

An architectural rendering of a modern urban street scene. The street is paved with wooden planks and lined with modern, multi-story buildings featuring large glass windows and balconies. A white car is driving on the road, and several white silhouettes of people are walking on the sidewalk. On the right, there is a market stall with a yellow awning, displaying various fruits and vegetables. In the background, a traditional brick building with a tower is visible under a blue sky with light clouds. Green foliage is visible in the foreground on the right.

West Southall Masterplan Environmental Statement Volume One October 2008

On behalf of:
National Grid Property Limited

CONTENTS

1 INTRODUCTION

1.1	Preamble	1-1
1.2	Purpose of the ES	1-2
1.3	Site Location and Context	1-3
1.4	Proposed Development	1-6
1.5	Legislative Framework for the ES	1-8
1.6	ES Structure	1-11
1.7	Project Team	1-12
1.8	ES Availability	1-13
	References	1-13

2 EIA SCOPE AND METHODOLOGY

2.1	Introduction	2-1
2.2	General Approach to EIA	2-1
2.3	Scoping the EIA	2-2
2.4	Stages of EIA	2-7
2.5	Consultation with Stakeholders	2-8
2.6	Identification of Sensitive Receptors	2-8
2.7	Assessment Criteria	2-9
2.8	Cumulative Effects	2-12
2.9	Mitigation and Enhancement Measures	2-12
2.1	Assessment of Likely Residual Effects	2-12
2.10	Limitations, Constraints and Assumptions	2-12
	References	2-13

3 SITE AND PROPOSED DEVELOPMENT

3.1	Introduction	3-1
3.2	Site Location	3-1
3.3	Current Site Uses	3-2
3.4	Environmental and Other Designations	3-5
3.5	The Vision for West Southall	3-6
3.6	Parameter Plans	3-6
3.7	The West Southall Scheme	3-7
3.8	Proposed Access Routes	3-11
3.9	Proposed Circulation	3-15

3.10	Urban Design	3-17
3.11	Landscape and Public Realm	3-18
3.12	Open Space	3-19
3.13	Sustainability	3-20
	References	3-22

4 ALTERNATIVES AND DESIGN EVOLUTION

4.1	Introduction	4-1
4.2	'Do Nothing' Alternative	4-1
4.3	Site Designations	4-1
4.4	2005 Southall Gas Works Scheme	4-2
4.5	Design Evolution	4-3
	References	4-9

5 PLANNING POLICY CONTEXT

5.1	Introduction	5-1
5.2	National Policy Guidance	5-1
5.3	Regional Planning Policy	5-4
5.4	Local Policy Guidance	5-9
5.5	Level of Compliance of Development with Policies	5-13

6 CONSTRUCTION AND PHASING

6.1	Introduction	6-1
6.2	Planning and Legislative Context	6-1
6.3	Construction Activity and Programme	6-4
6.4	Construction Assessment Methodology	6-10
6.5	Assessment of Effects	6-10
6.6	Mitigation and Enhancement	6-12
6.7	Residual effects	6-19
	References	6-20

7 SOCIO-ECONOMIC EFFECTS

7.1	Introduction	7-1
7.2	Planning Policy Context	7-1
7.3	Methodology and Assessment Criteria	7-5
7.4	Baseline Conditions	7-7
7.5	Assessment of Effects	7-16

7.6	Mitigation Measures	7-21
7.7	Residual Effects	7-22
	References	7-23

8 TRANSPORT AND MOVEMENT

8.1	Introduction	8-1
8.2	Planning Policy Context	8-1
8.3	Assessment Methodology	8-3
8.4	Baseline Conditions	8-8
8.5	Scheme Proposals and Phasing	8-13
8.6	Potential Effects	8-16
8.7	Mitigation Measures	8-19
8.8	Residual Effects	8-21
	References	8-22

9 NOISE AND VIBRATION

9.1	Introduction	9-1
9.2	Planning and Legislative Context	9-1
9.3	Methodology & Significance Criteria	9-4
9.4	Baseline Conditions	9-6
9.5	Assessment of Effects	9-11
9.6	Mitigation and Enhancement	9-18
9.7	Residual effects	9-19
	References	9-19

10 AIR QUALITY

10.1	Introduction	10-1
10.2	Planning and Legislative Context	10-1
10.3	Methodology & Significance Criteria	10-6
10.4	Baseline Conditions	10-16
10.5	Assessment of Effects	10-22
10.6	Mitigation and Enhancement	10-44
10.7	Residual Effects	10-46
	References	10-47

11 TOWNSCAPE AND VISUAL

11.1	Introduction	11-1
11.2	Planning and Legislative Context	11-1
11.3	Methodology and Significance Criteria	11-5
11.4	Baseline Conditions	11-9
11.5	Assessment of Effects	11-14
11.6	Mitigation and Enhancement	11-17
11.7	Residual Effects	11-17
	References	11-35

12 GROUND CONDITIONS AND CONSTRUCTION WASTE

12.1	Introduction	12-1
12.2	Planning and Legislative Context	12-1
12.3	Methodology and Significance Criteria	12-3
12.4	Baseline Conditions	12-6
12.5	Assessment of Effects - Construction	12-15
12.6	Assessment of Effects - Principal Assessment Year	12-20
12.7	Mitigation and Enhancement	12-22
12.8	Residual Effects	12-24
	References	12-27

13 THE WATER ENVIRONMENT

13.1	Introduction	13-1
13.2	Planning and Legislative Context	13-1
13.3	Methodology & Significance Criteria	13-4
13.4	Baseline Conditions	13-6
13.5	Assessment of Effects	13-10
13.6	Mitigation and Enhancement	13-15
13.7	Residual Effects	13-20
	References	13-23

