Is there anything additional that you would like to see within the masterplan?**

Here were the answers divided into categories:

Question	Transport priorities	More recreation facilities	Housing priorities	No answer	Other
Seven	3	6	2	4	5

Those interested in transport asked for more parking, a bus station and cycle-only lanes.

Those asking for more recreation facilities cited the need for youth facilities, cinemas, sports facilities and open space.

Those with housing priorities asked for more private houses and fewer rented flats, while the other comments ranged from requests for more religious places, more shopping, more public consultation, more public benches and more public fountains.

### **Question Eight**



### Do you have any other comments?

Here were the answers divided into categories:

Question	Housing	Transport	Community	Consultation	No answer	Other
Eight	4	6	2	2	4	2

Comments relating to transport were greatest, with six comments. Three respondents called for the high street to be pedestrianised, two said the development would cause more traffic congestion, and one called for more parking.

On housing, three called for the development to have fewer flats, with one calling for houses instead of flats.

On consultation, one respondent asked exactly how many homes the development would bring. One respondent called the public consultation “a joke”, but another simply commented “good idea”.

The community-related answers asked that the development keeps “youths off the streets”, for it to be made a safer area and more “like Kensington or Chelsea”.

During the course of the public exhibition several attendees said that the images on display were impressive and that they were pleased that something was being done to improve the site. Attendees also made many positive comments about the wooden model of the proposals, saying that it was a simple but particularly useful way of showing what impact the redevelopment would have.

### Conclusion

Several themes emerge from respondents’ comments at the May 2007 exhibition. Concerns about potential increases in traffic and congestion figure prominently, as do requests for more information about precisely how many homes will be in the development.

Another major theme from respondents’ comments is the desire for improved open space, recreation facilities, a cinema and youth and community facilities. There was a clear majority of positive comments about the proposals for more community space and a civic area for processions, festivals and markets.

Making the proposed High Street pedestrianised was also highlighted, as well the desire for more houses to be built than flats.

### Stakeholder Comments Form feedback on Key Issues

The key issues raised by attendees, and which NGPL has been seeking to focus on, include the following:

#### *Traffic and Access/Transport*



This is currently a significant issue for many local people, who feel frustrated by the volume of traffic and congestion, amongst other things. Comments included:

“[I have] major concern on traffic near Southall Station, Beaconsfield Road and Southall Broadway”.

“[The development] will create more congestion and pollution”.

However, some respondents felt that the proposals contained positive measures; and steps to improve public transport within the site were well-received by some who thought they were a “*Good idea*” and “*Great news*”.

Suggestions were also made as to how accessibility could be improved:

“Public transport is fantastic. Perhaps the High Street could be totally pedestrianised to reduce traffic”.

“More public transport provision is necessary”.

The comments seemed in general to show that concern exists about these issues, but also that there is some optimism that development can help to ameliorate some of the most pressing local problems.

#### *Density/Open Space*

Many respondents were keen that the density of development be given careful consideration and wanted to make sure that over-development be prevented. Eight respondents said that they wanted more houses, instead of flats:

“There should be less flats, more low-level buildings i.e. houses, rather than flats”.

“It will be better if there are less flats, more houses and some detached [houses]”.

Many respondents seemed to approve of the amount of community space contained within the proposals:

“Definitely agree with the idea for more community space”.

“A good idea, as there is a lot of people in our community”.

However, there was also concern that community space would not be maintained to a high standard:

“Good green space provided, but who is going to maintain it, otherwise it becomes spoiled”.

“This is a good development for Southall as long as someone maintains the areas and looks after the new layout”.



Overall the comments indicated a mixture of enthusiasm for the provision of community space, combined with concern to avoid both over-development and the neglect of community space once it has been established.

#### *Sustainability/Environment*

One respondent requested that an “Environment Centre” be placed on site, but other than this most opinions about sustainability and the environment were articulated in comments relating to other issues, such as transport. For example, one respondent suggested there was a need for “more reliable, clean, green transportation”.

Another thought the development “will create more congestion and pollution”.

Yet another was worried about the potential disturbance caused by construction work:

“No mention of pollution [or] disturbance during development”.

Steps to make the development as environmentally-sustainable as possible were praised elsewhere and the steps to improve public transport, for example, were praised as “very good”.

#### ***Stakeholder attendees 11-13 May***

- Councillor Jagdish Gupta (Labour)
- [REDACTED] (Middlesex Housing Co-operative)
- [REDACTED] (Ealing Mencap)
- [REDACTED] (Gurdwara Sri Singh Sabha)
- [REDACTED] (Gurdwara Sri Singh Sabha).



#### 4. Applicant Response to Key Issues

NGPL has been greatly encouraged by the comments received and by the ongoing interest of local stakeholders in the emerging proposals. The team has worked to incorporate as many suggestions as possible into the final proposals.

The evolution of the design and the layout of the development have been strongly influenced by the public responses to the consultation process. Additionally, the illustrative masterplan as it currently stands is the result of a collaboration of the professional team with the statutory and strategic bodies involved in early dialogue – specifically, Ealing Council, Transport for London, the Greater London Authority, the Commission for Architecture and the Built Environment, the Highways Agency and Hillingdon Council.

In particular, NGPL has sought to ensure that the development will replace an under-utilised site with a well-designed, highly sustainable and attractive development which will generate employment, provide housing for a range of needs, improve connectivity and integration into the existing community, maximise the natural assets of the site and, as far as possible, minimise negative impacts in terms of traffic and access.

##### *Traffic and Access*

NGPL is fully aware of concerns on this matter as reflected in the consultation. The site has restricted access points. One of the main aims of NGPL is to provide easier access for the people who live in, work at and visit the West Southall community.

The development team has focused upon providing practical solutions to the problems of transport and access. The proposed road layout within the illustrative masterplan has been carefully considered in conjunction with offsite highway improvements to ensure that any increased traffic flows have the least possible effect on the surrounding road infrastructure.

Transport proposals include:

- Reducing the need to travel by car through the provision of high quality public transport and streets designed to encourage walking and cycling.
- Junction improvements to ease congestion, including improvements at the Bulls Bridge roundabout and a new junction onto South Road, together with the widening of the South Road railway bridge.
- Improvements at Junction 3 of the M4.
- The South Road / Beaconsfield Road / Park Avenue junction will be altered, with The Crescent closed to vehicles, and the South Road / Merrick Road junction signalised.
- Three road accesses (either one-way or two-way) onto Beaconsfield Road, broadly opposite Ranelagh Road, Trinity Road and West End Road.
- A new road across the Grand Union Canal and Yeading Brook onto Pump Lane.
- A new right turn from Pump Lane's junction with the A312.
- Amended traffic light timings along Uxbridge Road and South Road.



- Traffic calming to discourage rat-running through the site.
- Up to 30 buses an hour between Southall and Hayes running through the West Southall site.
- Two new pedestrian/cycle bridges across the canal and Yeading Brook to link with the Minet Country Park and Springfield Road.
- Changing Brent Road access to the site under the railway to a pedestrian/cycle route.
- Reducing the need to use a car by ensuring that residents, workers and visitors will be able to easily walk to the facilities they need.

### *Density*

Many who provided feedback about the proposals wanted to maximise the amount of community space on site and minimise the number of flats. The revised proposals feature less dense development and an additional eight acres of land. Careful consideration has been given to increasing the amount of open amenity and recreational space. Additionally, the number of dwellings has decreased from about 4,500 dwellings in the previous planning application scheme to a maximum of 3,750 dwellings on a larger site.

### *Sustainability*

Respondents seemed to articulate their opinions on these issues through comments on transportation and community space in the main. There was strong feeling in support for tackling existing local transport problems and the existing lack of high-quality recreational land. The site will include a mix of uses and create a place that encourages people to walk or cycle rather than drive.

The proposals include:

- An energy centre providing electricity, heat and cooling through a Combined Heat and Power (CHP) system.
- Using renewable energy to meet 20% of West Southall's energy needs.
- Installing water efficiency systems.
- Streets designed around the needs of pedestrians and cyclists rather than cars.
- Providing secure bicycle parking to encourage cycling.
- Creating children's play areas and sport pitches.
- Greening the development with green roofs and 'living' walls.
- Putting quality of life at the heart of designs for buildings and spaces.

