

1.0 INTRODUCTION

1.1 BDW Trading Limited (Barratt London) and SEGRO PLC (the “Applicants”), are applying for full planning permission for redevelopment to provide 1,381 dwellings, community facilities, retail/commercial uses, commercial floorspace, a data centre, amenity and playspace and car parking (hereafter referred to as the “Development”) on the former Nestlé Factory site, Hayes (the “Site”). Located within the administrative area of the London Borough of Hillingdon (LBH), the Site extends to approximately 12.28 hectares (ha) and is shown on Figure 1.1. A full description of the Site and Development is provided in Chapter 3 of this Environmental Statement (ES).

Requirement for EIA

1.2 The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of their likely significant environmental and socio-economic effects, in addition to engineering and technical considerations. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (positive and negative). This helps to ensure that the importance of the predicted significant environmental effects, and the scope for reducing them, are properly understood before a decision is made. Information on the likely significant effects of the Development has been gathered and is presented in this document, the ES. The ES will inform the decision-maker (in this case LBH) of the likely significant environmental effects of the Development both during construction and operation, and proposes mitigation measures to prevent, reduce or offset any significant adverse effects on the environment.

1.3 The Development falls within Category 10(b) of Schedule 2 of the EIA Regulationsⁱ as an urban project where the area of the development exceeds 5 hectares and includes more than 150 dwellings and more than 1 hectare of urban development which is not dwellinghouse development. It is considered that the Development could lead to significant effects on the environment and an ES, informed by an EIA Scoping Report (see Chapter 2 for further details), has been prepared in support of the planning application.

1.4 New EIA Regulations came into force on the 16th May 2017ⁱⁱ. However, the transitional provisions (Regulation 76, (2)(a)) state that the 2011 EIA Regulations continue to apply where before the commencement of the 2017 EIA Regulations a request for a scoping opinion has been submitted. A scoping request was submitted to LBH on 11th March 2016 and a scoping opinion was received on 13th May 2016. Further information on the scoping exercise is provided in Chapter 2 of the ES. On this basis, the 2011 EIA Regulations should continue to

apply.

Organisation of the Environmental Statement

1.5 In accordance with Schedule 4 and Parts 1 and 2 of the EIA Regulations, this ES sets out the following information:

- A description of the Development comprising information about its nature, size and scale;
- An outline of the main alternatives studied and an indication of the main reasons for the choice made, taking into account the environmental effects;
- A description of the aspects of the environment likely to be significantly affected including population, fauna, flora, soils, water, air, climatic factors, material assets including architectural and archaeological heritage, landscape, and the inter-relationship between the above factors;
- A description of the likely significant effects of the Development on the environment covering, direct and indirect, secondary, cumulative, short, medium, long term, permanent, temporary, positive, and negative;
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects;
- A non-technical summary of the information specified above; and
- An indication of any difficulties encountered when compiling the required information.

ES Structure

1.6 This ES comprises 10 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). The Transport Assessment is provided in Volume 3. A Non-Technical Summary (NTS) of the full ES is provided as a separate standalone document. Table 1.1 sets out the structure of the ES.

Table 1.1 ES Structure

Chapter No.	Chapter Title	Description
Volume 1		
		Following chapters and supporting figures
1	Introduction	Introduction to the ES, EIA requirements, details of project team, ES organisation and availability.
2	EIA Methodology	Methods used to prepare each chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3	Site and Development Description	Site description and details of the Development. Summary of effects with respect to climate change, energy and sustainability.
4	Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant.

Chapter No.	Chapter Title	Description
5	Construction Methodology and Phasing	Details of anticipated programme for development and construction methodology.
6	Transport and Access	Transport and access effects relating to driver severance and delay, pedestrian severance and delay, pedestrian amenity, accidents and safety, hazardous and dangerous loads, dust and dirt.
7	Air Quality	Assessment of the effects of the Development on air quality.
8	Land Contamination	Assessment of effects relating to land contamination.
9	Built Heritage	Assessment of effects of the development on built heritage (both on and offsite).
10	Summary and Residual Effects	Summary of proposed mitigation and residual effects.
Standalone Document	Non-Technical Summary	Summary of the ES in non-technical language.
Volume 2	Technical Appendices	Technical data and reports to support the chapters in Volume 1.
Volume 3	Transport Assessment	

Project Team

1.7 Details of the project team are set out in Table 1.2 below.

Table 1.2 Project Team

Organisation	Expertise
SEGRO PLC & BDW Trading Limited	The Applicants
Makower Architects, Hawkins Brown, dMFK, Gillespies, Michael Sparks Associates & Terry Anderson Landscape Architects.	Architects & Landscape Architects
Barton Willmore LLP	Town Planning & EIA Project Management
Peter Brett Associates LLP	Air Quality
Markides Associates Ltd and Peter Brett Associates LLP	Transport and Access
Hydrock & Capita	Land Contamination
Turley	Built Heritage

Other Documents

1.8 A number of other documents have been submitted in support of the planning application. Those relevant to the environment include:

- Planning Statement;
- Affordable Housing Statement and Viability Statement;
- Air Quality Assessment;
- Aviation Report;

- Construction Management Plans;
- Daylight and Sunlight Assessment;
- Demolition Reports;
- Economic Statement;
- Design and Access Statement;
- Statement of Community Involvement;
- Health Impact Assessment;
- Equalities Impact Assessment;
- Ecological Reports;
- Energy/ Sustainability Statements;
- Flood Risk and Drainage Assessments;
- Utilities Assessments;
- Archaeological Desk Based Assessment;
- Lighting Assessment and CCTV Reports;
- Acoustics and Vibration Reports;
- Ventilation and Extraction Reports;
- Wind Assessment;
- Site Waste Management Plan;
- Arboricultural Assessment; and
- Townscape and Visual Impact Assessment.

Environmental Statement Availability

1.9 The ES is available for public viewing during normal office hours at the following address:

LBH Planning Reception
Civic Centre
High Street
Uxbridge
UB8 1UW

Tel: 01895 250230

Email: planning@hillingdon.gov.uk

1.10 The ES may be purchased in volumes, the costs for which are set out below:

- Non-Technical Summary (NTS) - £20
- Volume 1: ES Main Text & Figures - £200
- Volume 2: ES Appendices - £250
- Volume 3: Transport Assessment - £200
- Full copy (Volumes 1, 2 & 3 with NTS) of the ES on CD - £20

1.11 For copies of any of the above please contact the Environmental Planning team at Barton Willmore:

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Barton Willmore LLP
7 Soho Square
London, W1D 3QB

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ⁱ SI 2011/1824 as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (No. 660)

ⁱⁱ Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (No. 571)