14 ECOLOGY

14.1	Introduction	14-1
14.2	Planning and Legislative Context	14-1
14.3	Methodology & Significance Criteria	14-6
14.4	Baseline Conditions	14-10
14.5	Environmental Effects and Mitigation Measures	14-19

14.6	Enhancement	14-27
14.7	Monitoring	14-29
	References	14-29

15 ARCHAEOLOGY

15.1	Introduction	15-1
15.2	Planning Policy Context	15-1
15.3	Methodology	15-2
15.4	Baseline Conditions	15-3
15.5	Assessment of Archaeological Potential	15-8
15.6	Development Effects	15-10
15.7	Mitigation	15-11
15.8	Likely Significant Effects	15-15
	References	15-15

16 BUILT HERITAGE

16.1	Introduction	16-1
16.2	Planning Policy Context	16-1
16.3	Methodology	16-2
16.4	Baseline Conditions	16-4
16.5	Assessment of Effects	16-8
16.6	Mitigation	16-10
16.7	Residual Effects	16-10
	References	16-11

17 MICROCLIMATE

17.1	Introduction	17-1
17.2	Planning and Legislative Context	17-1
17.3	Methodology & Significance Criteria	17-3
17.4	Baseline Conditions	17-4
17.5	Assessment of Effects	17-5
17.6	Mitigation and Enhancement	17-15
17.7	Residual Effects and Enhancements	17-16
	References	17.19

18 OPERATIONAL WASTE

18.1	Introduction	18-1
------	--------------	------

18.2	Planning and Legislative Context	18-1
18.3	Methodology & Significance Criteria	18-3
18.4	Baseline Conditions	18-4
18.5	Assessment of Effects	18-5
18.6	Mitigation and Enhancement	18-9
18.7	Residual effects	18-11
	References	18-11

19 CUMULATIVE EFFECTS

19.1	Introduction	19-1
19.2	Methodology	19-1
19.3	Description of Consented Development Schemes	19-3

20 MITIGATION AND RESIDUAL EFFECTS

GLOSSARY

APPENDICES (Refer to ES Volume 2 and 3)

6.1	Framework Construction Environmental Management Plan
7.1	Primary and Secondary Schools within one mile of the site
9.1	Noise and Vibration Units, Standards and Guidance
9.2	Model Input
9.3	Road Traffic Noise Assessment
10.1	Calculation of Annualisation Factor
10.2	Future Predictions of NOx and NO2
10.3	Model Verification
10.4	Modelled Rail Emissions
11.1	Townscape and Visual Methodology and Significance Criteria
11.2	Comparative View Preparation
11.3	Baseline Character Area Descriptions
11.4	Townscape Assessment
11.5	Visual Impact Schedule
12.1	Ground Conditions Report
13.1	Water Resources Baseline Assessment
13.2	West Southall Flood Risk Assessment
14.1	Extended Phase One Habitat Survey
14.2	Bat Survey Report
14.3	Water Vole Survey Report

14.4	Reptile Survey Report
14.5	Entomological Study
14.6	Arboricultural Survey Report
14.7a	River Corridor Survey
14.7b	River Habitat Survey
14.8	Ecological Mitigation Strategy
15.1	Archaeological Desk-based Assessment
16.1	Built Heritage Assessment
17.1	Assessment of Solar Shading on Principal Public Realm
17.2	Pedestrian Wind Conditions for the West Southall Masterplan

1 INTRODUCTION

1.1 Preamble

1.1.1 This Environmental Statement (ES) has been prepared by RPS on behalf of National Grid Property Limited (NGP) (herein referred to as 'the Applicant'), to accompany a planning application for the comprehensive redevelopment of the former Southall gasworks site ('the Site'). The proposed development known as 'West Southall' ('the Scheme') comprises a mix of residential, retail, leisure, community and other uses. The Applicant has prepared the full Scheme to illustrate how the Site will be developed in accordance with a defined Development Specification and set of Parameter Plans; these establish the thresholds for the development that will inform the detailed design of individual zones and other components of the Scheme. Future reserved matters applications will be consistent with these parameters.

1.1.2 The Applicant has sought approval by means of an Outline Planning Permission for the 'Main Site', with details of the accesses submitted in full. The application is being submitted to both the LB Ealing and the LB Hillingdon as the Application Site straddles the borough boundaries.

1.1.3 The application comprises as follows:

Main Site

1.1.4 An Outline Planning Application for a comprehensive mixed-use development on the former Southall gasworks site (site area 33.9ha). This will comprise up to 320,000m² of residential floor space consisting of a maximum of 3,750 residential units (apartments, maisonettes and townhouses); retail development in the full range of Class A1, A2, A3, A4 and A5 uses; a cinema; a hotel with conference and banqueting facilities; a primary school and health centre; a sports pavilion; offices and studios; open space including a central public park and other areas of formal and informal recreation; parking for the residential, retail and other uses on Site (to be provided on street, in building undercrofts, and in two multi-storey car parks); an energy centre and associated infrastructure.

1.1.5 Plans to demolish properties contained within The Crescent off South Road, together with six terrace houses on the east side of Randolph Road and one property on Grange Road, in order to facilitate a new Eastern Access to the Site, are also attached to this application.

1.1.6 All other matters regarding siting, design, landscaping and external appearance are reserved for future consideration, although the Design and Access Statement (DAS) accompanying the application contains further details on these matters in accordance with the current Planning Regulations.