The proposals have been environmentally assessed, covering issues such as:

- Remediation
- Transport
- Noise
- Air quality



- Water, flood risk and drainage
- Conservation
- Ecology
- Archaeology

The proposals' sustainability is an important aspect of the West Southall development, as one of its key aims is to bring greener living to those living in and near the site. Examples of greener living include the on-site energy centre, green walls and access to recreation space.

#### *Health and safety*

Some stakeholders had raised queries about the health and safety aspects of the development, including decontamination questions raised at the July 2008 briefing for Water Tower residents.

Ground investigations have been carried out and a remediation strategy prepared in consultation with London Borough of Ealing and the Environment Agency. The strategy will be aimed at remediating the site to a level that is appropriate to its end use.

#### *Open Space*

Feedback has demonstrated that respondents are eager for as much high-quality open space as possible to be incorporated within the proposals. Many emphasised the importance of maintaining this space in the best possible condition.

There will be:

- Extensive open space provided for all
- A high-quality, safe environment with a mix of private and public open spaces
- Flexible open space for festivals and events
- Spaces for social activity with cafés and restaurants
- A tree-lined shopping street
- Safe and secure play areas for all ages
- Sports and recreation space
- Wildlife and wetland areas contributing to local biodiversity and educational opportunities
- A new single management company to maintain and manage all aspects of the public realm and landscape environment

#### *Retail and commercial*

Views were expressed verbally about retail during the exhibition, although no respondents referred to it in their feedback in the comments forms. In general,



attendees seemed to have a low opinion of the current retail offer in Southall and were keen to see leading high street retailers come to Southall.

As well as a large supermarket of up to 5,850 square metres, the proposals also include space nearby for an anchor store of over 2,300 metres and a range of smaller shops. This new space will complement the existing town centre, and provide local people with high street shops in Southall.

The consultant team, specifically Savills and RPS, has spent significant time focusing on the existing retail offer, the retail need and the way in which any retail on the site can be seen as an addition rather than a replacement to the current High Street provision.

Following the public consultation in May 2007, the proposals include improved conference and exhibition space for local businesses. Current conference and exhibition provision within Southall is restricted, requiring local businesses to travel to Wembley or other surrounding areas in order to showcase their businesses or hold events.

The West Southall illustrative masterplan incorporates a new hotel, which will provide conference facilities as well as banqueting facilities able to cater for large weddings and other social events in the area, for which there is limited provision.

#### *Financial Contributions*

Many stakeholders with whom the NGPL team has engaged expressed an aspiration for financial contributions towards specific projects and community uses.

In line with the planning process, NGPL would anticipate all such discussions to form part of the Section 106 Agreement discussions within the local planning authority. NGPL has thus directed community group requests towards this process.

#### *New social infrastructure*

To avoid further pressure on local education facilities, a new primary school is proposed, which will ensure that West Southall is self sufficient in terms of primary education.

A new health centre which includes a GP surgery and supporting PCT clinics, has also been catered for, which should not only be able to serve for the new residents of West Southall, but also relieve pressure on existing practices in the area.





## **SECTION FOUR – NEXT STEPS**



## **Consultation**

### ***Assessment***

The consultation to date has been invaluable in securing feedback, gauging key issues and guiding the development process.

The feedback has been overwhelmingly positive. The issues and concerns raised have been continuously addressed as the proposals have evolved. The project team has sought to 'design out' any potential issues and develop the proposals to the highest possible standard.

A database of contacts has been compiled and updated. The database has been utilised in order to update interested parties on developments in the planning process.

The literature distributed both prior to and during the exhibitions contained full contact details for further communication. All enquiries are dealt with through a single source and will continue to be responded to as quickly as possible.

The NGPL team is willing to meet with and keen to hear the views of any interested parties and will continue to maintain the channel of communication throughout the planning process.

### ***Exhibition***

A second exhibition will be held following submission of the outline planning application. This will demonstrate how the plans have evolved as a result of the consultation, provide feedback on how the project team have incorporated suggestions and amended proposals and provide a clear rationale for the final shape of the illustrative masterplan. An addendum consultation report will also be submitted to Ealing Council following this further exhibition to summarise the points raised and establish what action will be taken in response to those comments.



## **SECTION FIVE – APPENDICES**









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## Castlemore nationalgrid

### PUBLIC EXHIBITION - SOUTHAL GAS WORKS

Castlemore Securities Limited and National Grid Properties are bringing forward revised masterplan proposals for the redevelopment of the Southall Gas Works. Their latest plans will be displayed at a public exhibition.

The Partnership is seeking your views and comments on the new emerging masterplan for the site, comprising a mixed use development of residential, retail, offices and school set around open, civic spaces. Since the proposals were first brought before the public there has been significant revision of the plans based on the feedback from the original consultation and the ongoing dialogue with Ealing Council.

Come and view the plans and speak to members of the technical team, who will be on hand to answer questions and take comments.

Date: Friday 11<sup>th</sup> May - 10-6pm  
Saturday 12<sup>th</sup> May - 12-5pm  
Sunday 13<sup>th</sup> May - 12-4pm

Venue: Dominion Arts Education Centre  
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**Venue:** Dominian Arts Education Centre  
112 The Green  
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### Ealing Times

Times Group Newspapers

[www.salinger.co.uk](http://www.salinger.co.uk)

Thursday, May 3, 2007

13

## Campaign notches up its first success

By ALEX AU

**CONGRATULATIONS** readers! The Music Free campaign has scored a major victory.

Transport for London has agreed to redesign its posters asking people to "Please keep their music down" and have gone for a much stronger stance with the message "Turn it off, Norm it down".

But this victory for all the people who have fought and made things from mobile phones and personal stereo is only the start of what can be achieved.

The campaign partners, Tina Wright and Valérie Marshall, also need signatures on their online petition. They need to reach 4,500 signatures to be able to present the petition and ask travel companies to implement a blanket ban on 200,000 Iraqi citizens and prevent passengers with their travel

Tooth explained that he wrote to both the Mayor and ILL to express his utmost dissatisfaction with the proposed sign, indicating that it was unbalanced and inappropriate.

The week: "We honestly did not expect anything to change as Bill's representative had told us it was an im-

<sup>2</sup> I mention this with affection and awe.

"Imagine our satisfaction and surprise when we received the following message from TIL last Friday: 'You'll be pleased to know that we

You'll be pleased to know that we have now changed our on-tax policy regarding the playing of music. As you can see the sign, which was now mandatory on all buses, directly asks



Transport

SAHAY



And Tim explained that was not

And Tins explained that was not all that TIL has changed on its message, he explained that the specific "Then it will keep it down" notice will also be posted inside buses, at the back, on both sides, at this is where the passengers are seated and most

Speaking with evident delight at his long-awaited success, Tom said: "We are so pleased! We never thought this would happen, but it sure did."

But, as yet, there signs will only appear on time and IIL has been unable to confirm that the posters

■ If you want to make your opinion count then email your responses to the five questions below to [ask@jordan.comquest.com](mailto:ask@jordan.comquest.com) or visit [www.jordan.com](http://www.jordan.com) to show the

work has to be done before we can transport oil from the north.

**QUESTIONS:**

- How have you been affected by noisy mobile phones playing music on public transport?
- Do you confront the person playing the music? What happened?
- If you didn't, why don't you?
- Have you felt intimidated by youths playing music from

■ Do you feel aggrieved that they have free travel and still  
believe in an airband way?

**Castlemore** nationalgrid

## PUBLIC EXHIBITION – SOUTHALL GAS WORKS

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Saturday 12<sup>th</sup> May – 12-5pm  
Sunday 13<sup>th</sup> May – 12-4pm

**Venue:** Dominion Arts Education Centre  
112 The Green  
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Thursday, May 10, 2007

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**Castlemore**

**nationalgrid**

**PUBLIC EXHIBITION - SOUTHALE GAS WORKS**

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Venue: Dominion Arts Education Centre  
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For more information, call our team on 0845 601 5432 or email [feedback@southalegasworks.com](mailto:feedback@southalegasworks.com).