1.1.7 Details of three vehicular accesses and five additional pedestrian links to Beaconsfield Road and its residential side roads to the north of the Site are submitted for approval with the Outline Application, together with full details of the following access routes:

Pump Lane Bridge (Vehicular)

1.1.8 Pump Lane Bridge (site area 5.5ha) will link the West Southall Site to the Hayes By-Pass (A312) via Pump Lane. The access comprises a two-lane road and bridge over the Grand Union Canal (Paddington Branch) and Yeading Brook with associated arrangements for drainage and a flood relief pond.

Minet Country Park Bridge (Pedestrian)

- 1.1.9 The Minet Country Park Bridge (site area 0.6ha) will provide pedestrian and cycle access and egress to the Site and Minet Country Park.

Springfield Road Bridge (Pedestrian)

- 1.1.10 The Springfield Road Bridge (site area 0.6ha) will provide pedestrian and cycle access and egress to the Springfield Road, the Brook Industrial Estate, Yeading Football Club and the northern entrance to Minet Country Park.

Eastern Access (Vehicular)

- 1.1.11 The Eastern Access (site area 1.4 ha) will provide an eastern link road between the West Southall Site and South Road, including reconfiguration of the existing road and junction and a widening of the existing road bridge.

Widening of South Road

- 1.1.12 Off-site works include the widening of South Road across the railway line for the creation of a bus lane.

1.2 Purpose of the ES

- 1.2.1 The EIA Regulations require the ES to report the likely significant effects of the proposed development and forms a significant element of the information that will be used by LB Ealing and LB Hillingdon in their determination of the planning applications. The ES draws together an assessment of the likely significant environmental effects of the Scheme in a systematic way. This ensures that both adverse (negative) and beneficial (positive) effects, and the options for avoiding, reducing, off-setting or enhancing such effects, are properly understood by the planning authorities, consultation bodies and the public when considering the planning applications.
- 1.2.2 In addition to the ES, the planning application is supported by the following documents:
- Application Drawings, including the red line plans for the application and engineering details of access and other 'fixed' components of the design.
 - Design and Access Statement (DAS).
 - Planning Statement.
 - Statement of Community Involvement.
 - Housing Strategy.
 - Regeneration Strategy.
 - Retail Assessment.
 - Energy Strategy.

- Sustainability Statement.
- Planning Advice for Developments near Hazardous Installations (PADHI) Report.
- Framework Construction Environmental Management Plan (Appended to this ES at Appendix 6.1).
- Health Impact Assessment (Appended to this ES at Appendix 7.2).
- Transport Assessment & Framework Travel Plan (Appended to this ES at Appendix 8.1 and Appendix 8.2).
- Remediation Strategy (Appended to this ES at Appendix 12.2).
- Flood Risk Assessment (Appended to this ES at Appendix 13.5 and Appendix 13.6).
- General Management Strategy

1.3 Site Location and Context

- 1.3.1 The Site is located within LB Ealing in the heart of the West London Sub Region and close to Southall to the north and east and Hayes town centre to the west (see Figure 1.1). The wider 'Study Area' including the Main Site, Proposed Accesses and land required for drainage and flood compensation within LB Hillingdon comprises approximately 42ha (104 acres), whilst the Main Site comprises 33.9 ha (c.84 acres). The area of the proposed development excludes the part of the gasholder compound in the south of the Site which is to be retained. This operational compound presently includes three gasholders (or gasometers). Two of these gasholders will be decommissioned and removed prior to commencement of the Scheme, such that the eastern part of the compound will become available for development. The remaining rigid central gasometer, underground pipework and associated infrastructure managed by National Grid Gas will be retained. This necessitates the preservation of a radial 'safety zone' and fixed easements above several pipelines within the Site where physical development will not take place (please see the PADHI Report accompanying this application for more information).
- 1.3.2 A five storey Grade II listed brick Water Tower, converted to residential uses, is situated in the eastern corner of the Site. This building, its boundary walls, two cottages and various outbuildings associated with the Water Tower will be retained and are excluded from the Scheme.

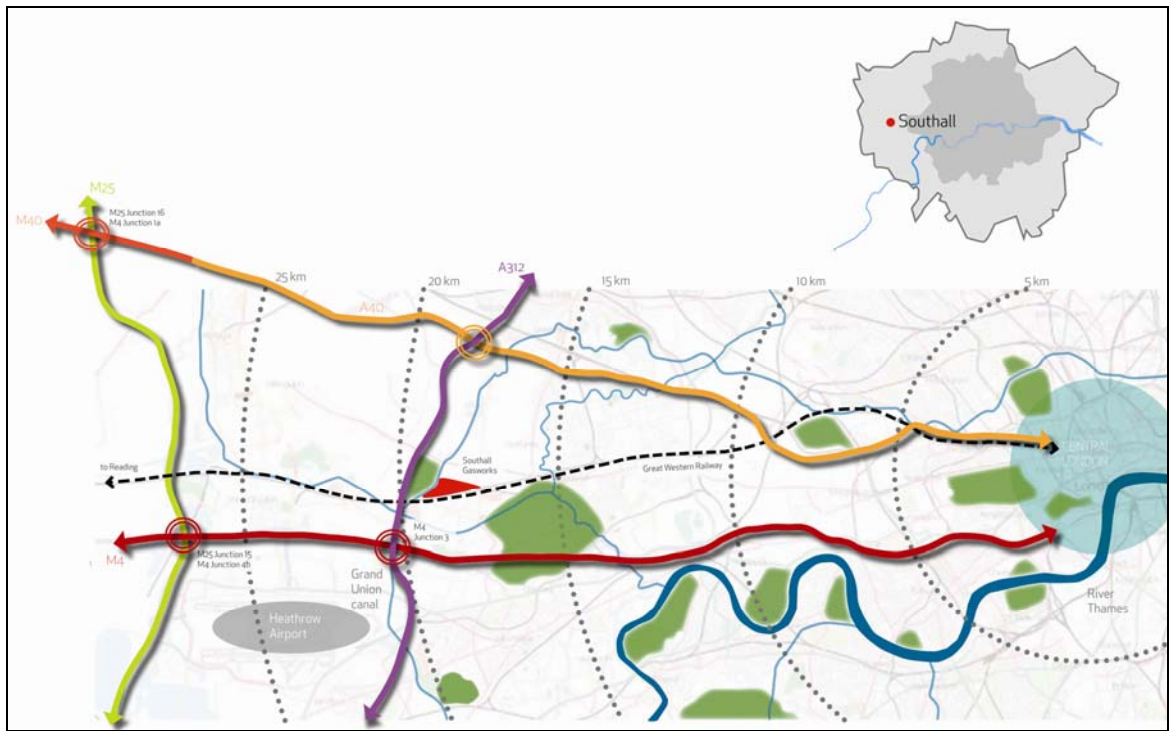


Figure 1.1 Site Location Map

Note: Not to Scale

- 1.3.3 The main features and amenities of the Site and surrounding area are shown in Figure 1.2. Currently, much of the Site is leased to Purple Parking Ltd for storage, preparation and 'off-site' surface parking of motor vehicles for Heathrow Airport. The rest of the Site contains areas of vacant land previously occupied by the gasworks site together with other former industrial land-uses, but has largely been cleared of buildings and other structures. Two warehouse/ workshop type buildings exist along the northern edge of the Site.
- 1.3.4 The Site is bounded to the south by the London Paddington to Bristol railway line, to the west by the Grand Union Canal (Paddington Branch), to the north by houses fronting Beaconsfield Road (and adjoining roads), and to the east by South Road and The Crescent. The M4 motorway lies to the south, generally parallel to the railway, with Junction 3 (the A312 intersection) approximately 1.2km to the south west of the Site. At its closest point, the A312 Hayes Bypass is located approximately 230m to the west of the Site, beyond Minet County Park (see Figure 1.1).
- 1.3.5 The Main Site falls wholly within LB Ealing, however, the Grand Union Canal ('the Canal') marks the boundary with the London Borough of Hillingdon, which encompasses land to the west that will be required for the construction of access links (both vehicular and pedestrian) to the Site together with a flood alleviation pond.