Wednesday, May 9, 2007

www.livingsouthcoast.co.uk

LW0

2

## Feature Walking the runway sure take-off and landing is safe



**TECHNICAL** Many of the members of the inspection team are these volunteers. Some, such as Ten Harty, the Deputy Airside Operations Manager, find the three times yearly inspections highly enjoyable, despite the unenviable hours. "I love taking part in these visits, and while it has always been the first time being on foot on a runway, now I think quite easily," he said.

good spot, and need work to repair a crack along the runway. It had failed and would need replacing.

Although not a life-threatening problem in this instance, the better people showed just how important it is to do a good job during the inspection, and to make sure the repairs identified are carried out promptly.

Mr Wood, a former air force officer at RAF Culmington, joined BAA a year ago, and is in charge of a team of 400 employees.

The runway is checked by vehicle four times a day, and airside staff inspect every 10 years.

But facilities manager, Chris Rowe, joined the first part of the walk to explain stress and said: "My job is to be responsible for

the condition of the runway surface."

"Considering it is about five years since we last inspected the runway in being so very wet and that places me a bit

"There are so many factors which can affect the condition of the surface and we have to be prepared for all of them, especially increasing frost in the winter weather, as that gets right into the concrete and causes it to crack."

By the time the sun had dried the surface was beginning to dry out, so Mr Wood had reached the end of the runway and was able to look back at what our long walk had achieved, just as the first aircraft began to land on the runway.

While we did not find much in the way of defects, we noted several areas where work would need to be carried out as a priority, and by the time we heard of our members' calls were being made to get some of these

repaired.

Ten Harty, deputy airside operations director, has been with BAA for six years and said: "I love taking part in these visits, and while it has always been the first time being on foot on a runway, now I find it quite normal."

"These inspections are our chance to ensure our runway, which are one of our most important assets, are in the best condition possible to ensure the Government targets for maintaining and increasing capacity are met."



## Castlemore nationalgrid

PUBLIC EXHIBITION - SOUTHAL GAS WORKS

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The Hillingdon and Uxbridge Times

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Thursday May 10, 2007

9

**HEALTHY FIT AND OVER 50?**

clinical trial volunteers

By volunteering for a clinical trial at PAREXEL, you're not only helping to benefit the wider community through the development of new medicines, in return you'll be paid for your time and inconvenience.

The PAREXEL Unit is an independent research unit based at Northwick Park Hospital in Harrow, North West London. We're currently seeking to recruit healthy men and women, smokers and non-smokers, aged over 50 who are at a good state of health to participate in clinical trials.

All of our study are sponsored by an NHS/DAU/Research Ethics Committee.

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2. Poster used to promote the exhibition (an enlarged copy of the newspaper advert was used)

The poster is a rectangular document with a thin black border. At the top left is the Castlemore logo, consisting of three blue vertical bars of increasing height followed by the word 'Castlemore' in a bold, black, sans-serif font. To its right is the 'nationalgrid' logo, with 'national' in blue and 'grid' in black, all in a sans-serif font. Below these logos, the text 'PUBLIC EXHIBITION' is centered in a bold, black, sans-serif font, underlined. Below that, 'Southall Gas Works' is centered in a bold, black, sans-serif font. The main body of the poster contains several paragraphs of text in a standard black sans-serif font. The first paragraph states that Castlemore Securities Limited and National Grid Properties are bringing forward revised masterplan proposals for the redevelopment of the Southall Gas Works, with their latest plans to be displayed at a public exhibition. The second paragraph notes that the site is in the heart of Southall and is a key strategic site for the borough. The third paragraph explains that the Partnership is seeking public views and comments on a new emerging masterplan for the site, which includes residential, retail, offices, and a school, and mentions that the plans have been revised based on feedback from the original consultation and ongoing dialogue with Ealing Council. The fourth paragraph invites the public to come and see the plans and speak to the technical team. The fifth section, titled 'Date:', lists the exhibition times: Friday 11<sup>th</sup> May – 10-6pm, Saturday 12<sup>th</sup> May – 12-5pm, and Sunday 13<sup>th</sup> May – 12-4pm. The sixth section, titled 'Venue:', lists the location: The Dominion Arts Education Centre, 112 The Green, Southall, Middlesex, UB2 4BQ. The final line of text at the bottom provides contact information: 'For more information, call our team on 0845 601 5432 or email [feedback@southallgasworks.com](mailto:feedback@southallgasworks.com).'

**Castlemore** **nationalgrid**

**PUBLIC EXHIBITION**

**Southall Gas Works**

Castlemore Securities Limited and National Grid Properties are bringing forward revised masterplan proposals for the redevelopment of the Southall Gas Works. Their latest plans will be displayed at a public exhibition.

The site is located in the heart of Southall and is a key strategic site for the borough.

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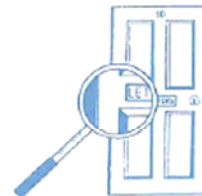
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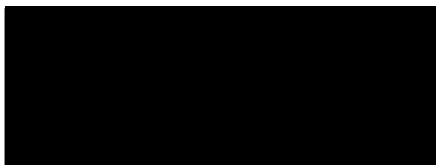
Dear [REDACTED]

Please find enclosed, the backcheck report carried out on the leaflet distribution for the Southall Gas Works Exhibition.

The checker is required to obtain a minimum of four "yes's" in each road for it to be judged positive. Four or more "no's" would be negative.

In our experience, this backcheck has shown the distribution to have been carried out in a satisfactory manner.

Yours sincerely



Enes.

014- [REDACTED]  
PO Box 276, Haywards Heath, West Sussex RH16 3FU  
[www.plc-systems.co.uk](http://www.plc-systems.co.uk)

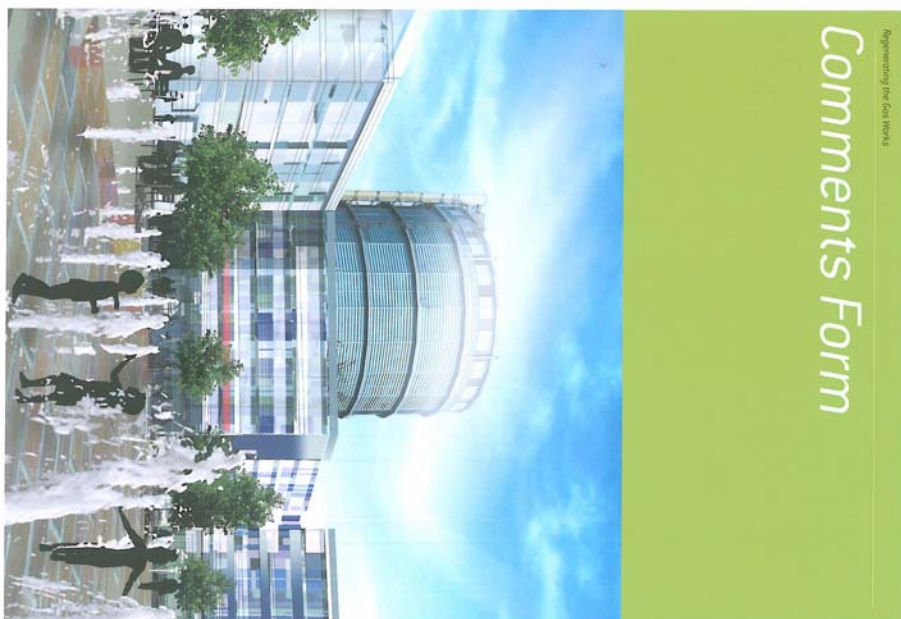
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55





## Comments Form





## Comments

Southall Gas Works & Green Street

Please let us know your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?
2. How would you like to use the civic spaces?
3. Are you in favour of the proposal to make space available for processions, markets and community events?
4. What are your views on the proposed mix of uses?
5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

[www.southallgasworks.com](http://www.southallgasworks.com)

6. What are your views on the proposal to improve public transport provision throughout the development?

7. Is there anything additional that you would like to see within the masterplan?

8. Do you have any other comments?

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Contact \_\_\_\_\_

Please hand this form to a representative at the exhibition or post it back to:

Southall Gas Works Consultation  
c/o PPS Group  
60 Grosvenor Street  
London W1K 3JW

For further information, please contact our team on  
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You can also visit our website at  
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**nationalgrid**