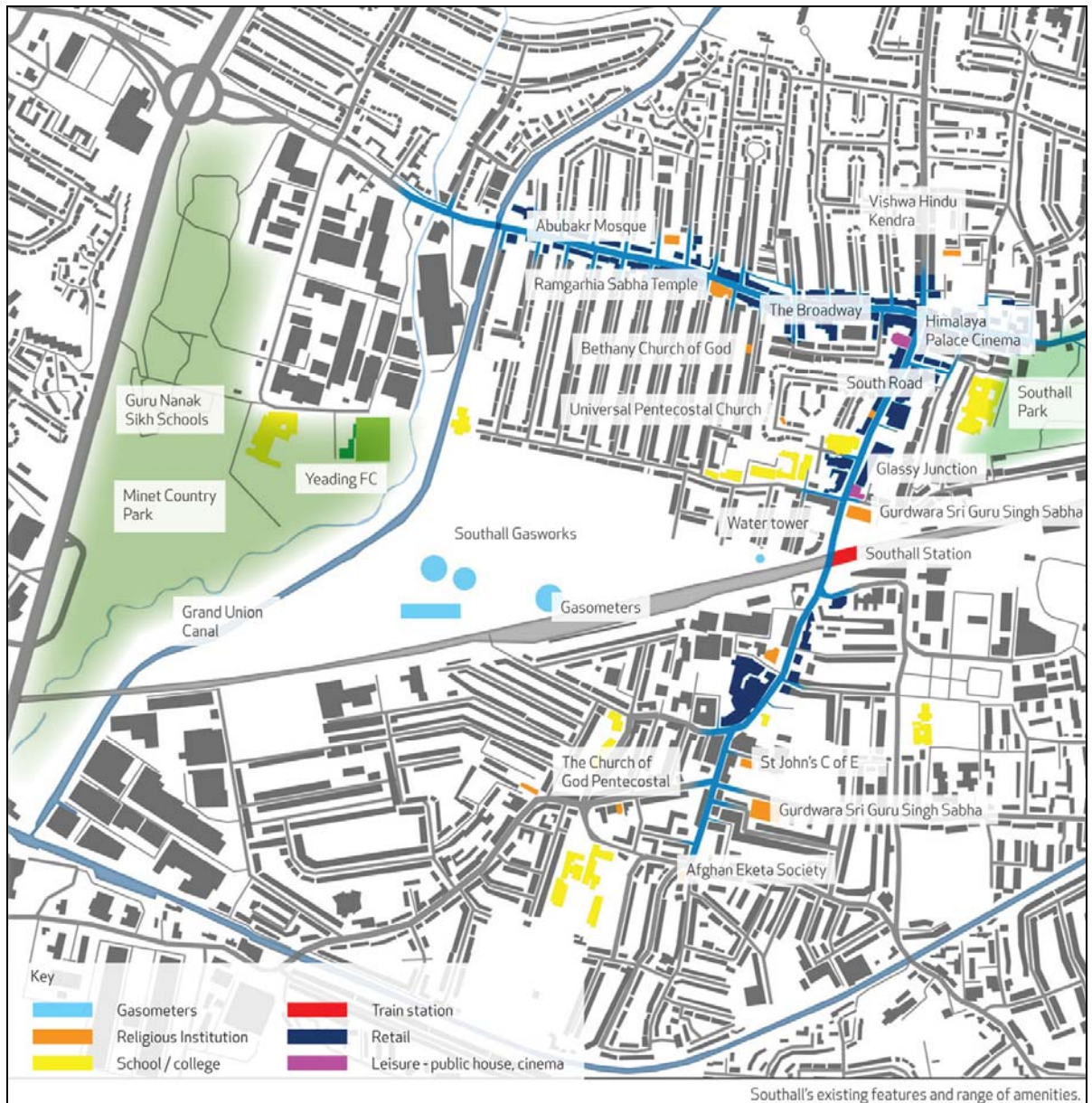


Figure 1.2 Features and Existing Amenities on the Site and in the Surrounding Area.

- 1.3.6 The Site is located within a wider urban conurbation, comprising mainly residential, retail and employment uses, with Southall (LB Ealing) to the north and northeast, Norwood Green (LB Hounslow) to the southeast and Hayes (LB Hillingdon) to the west. The Minet Country Park, established in 2001, provides extensive open space to the west of the Canal. The Yeading Brook, approximately 50m from the site boundary, runs to the west of, and generally parallel to, the Canal. The towpath of the Canal is also promoted as a recreational route, forming part of the Grand Union Walk, Hillingdon Trail and Blue Ribbon Network.
- 1.3.7 The existing Site is characterised by extensive areas of hard standing used for temporary vehicle parking for Heathrow Airport, with other areas used for longer-term car storage. A derelict recreational area exists within the south-eastern corner of the Site. This was previously used as a cricket pitch by the gasworks employees. Tall, corrugated steel panels secure much of the Site boundary, including the extensive canalside boundary (approximately 1km long). Elsewhere, brick walls or chain-link fencing associated with the gasworks complete the boundary security.

- 1.3.8 Vegetation is sparse within the Site and comprises predominantly semi-mature trees and scrub along the canal edge and northern boundary, with more mature poplar trees present around the vicinity of the derelict recreational area.
- 1.3.9 A more extensive description of the Site and surrounding environs is provided in Chapter 3: Site Proposed Scheme.

1.4 Proposed Development

Background to the Application

- 1.4.1 In 2005, Secondsite Property Holding Limited (now National Grid Property Ltd) and Castlemore Securities Limited submitted an outline planning application to LB Ealing for the comprehensive redevelopment of the Site. Separate applications were also submitted to LB Ealing and LB Hillingdon for 'Springfield Link Road', 'Minet Footbridge', 'Pump Lane Link Road' and the 'Eastern Access'. These applications are herein referred to as the '2005 Scheme'.
- 1.4.2 Planning Permission for the proposed new Pump Lane Link Road was refused by LB Hillingdon on 30 November 2005, and similar refusals followed for the proposed pedestrian bridge on 7 December 2005 and for the Springfield Link Road on 6 February 2006. These refusals were for a number of reasons, including: appropriateness of development in Green Belt land; flood risk; traffic and highways safety; impacts on the ecological value of the Yeading Brook and Grand Union Canal river corridors and on Minet Park; and, the loss of existing sports pitches. Associated applications for the construction of a flood storage lagoon and reserved matters applications tied to an extant outline planning permission for the construction of the Pump Lane Road Link were also refused. Subsequent appeals against these decisions were lodged. However, the appeals were withdrawn, in favour of pursuing a revised scheme.
- 1.4.3 LB Ealing did not determine the outline application for the Main Site. However, it was apparent that, whilst generally supportive to the principles of the development, there were concerns with the design, layout and density, configuration of the retail and the nature and quantum of open space proposed. The main outline application was withdrawn in November 2006.
- 1.4.4 In response to the comments raised by the Councils, the Applicants commenced a full review of the design of the development and appointed a new lead master planning architect, Make. New transport consultants, Savell Bird and Axon, were also appointed to re-examine the transport solutions for the Site and Beyond Green were appointed to advise on sustainability issues.
- 1.4.5 A full description of the 2005 Scheme and the application process is presented in Chapter 4: Alternatives and Design Evolution.

Current Applications

- 1.4.6 The West Southall proposals have been designed to create a new high quality urban environment that would transform the current area and complement the role and function of Southall town centre. The principal objectives of the Scheme and its interrelationship with the existing Southall urban area (as set out in the Design and Access Statement -DAS) are as follows:
- Providing a range of amenities to enhance Southall as a place to live and visit;
 - Encouraging a sustainable lifestyle for all;
 - Offering apartments, maisonettes and townhouses in addition to predominant existing terraced and semi-detached housing stock;

- Creating flexible and resilient ground floor space that can accommodate a variety of fine grain uses;
- Complementing the specialist shops with multiple retailers;
- Providing a defined public park with recreational facilities that are not provided by the adjacent Minet Country Park;
- Developing an active canal frontage as a destination; and
- Creation of civic space alongside vibrant streets.

Other key features of the proposed Scheme include:

- Remediation and productive reuse of a currently contaminated, largely vacant and publicly inaccessible Site;
- Provision of high quality, mixed tenure housing, suitable for a range of occupancy, from single persons to large families and including a significant proportion of affordable housing;
- High quality landscaping and enhancements to ecology and biodiversity;
- Provision of retail and employment uses with the potential for the creation of a substantial number of jobs, many of which will be available to local people;
- Various new community facilities, including a new primary school, health centre, a large public square, central park and various play areas and recreational facilities;
- On-site renewable energy; and
- Improved transport linkages, including new roads, public transport, pedestrian and cycling routes.