**make**



### 3. Minutes of a meeting held with Hillingdon Chamber of Commerce

#### West Southall Partnership / Hillingdon Chamber of Commerce committee meeting

#### Contact Report – 15.10.07

##### Attendees:

- [REDACTED] - National Grid (SGW Partnership)
- [REDACTED] - PPS Group (SGW Partnership)
- [REDACTED] - Chairman, Hillingdon Chamber of Commerce
- Six other members - Hillingdon Chamber of Commerce

Item	Comments
1. Introductions	<p>Team introduced themselves. [REDACTED] outlined the meeting's purpose as a presentation on the Southall Gas Works plans.</p> <p>[REDACTED] used laminated A3 colour prints of the Make master plan images to explain the project to members. Some knew nothing about the project but said they were impressed by the images.</p>
2. Background	<p>Vehicular access had been a difficulty for the redevelopment. [REDACTED] mentioned objections to the previous scheme's 4,500 proposed units.</p> <p>The new master planners Make had started from scratch. [REDACTED] explained about the additional 8-acre space because of the 2 surplus gasholders.</p>
3. Traffic	The Springfield Road access would be for pedestrians and cyclists only.
4. Southall town centre and retail	<p>MB said there were proposals for:</p> <ul style="list-style-type: none"> <li>• 150,000 square feet of retail</li> <li>• 60,000 square foot food store (with 420 parking spaces)</li> <li>• A potential Bollywood-themed cinema</li> <li>• A primary school</li> <li>• A hotel with banqueting and conference facilities.</li> </ul> <p>The need for high-street stores to complement the independent stores in central Southall was discussed. There would be a 750-space multi-storey car park, with around 500 for town centre visitors.</p>
5. Housing	Around 3,600 units for the site were announced (a mix of town houses, apartments and family units), with around 70% parking for the residential units.
6. Open Space	The open space was compared in size to Sloane Square or the courtyard at Somerset House, with its uses ranging from processions to conferencing.

7. Questions	Below are the responses to several questions put by chamber members.
	Affordable housing had not yet been determined, but the site is expensive to develop - £2 million an acre to bring the site forward. Hillingdon Borough Council's refusal to discuss the site also mentioned.
	Further to a question from [REDACTED] said the affordable housing mix on the previous scheme had been near 30%.
	In response to a committee member's questions, [REDACTED] said it was too early to say if Tesco had approached about providing the food store.
	<p>[REDACTED] said the previous scheme had not fully resolved the traffic solutions, but that the Partnership had been working for the past 18 months on the Bulls Bridge roundabout.</p> <p>She said this included the idea of a lane going through the roundabout, and is work in partnership with the boroughs of Ealing and Hillingdon, TfL and the Highways Agency.</p>
	<p>[REDACTED] said the bridge is "solid" about 70% of the day, and that in the morning the queues stretch back to the A40.</p> <p>[REDACTED] said there would be a detailed scheme looking at both the M4 roundabout and Bulls Bridge to increase capacity. The Partnership understands that traffic is one of the area's biggest issues, but that it was closer to enabling this increased capacity and not worsening congestion.</p> <p>No response had been received despite several attempts to contact Jean Palmer at Hillingdon Council, and that the borough had not engaged in discussions, including on Minet Country Park.</p> <p>She said that she would be pleased if anyone on the Chamber of Commerce could help discussions with Hillingdon Council, and hoped some discussions between the leaders of Hillingdon and Ealing would be possible because they are Conservatives.</p>
Timescale	<p>[REDACTED] said submission is currently planned for February 1. [REDACTED] added that there would be a full public consultation to accompany the application.</p> <p>[REDACTED] said that, assuming planning permission by the end of 2008 after consultation (which she said was fairly optimistic), there could be remedial work in 2010, with first building in 2011.</p>
Business	[REDACTED] said the project would be complementary to local businesses on the Broadway.



	A chamber member said costs £1 million for a freehold in South Road. ■■■ said one reason why (high street) multiples had not entered Southall town centre is because these negotiations happen without any advertising by a lot of the shop owners sub-divide them and write annual leaseholder arrangements.
	■■■ said the Partnership was looking to get a lot of bus routes coming through the site to both Hayes and Southall town centres.
8. Round-up	<p>The meeting closed with ■■■ saying other members may be interested in hearing about the proposals at a later date, and ■■■ suggested a further presentation.</p> <p>■■■ arranged to provide leaflets for chamber members by post, and was asked for a PDF of the presentation images to be emailed to the chamber.</p> <p>■■■ and ■■■ were thanked for an interesting and informative talk and left at 12.45pm.</p>



## Exhibition panels



Southall Gas Works A Fresh Start

### Introduction

Welcome to our exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site.

Since the proposals were first exhibited there has been significant revision of the plans based on the feedback from the original consultation and the ongoing dialogue with Ealing Council and the GLA.

We are seeking to bring forward a mixed use development centred around a new public realm and comprising residential, retail, office, community, school and health facilities.


We are at an early stage in the delivery of the masterplan and have not yet decided on the locations for new schools or residential, retail or office. The site has been awarded by eight acres since the earlier proposals following the decision from National Grid that the new smaller water-treatment plant is likely to be the most appropriate. We are looking for a new masterplan which envisages much more open space in a lower density residential environment than previously proposed.

We hope that you find this exhibition of interest. Please do not be a member of the team for more details.




West London Canal  
The canal is a key element of the regeneration plan. It will be a new canal and will be a key element of the regeneration plan.



A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site



Sustrail Goss Works & Wash Street




### Site as the Generator of Design

- Sustrail already has an established and vibrant town centre which is the hub of the community and benefits from being a focus for cultural activity locally, regionally and nationally.
- The town centre is rich in diversity with commercial, retail and residential elements engaged to create an active and lively locality.
- There is an established and cohesive residential community which has developed organically over many years.
- Sustrail benefits from being adjacent to areas such as the Minster Country Park and the Grand Union Canal, however, these are difficult to access and are underutilised.
- The town centre has a prominent civic space and would benefit from the development of increased, accessible public realm.

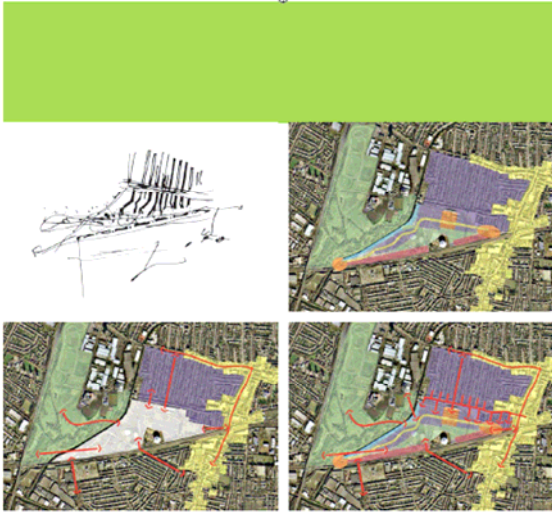



Wash Street - The Wash Street area is a key focus for the regeneration of the town centre.

A public exhibition displaying the emerging masterplan proposals for the regeneration of the Sustrail Goss Works site





Southall Gas Works A: March 2007




Southall Gas Works B: April 2007  
Southall Gas Works C: May 2007

## The Form of the Masterplan

The masterplan is a fresh start, a new scheme which is being developed in a series of evolving steps and will act as a catalyst for improvement throughout Southall.

- **Integration** – the new masterplan creates the opportunity to establish new connections and linkages to adjoining areas and existing neighbourhoods.
- **Concept** – our strategy is to extend the residential community from the north, create an environmental buffer to the railway, develop an accessible and attractive central park and actively used civic spaces.
- **Public realm** – the masterplan establishes a series of spaces, creating opportunities of different character providing facilities for both the existing and new population of Southall.
- **Links** – the edges are as open and accessible as possible in terms of views and routes to ensure the masterplan is integrated into the local context and community.

A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site



A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site

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Southall Gas Works A Fresh Start

## New Masterplan

The Southall Area (Green Lane)

- Residential
- Parks
- Commercial
- Public
- Green
- Water
- High Street
- Water Tower
- Water Pumping
- Long Day Parking

The concept for the development is to provide a mix of uses which will serve both the existing and the new communities, extending and improving all of Southall – north and south of the railway line.

The layout of the site is based on axes of access and circulation through the development to ensure safety in pedestrian and vehicular movement.

- Residential accommodation from tenanted houses to apartments can be incorporated into the masterplan providing for the diverse needs of the Southall community.
- A strong retail and cafe bar/restaurant offer with more mainstream provision arranged around the High Street offers variety and complements the existing town centre with connection to the west end of the Broadway and South Road.
- Local clusters of small offices, cafe bar/restaurant and local shops can be incorporated as street level into the heart of the residential areas.
- The canal foreage will be regenerated into an active area capable of accommodating moored vessels and opened up to the public.

- The Greenway space is surrounded by a high quality hotel offering facilities to the Southall area, retail and cafe bar/restaurant to create a space at the eastern meeting point of the High Street with the water tower.
- The Urban Square could become a civic heart for the existing Southall community providing a space for activities such as festivals, processions, markets, outdoor cinema, ice skating or any other seasonal event.
- Central park is the leisure space offering a variety of formal and informal recreational areas for residents and visitors. The use of water will offer character and ecological and environmental benefits.
- Car parking blocks with landscaped walks to the park and the ability to harness solar energy to the southern railway elevators form an environmental buffer.

A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site

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**Southall Gas Works A Fresh Start**

## Landscape Strategy

The design of the site begins from the basis of place-making - developing the landscape strategy around which development will take place.

In the emerging masterplan the balance between residential and retail/community uses and open space has been shifted to reflect the concerns of the new leadership of Ealing Council, and to provide a cohesive and sustainable community mix.

The strategy is to use spatial awareness, planning, ecology and water to create an environment in which communities can thrive.

- Creating a diversity of spaces and uses, the development can become a central urban destination, a managed play space for all ages, an ecological habitat and a community destination.
- Set amongst a mix of uses, the landscape strategy establishes spaces that respond to the life, time and activities of Southall from recreation to recreation.
- Our objective is to create identity and local distinctiveness with new views, connections, active landscapes and habitats providing shelter, variety and social engagement.
- We aim to bring forward a development which will enhance civic pride.




**Architectural rendering of the landscape strategy plan above the site. The plan shows the proposed landscape strategy and the proposed development.**

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Southall Gas Works: A Fresh Start

## Civic Spaces

The masterplan creates civic space for Southall for use throughout the day and all year round by the whole community. The two primary spaces – the Gateway and Urban Square – are linked by the High Street and connect into the existing primary routes of The Broadway and South Road.

- The Gateway – surrounded by a high quality hotel, retail and café bars/restaurants to create a space at the western confluence of the High Street and the water tower. The Gateway will incorporate public transport stops.
- Urban Square can become Southall's civic heart and focus for activities such as festivals, processions, markets, outdoor cinema, exhibition, ice skating or any other external event. Surrounded by retail, café bars, with residential accommodation at upper levels, comparable in size to the Courtyard of Somerset House, will be vibrant and flexible to host a range of activities and events.
- The proposals include a new primary school and new health facilities to cater for both new and existing communities



North image / Image of the Gateway, a view from the eastern side looking west of the High Street and the water tower. South image / Image of Urban Square with a view from the Broadway / High Street

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Sketch Gas Works & Wash Street

## The Streets



South Gas Works site  
Aerial map

We have looked at a series of similar street communities across London with their own identity and character. This demonstrated that, within even predominantly residential areas there are a plethora of small businesses and semi-commercial uses. This develops as an organic process over a number of years as the community adapts and changes, as a result, the emerging masterplan will seek to include sufficient flexibility to enable such organic growth of small businesses and community facilities to occur in the future.

The masterplan incorporates a hierarchy of streets from the High Street – the public transport spine – with active commercial frontage at street level and residential accommodation above along its length to the quiet residential streets which lead from the High Street.

All streets will be designed for pedestrians and will retain the flexibility to incorporate small scale local offices, shops, café/bar or restaurant accommodation at ground level.

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Southall Gas Works & Wash Street

## Central Park and Canal

- Central Park is the masterplan's breathing space offering a variety of formal and informal recreational spaces for residents and visitors. Play and sports facilities will be integrated into the overall design to complement the Miner Country Park. The buildings that surround Central Park will be visually permeable to allow long vistas to and from adjacent areas.
- The canal forego will be regenerated into an active area capable of accommodating moored vessels. The towpath will become one of the masterplan's pedestrian routes that will extend along the canal to the town centre. There are three bridging points – one linking the Miner Country Park, one at Springfield Road and the third on the Pump Lane link road – and at the head of each bridge will be a cluster of food and drink businesses facing the canal and enjoying open views to the Miner Country Park.



Map Image: Image (Left) and Map Image (Right)  
Image: Image (Left) and Map Image (Right)

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Southall Gas Works A Rush Street

Max Image - The proposed development

## Transportation

### Public Transport

- Public transport provision is central to the development. The partnership is working with The Highways Agency, TfL and the London Boroughs of Ealing and Hillingdon to identify an appropriate strategy for the site.
- This will involve new services as well as extended and rerouted existing services.
- Bus stops will be provided at key locations to ensure accessibility to public transport throughout the site.
- The proposals are being developed to take into account both Southall station and the arrival of Crossrail.

### Linkages

- New pedestrian and cycle links to adjacent areas will be created and existing links improved.
- Connections will be created throughout the site to ensure ease of access.
- The proposals put forward new vehicular, pedestrian and cycle ways to Westonsfield Road – central to this is establishing links without creating shortcuts.

### Parking

- The partnership is working with The Highways Agency, TfL and the London Boroughs of Ealing and Hillingdon to create an appropriate parking strategy.
- Appropriate levels of parking will be provided for residents and other users of the site, taking into consideration the needs of both the existing and the new communities in the area.
- Redevelopment of the site will see the closure of the Brook Road access to vehicular traffic.

### Traffic Impact

- The Partnership is having a key advice junctions road network, taking into consideration how the development will impact the existing infrastructure and how we can address this effectively.
- We believe that technical solutions, including substantial remodelling of the Bels Bridge and Junction 2 of the M4, will enable a much improved through flow of traffic on the Hayes By Pass to the benefit of all who use it.

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Southall Gas Works A Fresh Start

## Sustainability

Making Southall Gas Works sustainable means creating a place that people will choose to live and work in for years to come.

The site presents a unique opportunity to create a new part of Southall that allows everyone who lives and works there, or who just comes to visit, to enjoy a more sustainable way of life.

Beyond Green have been appointed as the project's sustainability consultants to place Southall Gas Works at the forefront of sustainable practice.

This means more than just finding the best technical fix for issues such as energy generation and use. It means creating a development that integrates all the right social, economic and environmental solutions and sets an example for others to follow by:

- Having safe and attractive streets which allow people to walk and cycle instead of having to drive.
- Creating new public spaces, retail and leisure facilities which all of Southall's residents will enjoy using.
- Providing a choice of homes that are built to last and have low water, electricity and gas bills.
- Limiting the environmental impact by reducing waste and using low carbon and renewable energy sources.



Here images images of the proposed development above. This is a unique opportunity to create a new part of Southall that allows everyone who lives and works there, or who just comes to visit, to enjoy a more sustainable way of life.

A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site

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Southall Gas Works & Wash Street

## The Way Forward

- This is an evolving masterplan and it will change and develop as we discuss the proposals with the Council and the local community.
- The consultation process is critical as we move forward.
- Following this exhibition we will be reviewing the feedback and using this to develop the proposals for the site.
- An application is expected to be submitted to Ealing Council by the end of 2007, which will then be subject to further statutory consultation.