1.4.7 As the application for the Main Site is in Outline, the final layout, siting, phasing and quantum of development will be the subject of reserved matters applications. However, in order to provide sufficient certainty about the nature and magnitude of potential environmental effects, and to comply with the requirements of the Planning and Compulsory Purchase Act 2004 ^(1.1) and accompanying Circular of August 2006 (DCLG Circular 01/2006) ^(1.2) together with various recent case law precedents for EIA of Outline Applications, a Development Specification and series of Parameter Plans have been developed. These collectively define the maximum and, where necessary, minimum thresholds of the proposed development. The Parameter Plans are described in more detail in Chapter 3: Site and Proposed Development in this ES. However, in summary the main land uses of the Scheme, and the associated maximum thresholds, are provided in Table 1.1. Figure 1.3 presents the illustrative masterplan, which shows one way in which the proposed development may be built out within the Parameters.

Table 1.1 Maximum Floorspace Thresholds by Use

Use	Maximum Gross External Area (GEA) (m ²)
Residential	3,750 units/ 320,000m ² (3400 units minimum)
Non-Food Retail	14,200
Supermarket	5,850
Central Multi-Storey Car Parking	12,150 (380 spaces)

Use	Maximum Gross External Area (GEA) (m ²)
Café/Restaurants (Class A3-A5)	1,750
Hotel	9,650
Conference/Banqueting	3,000
Cinema	4,700
Health Centre	2,550
Education	3,450
Office/Studio	3,500
Energy Centre	600
Sports Pavilion	390
Gateway Place Multi-storey Car Park	12,300 (439 spaces)
TOTAL	394,090

Note: The table excludes several infrastructure elements for which planning consent is sought in principle including: plant; on site utilities such as substations; waste storage; any built structures proposed for use as car parking; service yards and any external ground level floor; hard landscaping; footways and roads.

- 1.4.8 The remediation and development of the Site would be carried out over approximately 15 years (from 2009/10 to 2024/25). This will take place as a continuous programme, as illustrated by the Phasing Plan (shown as Figure 6.1 and described in Chapter 6: Construction and Phasing). However, some flexibility is required to respond to changing market conditions and other future influences. Therefore, whilst the illustrative Phasing Plan presents the most likely way in which the Site and access arrangements will be built-out, the exact sequence and timing may differ.
- 1.4.9 A full description of the West Southall Scheme is presented in Chapter 3: Site and Proposed Scheme.

1.5 Legislative Framework for the ES

- 1.5.1 The need for an EIA of proposals to develop the Site was first identified in a document entitled 'Former Southall Gasworks, Southall – Development Principles Draft Supplementary Guidance' issued jointly by the Mayor of London and LB Ealing in December 2003^(1.4).
- 1.5.2 This ES has been prepared in accordance with the requirements of the Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 (SI No 2093) (hereinafter referred to as the EIA Regulations)^(1.3). The Development falls under 'urban development projects' category 10b of Schedule 2, as it exceeds the threshold of 0.5 ha and has the potential to generate 'significant effects on the environment'.
- 1.5.3 The scope of the EIA covers twelve main technical topic areas, namely: Construction and Phasing; Socio-economics Effects; Transport and Movement; Noise and Vibration; Air Quality; Townscape and Visual Effects; Ground Conditions; the Water Environment; Ecology; Archaeology; Built Heritage; Microclimate (Solar and Wind); and, Operational Waste.
- 1.5.4 The ES structure, content and methodology was set out in the Scoping Report prepared by RPS and submitted to both Councils on 21st November 2007. This comprehensive coverage of the EIA study has subsequently been confirmed as appropriate by LB Hillingdon and LB Ealing through their respective Scoping Opinions of 18 December 2007 and 12th March 2008.
- 1.5.5 Both the Scoping Report and the resulting Opinions from LB Ealing and LB Hillingdon are reproduced at Appendix 2.1 to this ES. The process of EIA scoping is described more fully in Chapter 2: EIA Scope and Methodology.
- 1.5.6 The following requirements, defined in Section 2 of the DCLG Circular 01/2006^(1.2), came into force on 10 August 2006. This guidance prescribes the minimum information that must be contained in a Design and Access Statement (DAS) supporting an Outline Application but also, by default, the scheme information that will be assessed through the EIA process:

“With an application for outline planning permission detailed consideration will always be required on the use and amount of development. In addition, even if layout, scale and access are reserved, an application will still require a basic level of information on these issues in the application. As a minimum, therefore, applications should always include information on:

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

1.5.7 This information is defined within the DAS for the illustrative master plan and in a set of Parameter Plans and a written Development Specification, as described within Chapter 3: Site and Proposed Scheme in this ES.

1.5.8 In conformity to the EIA Regulations this ES reports on the findings of a systematic assessment of any likely “significant environmental effects” of the proposed development. To this end, and as required by the EIA Regulations, the ES includes the information referred to in Part II of Schedule 4, as presented below:

- A description of the development comprising information on the site, design and size of the development.
- A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.
- The data required to identify and assess the main effects which the development is likely to have on the environment.
- An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.
- A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.

1.5.9 In addition, the ES also contains such information as outlined in Part I of Schedule 4 of the EIA Regulations; that which is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile. Table 1.2 directs the reader to the relevant section of the ES where this information can be found.