For further information, please contact us on:  
 > 0845 601 5432  
 > [feedback@southallgasworks.com](mailto:feedback@southallgasworks.com)  
 > [www.southallgasworks.com](http://www.southallgasworks.com)

A public exhibition displaying the emerging masterplan proposals for the regeneration of the Southall Gas Works site

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## Comments cards – May 2007 public exhibition

Southall Gas Works: A Fresh Start

### Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Good, who will maintain it?  
Want it to be good all the time  
not just for a year

2. How would you like to use the civic spaces?

I would like to see it used  
safely w/o crime looking good  
cafes would be good.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Then I'm not in favour of markets,  
they make a place look shabby  
& grubby

4. What are your views on the proposed mix of uses?

OK, need more cinemas, you can be  
leisure centre, more private  
housing not rentable houses, or you  
can get crime

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

worried about traffic, it's already  
awful,

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Worried that Southall is a grubby  
place & feels "low class", it would  
be good to "up" the classiness of  
the place - I'm sure you know what I mean!  
Good, it will lessen car traffic

7. Is there anything additional that you would like to see within the masterplan?

More detached houses to buy  
less rented places more privately owned  
housing

8. Do you have any other comments?

very concerned about traffic - it is dreadful  
in Southall, this I feel will make  
it worse, by living here!  
Worried about crime like the estate at the bottom  
of Lancaster Rd  
Name [redacted]  
Address [redacted] Southall Middle  
Contact [redacted]

Please hand this form to a representative at the exhibition or post it back to:

Southall Gas Works Consultation  
c/o PPS Group  
69 Grosvenor Street  
London W1K 3JW

For further information, please contact our team on  
0845 601 5432

You can also visit our website at  
www.southallgasworks.com

Airport Parking  
will do  
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Southall Gas Works: A Fresh Start

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Excellent idea. No one will notice the greenery?

2. How would you like to use the civic spaces?

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes excellent idea

4. What are your views on the proposed mix of uses?

Do not want too many flats. Need more houses

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

The new layout with flats and houses

6. What are your views on the proposal to improve public transport provision throughout the development?

- make the road pedestrian friendly  
- The road to the bus stop  
- destroy the bus stop

7. Is there anything additional that you would like to see within the masterplan?

- Cinema  
- Youth Centre

8. Do you have any other comments?

- This is a good idea. It will be a good idea to have a small park  
- The new layout with flats and houses

Name

Address

Contact

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London W1K 3JW

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

TO MAKE MORE HOUSES RATHER THAN  
PUBS.

2. How would you like to use the civic spaces?

ACTIVITIES

RELIGIOUS FESTIVALS

3. Are you in favour of the proposal to make space available for processions, markets and community events?

YES

4. What are your views on the proposed mix of uses?

IT WOULD MAKE SOUTHALL UNIQUE  
BETTER PLACE & A DIFFERENCE WHICH  
BRINGS PEACE TO THE WHOLE OF  
SOUTHALL

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

THIS IS A GOOD DEVELOPMENT  
FOR SOUTHALL, LONGER SOMEONE  
MAINTAIN THE AREAS AND  
LOOK AT A NEW LAYOUT.

6. What are your views on the proposal to improve public transport provision throughout the development?

MAJOR CONCERN ON IMPROVING  
SOUTHALL STATION, BECOMING ROAD  
AND SOUTHALL BROADWAY

7. Is there anything additional that you would like to see within the masterplan?

SOMETHING FOR YOUTH/CHILDREN TO DO  
IN SOUTHALL TO KEEP IT AROUND  
COMMUNITY

8. Do you have any other comments?

SOMETHING FOR YOUNG YOUTHS  
TO DO, LIKE CLUBS, SWIMMING,  
MUSIC, GYM, KEEP THE YOUTHS  
OF THE STREETS.

Name

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Southall Gas Works: A Fresh Start

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Comments *PLEASE SEE ATTACHED LETTER of 30/5/07*

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

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2. How would you like to use the civic spaces?

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3. Are you in favour of the proposal to make space available for processions, markets and community events?

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4. What are your views on the proposed mix of uses?

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5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

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6. What are your views on the proposal to improve public transport provision throughout the development?

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7. Is there anything additional that you would like to see within the masterplan?

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8. Do you have any other comments?

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---

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Name

Address

Contact

*(CHAIRMAN ABENDALE TENANTS ASSOC.)*  
*KAYES, HILLISSEY*

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SOUTHALL GAS WORKS CONSULTATION.  
 C/O P.P.S GROUP,  
 69 GROSVENOR STREET,  
 LONDON,  
 W1K 3TW.

CHAIR. AVONDALE T.R.A.

HAVES MIDDLESEX,

DEAR SIR/MADAM.

HAVING READ YOUR FRESH START BOOKLET IT IS FELT BY OUR COMMITTEE THAT THERE IS AT PRESENT INSUFFICIENT INFORMATION AVAILABLE TO US ON HOW THE REGENERATION OF SOUTHALL GAS WORKS MIGHT IMPACT ON OUR COMMUNITY. AS A CONSEQUENCE OF THIS WE FEEL THAT IT WOULD BE INAPPROPRIATE TO COMPLETE YOUR COMMENTS FORM AT THIS STAGE. WE WOULD BE HAPPY TO PARTICIPATE IN THE CONSULTATION PROCESS WHEN YOUR PROPOSALS, AND HOW THEY MIGHT IMPACT ON NEIGHBOURING COMMUNITIES BECOME CLEARER.

Yours Sincerely



Southall Gas Works: A Fresh Start

## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

GOOD

2. How would you like to use the civic spaces?

PARK

3. Are you in favour of the proposal to make space available for processions, markets and community events?

NO

4. What are your views on the proposed mix of uses?

NO DETAILS HOW FAR I HAVE A VIEW.  
HOW DO YOU INTEND TO GET MAIN  
LYTHAM STOPS INTO SOUTHALL

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

NOT CLEAR FROM YOUR PRESENTATION  
BUT LOOK RUBBISH

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\* THIS QUESTIONNAIRE IS  
DESIGNED TO SOLICIT ONLY  
POSITIVE ANSWERS FOR YOU!

HOW ~~WE~~ HAVE A Forum ON THE WWW SITE FOR  
FOR CONSULTATION PLEZ

6. What are your views on the proposal to improve public transport provision throughout the development?

YOU FAIL TO SAY WHAT THEY  
ARE.

7. Is there anything additional that you would like to see within the masterplan?

PROPER CONSULTATION.  
TO SEE A COPT WOULD BE NICE

8. Do you have any other comments?

NO MENTION OF PROTECTION, TIME, DISTURBANCE  
DURING DEVELOPMENT.

NO MENTION OF ANYTHING OF ANY  
REAL SUBSTANCE

THIS CONSULTATION IS A JOKE \*

Name

Address

Contact

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Southall Gas Works: A Fresh Start

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

It will be better if there are less flats, more houses and some detached

2. How would you like to use the civic spaces?

They should be used to build cinemas, youth and sports centre,

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes, I am.

4. What are your views on the proposed mix of uses?

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

It is a good idea

6. What are your views on the proposal to improve public transport provision throughout the development?

It is a good idea

7. Is there anything additional that you would like to see within the masterplan?

Cycle lanes should not be shared with traffic.

8. Do you have any other comments?

The High Street should be totally pedestrianised.

Name

Address

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London W1K 3JW

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

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2. How would you like to use the civic spaces?

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3. Are you in favour of the proposal to make space available for processions, markets and community events?

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4. What are your views on the proposed mix of uses?

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5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

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6. What are your views on the proposal to improve public transport provision throughout the development?  
Where will the bus route go? see (8) on transport proposals.

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7. Is there anything additional that you would like to see within the masterplan?

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8. Do you have any other comments?

Until you tell us (a) how many people you propose to house and (b) what you propose to cope with the additional traffic, it is not possible to support the plan or to make constructive comment. Please answer these questions, they consult with local people.

Name

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Southall Gas Works: A Fresh Start

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Definitely agree with the idea for more community space.

2. How would you like to use the civic spaces?

I think there should be more green sites and open areas for recreation.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes.

4. What are your views on the proposed mix of uses?

The plan appears to be dominated by flats. Perhaps more consideration should be given to more facilities.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

I am concerned that more flats will lead to more congestion which is already a major problem.

6. What are your views on the proposal to improve public transport provision throughout the development?

Public transport is fantastic. Perhaps the high street could be totally pedestrianised to ~~reduce~~ reduce traffic.

7. Is there anything additional that you would like to see within the masterplan?

More recreational facilities such as cinema, sports facilities etc.

8. Do you have any other comments?

Less flats! The development in Crompton i.e. West Way was good.

Name

Address

Contact

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Southall Gas Works: A Fresh Start

## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

It is an improvement to have more green space.  
The more green space the better.  
Will it be adequately maintained?

2. How would you like to use the civic spaces?

sit and relax while shopping.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes

4. What are your views on the proposed mix of uses?

There should be less flats, more low level buildings, i.e. houses rather than flats.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

Better - but will the traffic cause even more problems, for an already over crowded streets.

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\* Is this printed on recycled card?  
Will it be recycled at the end?

6. What are your views on the proposal to improve public transport provision throughout the development?

Will the traffic by Southall station be too much.  
It is already a bottle neck for traffic.

7. Is there anything additional that you would like to see within the masterplan?

Sports Centre, Cinema,  
Environmental Centre.

8. Do you have any other comments?

I want to know what the actual number of dwellings - could the centre be pedestrianised? Rather than for traffic - like Kingsham Upon Thames

Name

Address

Contact

Please hand this form to a representative at the exhibition or post it back to:

Southall Gas Works Consultation  
c/o PPS Group  
69 Grosvenor Street  
London W1K 3JW

For further information, please contact our team on  
0845 601 5432

You can also visit our website at  
www.southallgasworks.com

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?  
Very Good. Get rid of all the high street stores. Green space is good. Who will maintain? Who will? Southall need a big change now.

2. How would you like to use the civic spaces?  
In order to like to see the civic centre larger. more space, we want to see Jesus lifted higher in Southall. There too many ungodly people. Bigger Better Church. Finally.

3. Are you in favour of the proposal to make space available for processions, markets and community events?  
Bring it on.

4. What are your views on the proposed mix of uses?  
Don't know! When I see it. Then I will make my view.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?  
Much Better. How much money will the developer make and why?

6. What are your views on the proposal to improve public transport provision throughout the development?

Great News! Get rid of BUS 312 - Ux Bridge Lane.

7. Is there anything additional that you would like to see within the masterplan?  
More people knowing Christ. Died for them.

8. Do you have any other comments?  
Southall should be the same as Barking / Kensington. Chelsea. No Address.

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## Comments

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1. What are your views on the proposals to increase the amount of community space?

Good idea

2. How would you like to use the civic spaces?

3. Are you in favour of the proposal to make space available for processions, markets and community events?

YES

4. What are your views on the proposed mix of uses?

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

OK but the dwellings seem to face east & west. THERE SHOULD BE MORE DWELLINGS FACING SOUTH.

6. What are your views on the proposal to improve public transport provision throughout the development?

GOOD IDEA. THERE ARE 6 BUS ROUTES PASSING THE SITE. IF THEY ARE DIVERTED INTO THE SITE YOU WILL NEED A BUS STATION TO ENABLE PASSENGERS TO CHANGE BUSES.

7. Is there anything additional that you would like to see within the masterplan?

BUS STATION

8. Do you have any other comments?

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1. What are your views on the proposals to increase the amount of community space?

Good Green Space provided but who is going to maintain it. Otherwise it's a waste of space.

2. How would you like to use the civic spaces?

Market of shops, recreational facilities

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes, however needs to be catered for.

4. What are your views on the proposed mix of uses?

Natural shops are good, but what recreational facilities. Such as cinema, sports & youth centre.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

Concern about water pipe in big green park. Southall Water / Beaconsfield Rd.

Concern about the biodiversity of the Minster Country park being missed.

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6. What are your views on the proposal to improve public transport provision throughout the development?

Good. More reliable, clean, green transportation is needed.

7. Is there anything additional that you would like to see within the masterplan?

More green spaces. Activities for children.

8. Do you have any other comments?

High Street should be pedestrianised. More houses would be better, so people have bigger families.

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

More community space, more to be done.

2. How would you like to use the civic spaces?

For community events, markets, etc.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes, as long as it doesn't cause any problems for the residents.

4. What are your views on the proposed mix of uses?

More residential, less commercial.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

Good, as long as it doesn't cause any problems for the residents.

6. What are your views on the proposal to improve public transport provision throughout the development?

There should be more bus routes, more frequent, and more regular, and more buses should come at the same time and more at all.

7. Is there anything additional that you would like to see within the masterplan?

More green space, more trees, more parks, etc.

8. Do you have any other comments?

There should be more shops, more restaurants, more cafes, etc.

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

It's good idea, as there is a lot of  
space available for community use.

2. How would you like to use the civic spaces?

A place to go to for recreation, sports  
etc - in the evenings.  
Kids can use the space.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes, definitely.

4. What are your views on the proposed mix of uses?

We would like a mix of shops, houses, etc.  
but also some more quiet or  
cultural uses like a library, cafe, etc. We like  
the idea of a park.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

It's good idea, as it links up the area  
and makes it more accessible.

6. What are your views on the proposal to improve public transport provision throughout the development?

Good idea, as it will make it easier to  
get to the site and the surrounding area.

7. Is there anything additional that you would like to see within the masterplan?

Yes, a park, a library, a cafe, etc.

8. Do you have any other comments?

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Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

6. What are your views on the proposal to improve public transport provision throughout the development?

7. Is there anything additional that you would like to see within the masterplan?

8. Do you have any other comments?

- Name \_\_\_\_\_

- Address

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

It is great

2. How would you like to use the civic spaces?

Any good use

3. Are you in favour of the proposal to make space available for processions, markets and community events?

NO

4. What are your views on the proposed mix of uses?

General

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

It is beautiful.

6. What are your views on the proposal to improve public transport provision throughout the development?

It is great but more public transport provision is necessary

7. Is there anything additional that you would like to see within the masterplan?

More space for shopping.

8. Do you have any other comments?

Good idea

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

more green space,  
more parking spaces

2. How would you like to use the civic spaces?

more social centres  
cinemas, sports clubs

3. Are you in favour of the proposal to make space available for processions, markets and community events?

No  
who will control traffic

4. What are your views on the proposed mix of uses?

Total shambles.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

this new development will  
soon turn into a No go Area  
with so many people in such a small  
space.

6. What are your views on the proposal to improve public transport provision throughout the development?

very good.

7. Is there anything additional that you would like to see within the masterplan?

more cinemas, less Flats,  
more Hawfrel

8. Do you have any other comments?

more Houses and less Flats.

more parking, at least 2 parking  
spaces per residence.

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Should have more houses, less flat.

2. How would you like to use the civic spaces?

More recreation centres for the youth e.g. Sports, Cinema & a youth centre.

3. Are you in favour of the proposal to make space available for processions, markets and community events?

yes, the public square is a good idea.

4. What are your views on the proposed mix of uses?

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

Make High St. fully pedestrianised to avoid more congestion in residential areas.

6. What are your views on the proposal to improve public transport provision throughout the development?

will create more congestion & pollution.

7. Is there anything additional that you would like to see within the masterplan?

More car parking space.

8. Do you have any other comments?

Cycle lanes should not be shared with other traffic.

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Its Good

2. How would you like to use the civic spaces?

More recreation, car parking etc

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes

4. What are your views on the proposed mix of uses?

Its Good

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

6. What are your views on the proposal to improve public transport provision throughout the development?

Good.

7. Is there anything additional that you would like to see within the masterplan?

More religious places should be planned.

8. Do you have any other comments?

To do something around congestion at the high street.

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## Comments

Please let us have your feedback on the emerging masterplan for the regeneration of the Southall Gas Works site. In particular, we would like to know your views on:

1. What are your views on the proposals to increase the amount of community space?

Good idea. More will be good.

2. How would you like to use the civic spaces?

3. Are you in favour of the proposal to make space available for processions, markets and community events?

Yes. Good idea.

4. What are your views on the proposed mix of uses?

Less flats. More shops. More houses. Less flats.

5. What are your views on the new proposed layout of the development which creates new links with the existing community and improves the accessibility through the development?

For the traffic to be reduced.

6. What are your views on the proposal to improve public transport provision throughout the development?

7. Is there anything additional that you would like to see within the masterplan?

Nothing for now.

8. Do you have any other comments?

Need to be safe.