Table 1.2 Content of the ES as required by Part I and Part II

Description of the development, including in particular:		Chapter where information can be found
1	Description of the development, including in particular-	
(a)	a description of the physical characteristics of	Chapter 1: Introduction

Description of the development, including in particular:	Chapter where information can be found
	Chapter 3: Site and Proposed Development Chapter 6: Construction and Phasing
(b)	Chapter 3: Site and Proposed Development Chapter 6: Construction and Phasing
(c)	Chapter 9: Noise and Vibration Chapter 10: Air Quality Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 17: Operational Waste
2.	Chapter 4: Alternatives and Design Evolution
3.	Chapter 7: Socio-economics Effects Chapter 8: Transport and Movement Chapter 9: Noise and Vibration Chapter 10: Air Quality Chapter 11: Townscape and Visual Effects Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 14: Ecology Chapter 15: Archaeology Chapter 16: Built Heritage Chapter 17: Microclimate Chapter 18: Operational Waste Chapter 19: Cumulative Effects Chapter 20: Mitigation and Residual Effects
4.	
(a)	Chapter 7: Socio-economics Effects Chapter 8: Transport and Movement Chapter 11: Townscape and Visual Effects Chapter 17: Microclimate Chapter 19: Cumulative Effects Chapter 20: Mitigation and Residual Effects
(b)	Chapter 3: Proposed Development Chapter 11: Townscape and Visual Effects Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 14: Ecology Chapter 19: Cumulative Effects Chapter 20: Mitigation and Residual Effects
(c)	Chapter 3: Proposed Development Chapter 5: Socio-economics Effects Chapter 8: Transport and Movement Chapter 9: Noise and Vibration Chapter 10: Air Quality Chapter 11: Townscape and Visual Effects Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 14: Ecology Chapter 18: Operational Waste Chapter 19: Cumulative Effects Chapter 20: Mitigation and Residual Effects
5.	As above.
6.	Non-Technical Summary (NTS)
7.	Chapter 2: EIA Scope and Methodology, and each

Description of the development, including in particular:	Chapter where information can be found
deficiencies or lack of know-how) encountered by the Applicant in compiling the required information.	Chapter of the ES where relevant.
PART II	
1. A description of the development comprising information on the site, design and size of the development.	Chapter 3: Site and Proposed Development
2. A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects	Chapter 5: Socio-economics Effects Chapter 8: Transport and Movement Chapter 9: Noise and Vibration Chapter 10: Air Quality Chapter 11: Townscape and Visual Effects Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 14: Ecology Chapter 15: Archaeology Chapter 16: Built Heritage Chapter 17: Microclimate Chapter 18: Operational Waste Chapter 19: Cumulative Effects Chapter 20: Mitigation and Residual Effects
3. The data required to identify and assess the main effects which the development is likely to have on the environment.	Chapter 5: Socio-economics Effects Chapter 8: Transport and Movement Chapter 9: Noise and Vibration Chapter 10: Air Quality Chapter 11: Townscape and Visual Effects Chapter 12: Ground Conditions Chapter 13: The Water Environment Chapter 14: Ecology Chapter 15: Archaeology Chapter 16: Built Heritage Chapter 17: Microclimate Chapter 18: Operational Waste Chapter 19: Cumulative Effects
4. An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter 4: Alternatives and Design Evolution
5. A non-technical summary of the information provided under paragraphs 1 to 4 of this Part	Non-Technical Summary (NTS)

1.6 ES Structure

- 1.6.1 The ES draws on information and material provided by the Applicant's consultant team. It comprises a series of separate chapters supported, where appropriate, by the relevant technical appendices of the ES (Volume II). In total there are three volumes to the ES, the details of which are set out below:

Environmental Statement (Volume I)

- 1.6.2 Following this Introduction Chapter, the ES is structured as follows:

Chapter 2: ES Scope and Methodology, provides an outline of the structure of the ES explaining the pre-planning consultation, scoping process and the methods used to assess these effects, together with the criteria assigned to evaluate their significance.

Chapter 3: The Site and Proposed Development, provides a description of the Application Site and proposed development with reference to the Parameter Plans and Development Specification.

Chapter 4: Alternatives and Design Evolution, examines the alternatives to the scheme and the design evolution of the proposed Scheme, which was informed by the EIA process, ongoing design iterations and consultations.

Chapter 5: Planning Policy Context, outlines the national, regional and local planning and strategic policy relevant to the West Southall Scheme.

Chapter 6: Construction and Phasing describes an indicative sequence for development and construction of the West Southall Site. It provides an overview of potential effects as well as a series of standards, mitigation measures and procedures that will be observed through the construction process in order to minimise or reduce any significant or adverse environmental impacts.

Chapter 7-18: Technical Chapters: Provide the full assessment of potential environmental effects and their mitigation on a topic-by-topic basis.

Chapter 19: Cumulative Effects, considers the combined effect of the proposed Scheme with other development in and around LB Ealing and LB Hillingdon.

Chapter 20: Summary of Mitigation and Residual Effects, sets out a summary of the mitigation measures identified in the preceding chapters to be implemented across the Scheme and the residual effects following the implementation of these proposed measures.

Environmental Statement Technical Appendices (Volume II)

- 1.6.3 Volume II of the ES provides a set of technical appendices, including separate reports, surveys and data that have informed the EIA process to-date, such as the Transport Assessment (TA). This information is supplied as a separate volume to prevent the main ES becoming excessively long and cumbersome.

Environmental Statement Non-Technical Summary (NTS)

- 1.6.4 The NTS presents a summary of the ES in non-technical language, and provides a concise summary of the development proposals, potential environmental effects and measures envisaged to prevent, reduce and where possible offset any significant adverse effects as well as the residual impacts.