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*4. Attendees at the Southall Gas Works site visit – October 27, 2007*



- Cllr Diana Pagan - Conservative, Hangar Hill (Planning)



- Cllr Liz Brookes - Lab, South Acton Ward (Shadow regeneration)



- Cllr Dawn Larmouth - Con, Northolt Mandeville (Chair, Bus Lanes Pnl)



- Cllr Ian Potts (Planning) - Conservative, Ealing Broadway



- Cllr John Popham - Conservative, Cleveland (Chair of Planning)



- Cllr Rosa Popham - Conservative, Hobbayne (Planning)





- Cllr Jarnail Jandu - Conservative, Lady Margaret (Planning)



- Cllr Elizabeth Reilly - Conservative, Southfield (Planning)



- Cllr Ranjit Dheer - Lab, Dormers Wells (Shadow Deputy Leader)



- Cllr Gurcharan Singh (Planning) - Conservative, Lady Margaret



- Cllr Jagdish Gupta - Conservative, Southall Broadway (Planning)



- Cllr Jon Ball (Planning) - Liberal Democrat, Ealing Common



▪ Cllr Kate Crawford - Labour, East Acton (Planning)



▪ Cllr James Randall - Con, East Acton (Transport and Environment)



▪ Cllr Edmond Yeo - Conservative, Perivale (Planning)

Other attendees:

- [REDACTED] Council regeneration development manager
- [REDACTED] Planning department, Ealing Council
- [REDACTED] Castlemore Securities
- [REDACTED] National Grid Property
- [REDACTED] PPS Group
- [REDACTED] PPS Group




**Note of Meeting held on Tuesday 5<sup>th</sup> August at 10am**

**West Southall – Health Impact Assessment**

**at Ealing PCT, Armstrong Way**

**Attendees:**





	:	Ealing PCT
	:	Ealing PCT
	:	Ealing PCT
	:	RPS Planning
	:	Hunt Dobson Stringer
	:	Hunt Dobson Stringer

**Apologies:**

 )	:	Ealing PCT
	:	Salisbury Jones (on behalf of

**National Grid)**

	:	RPS Planning
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	Item	Action
	<b>Policy Review</b>	
1.	PCT agreed with summary of policy objectives but suggested adding: <ul style="list-style-type: none"> <li>▪ Good health and well being, not just treating illness</li> <li>▪ Self care and promoting independence</li> </ul>	
	<b>Baseline</b>	
2.	 suggested that the PCT can provide more detailed data on a small area basis as ward level data is not sufficient and averages do not reflect the significant pockets of deprivation.	
3.	 advised that the population of Southall is changing – there is now a large Somali community and growing polish community in the area. The population is quite transient due to proximity to the airport. There has also been a growth in birth rates in the last few years.	
4.	Initiatives in Southall such as Neighbourhood Renewal and health inequality programmes show that there is a recognised problem in the area.	



	Item	Action
	<b>Scheme Information</b>	
5.	█████ stated that the type of housing will have a big impact depending on who will live there – family housing will require maternity services, young commuters will be different.	
6.	█████ explained that the unit mix is not fixed at this time but we can provide a set of parameters that would show a range of units and mix.	█████
7.	The PCT would like to ensure that this will not be a gated community and one of the features of the development should be improved linkages with existing communities.	
	<b>EIA Impacts</b>	
8.	█████ raised particular concerns regarding air quality, noise and transport impacts. It was agreed that these areas would be summarised in the HIA so that it emphasises the health impact and can be read as a stand alone document.	█████
9.	Ground conditions must include contamination.	█████
10.	The PCT were also interested in the percentage of open space/green space on the site and design issues should also be covered alongside ES issues.	█████
11.	Air quality is an issue due to rising rates of paediatric asthma. █████ questioned whether the site is in an air quality action zone.	
12.	Impacts need to cover the effects on both the existing and the new population.	
13.	Transport and access is important, particularly access to the on site health facilities.	
	<b>Service Impacts</b>	
14.	PCT welcomed the site providing a larger centre. The PCT thought that it would be needed and would serve a wider area than just the development.	
15.	PCT debated the type of uses that the facility could support but accepted that this could not be decided in detail at present and the space would need to be flexible for the future.	
16.	In broad terms, the location and size were seen as acceptable but the PCT would like more detail on this.	
17.	The timing of the health facility is a key consideration as there is not enough capacity in the surrounding area to support any additional demand from the West Southall proposals. The PCT will not support any proposal which does not include a health facility to be delivered	



	Item	Action
	in an early phase though would consider temporary uses.	
	<b>Wider Determinants</b>	
18.	PCT noted the importance of sports and leisure facilities such as swimming pools to improve the health of the community but acknowledged the other facilities on site as beneficial.	
19.	Questioned whether the pitches provided would include a cricket pitch. ■ confirmed that this is included but that space is flexible. PCT acknowledged the need for somewhere people could gather.	
20.	■ advised on the use of a framework for identifying the impacts. Although there is no single official guideline for HIA there are several useful examples which have been produced including the Merseyside guidelines, Public Health Group in Birmingham and Northumberland.	■
21.	■ expressed concern about how variability and future uncertainty, particular concerning demographic changes, will be reflected in the HIA.	
22.	■ stated that overcrowding is a key issue that should be reflected in the EIA.	
23.	Expressed a need for social rented housing for people with learning difficulties and physical disabilities though agreed that in general, modern homes standards mean that these will be better and more accessible than existing housing stock.	
24.	PCT were interested in access arrangements for the health centre and expressed a need for parking spaces.	
25.	■ suggested consulting the Southall Community Alliance Group and will send contact details to HDS.	■
26.	PCT will consider how best to involve GPs in the process and think about timing of a meeting.	PCT
27.	■ agreed to send draft report to PCT when complete for further comments before submitting with the planning application.	■




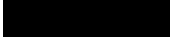
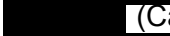
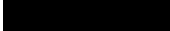
## Water Tower stakeholder workshop - meeting note 16/07/08


### *Water Tower residents*



One person did not enter their contact details.

### Project team

 (National Grid)  
 (Savell, Bird & Axon)  
 (Capita Lovejoy)  
 (PPS Group)

 provided an overview of the proposals, including previous applications and progress since Castlemore's involvement in the scheme ended.

### Key points included:

- The application's sustainability
- Close liaison with LB Ealing
- Extensive open space provided for all
- Good cyclist and pedestrian connections
- Health centre
- Fewer residential units with mix of private and affordable housing
- Traffic improvements include upgrades to Bulls Bridge and M4 junction 3 interchanges, plus widening South Road bridge
- Extensive public consultation carried out, exhibition will be after application submission
- NGP will not build a Southall Gateway link road
- Roads will prioritise pedestrian, buses and cyclists
- NGP will notify residents when application is submitted





Key issues raised by residents included:

- Questions on how access affected Water Tower residents (CM)
- Access for emergency vehicles along The Straight (CM). MB said the blocked part of The Straight past the Water Tower, as proposed, would be looked at.
- Concern that the Water Tower may become a “roundabout” surrounded by traffic – call for unanimous opposition to proposals based on this principle (CM)
- Concern that traffic turning into the Water Tower parking will block traffic back to the eastern gateway because of the manually-opened gate (HF). MB said NGP would look at the idea of an electric gate.
- Questions about building heights and overlooking (PG / CM). MB said this was not set in stone.
- Concern that The Straight needs to be rid of drug users and drinkers (CM)
- Concern that this bus-only restriction at the eastern access may be eventually loosened to include cars (PG / HF)
- Concern about retail building at eastern entrance and its potential height (PG)
- Concern about pollution caused by remediation work (PG)
- Compliments about the scheme design and aims, but concern that plans are unworkable because of a lack of respect from Southall youth (CT)
- Need to ensure there are enough recreation facilities for youngsters of all ages, including perhaps a designated graffiti wall (CT)
- Need to ask local children what their priorities are (CT). MB referred to project following guidelines set out by GLA research
- Need for a community centre (CM) – reassurance one would be provided next to the primary school (MB)
- Request for on-site cycle hiring (PG)
- Call for guarantee that no construction traffic will come via the eastern gateway - otherwise, the residents would block the road (CM). Reassurance that construction conditions would form part of the consent (MB)
- Suggestion that project team visits Water Tower residents in their garden to see their concerns about how the scheme may disturb them (CM). MB agreed.
- Questions about the number of parking spaces (CM). 2,700 allocated (AM)
- Questions about the level of affordable housing (CT) and scepticism that any will be along the canal (PG / CM)
- Request for NGP to give land behind Water Tower to residents as goodwill gesture (CM) – MB said that was not possible
- Positive comments about the scheme – from the Water Tower westwards (HF)
- Request for a public toilet at the eastern access (PG)
- Contact would be maintained with NGP via PPS (CM)



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