1.7 Project Team

- 1.7.1 The Applicant's Project Team, who have contributed to the design and EIA process, comprise:

Table 1.3 Project team

Role	Company
Applicant	National Grid Property Ltd
Architect and Master Planners	Make
Planning Consultant	RPS
Landscape Consultants	Lovejoys
Sustainability Strategists	Beyond Green
Civil & Structural Engineers	White Young Green (WYG)
Geotechnical Consultant	WYG
Retail Consultants	RPS
Utilities and Drainage consultants	WYG
EIA Chapters	
EIA Coordinators and ES Author	RPS
Construction and Phasing	WYG
Socio-economic Consultant	Hunt Dobson Stringer
Transport Engineer	Savell Bird and Axon (SBA)

Role	Company
Noise Consultant	RPS
Air Quality Consultant	RPS
Townscape and Visual Impact Consultant	RPS
Ground Conditions Consultant	WYG
Water Environment and Flood Risk Consultant	WYG
Ecology Consultant	WYG
Archaeology Consultants	Museum of London Archaeological Services (MoLAS) and RPS
Built Heritage	RPS
Microclimate – Solar Shading	RPS
Microclimate – Wind	RWDI Anemos
Operational Waste	WYG

1.8 ES Availability

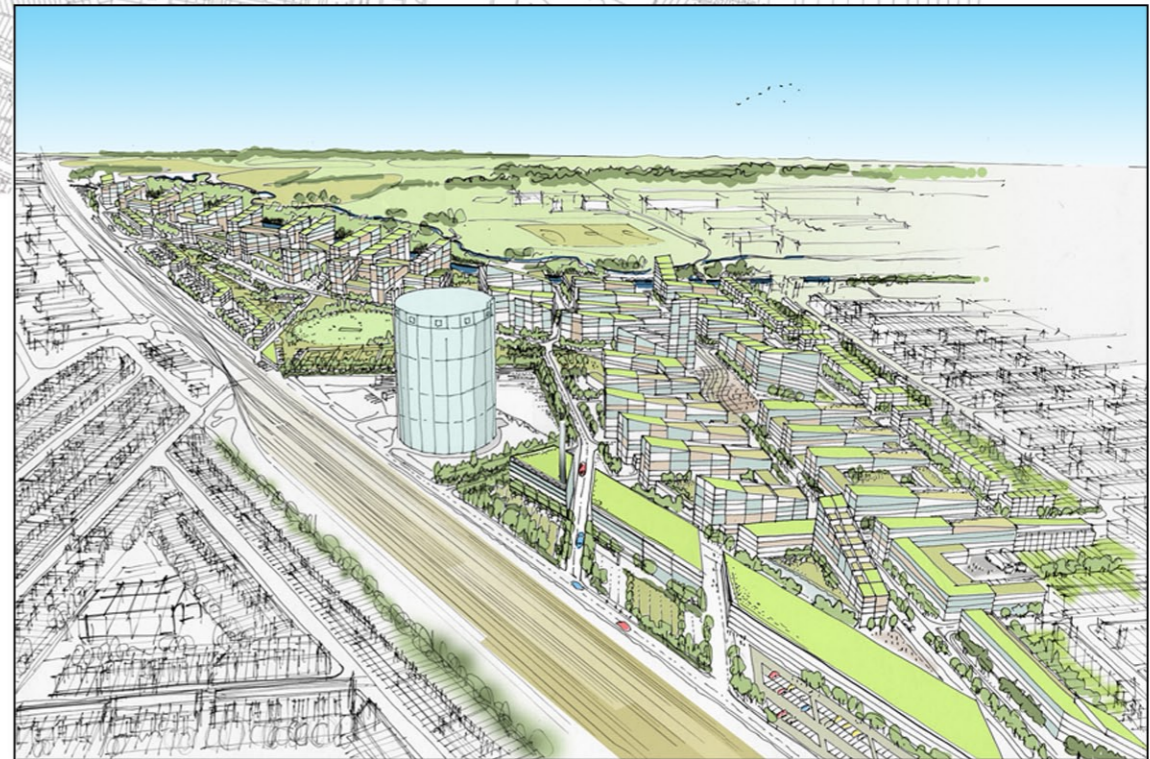
- 1.8.1 The Non-technical Summary of this ES is available free of charge. Additional copies of the ES (Volume I) and Technical Appendices (Volume II) can be purchased at a cost of £300 each (excluding postage and packaging) from RPS Planning, 1st Floor West, Cottons Centre, Cottons Lane, London SE1 2QG.
- 1.8.2 The ES and Planning Application is also available for viewing by the public during normal office hours at the Development Services Department of the London Borough of Ealing or the Planning Department of the London Borough of Hillingdon, at the following addresses:

Development Services Ealing Borough Council Percival House 14-16 Uxbridge Road London W5 2HL	Development Control Hillingdon Borough Council 3N/04 Civic Centre High Street Uxbridge Middlesex UB8 1UW
---	--

- 1.8.3 Comments on the Application and Environmental Statement should be forwarded to the London Borough of Ealing and London Borough of Hillingdon at the addresses above.

References

- 1.1 HMSO (2004) Planning and Compulsory Purchase Act.
- 1.2 Depart of Communities and Local Government (2006) Circular 01/2006. August 2006.
- 1.3 HMSO (2008) Town and Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 (SI No 2093).
- 1.4 London Borough of Ealing and The Mayor of London (2003) Former Southall Gasworks, Southall – Development Principles Draft Supplementary Guidance. December 2003.



Reproduced from Make, 2008

RPS

Date: 28.02.08 Scale: NTS Rev.
 Job No: JLD0211 Drawn: RD Checked: CC

Project:
West Southall'

Figure No:
Figure 1.3

Title:
Masterplan Layout

www.rpsgroup.com