



FORMER NESTLE FACTORY, HAYES

ENVIRONMENTAL STATEMENT VOLUME I
MAIN TEXT AND FIGURES - MAY 2017

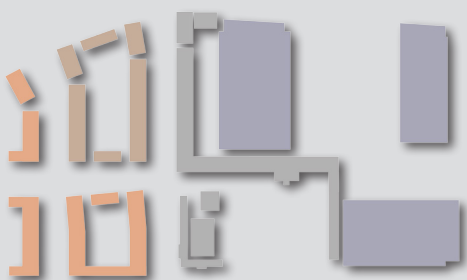
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The Environmental Impact Assessment (EIA) process is the mechanism by which development proposals are appraised in terms of their likely significant environmental effects, in addition to engineering and technical considerations. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (positive and negative). 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 and offset any significant adverse effects on the environment.



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Environmental Statement Volume 1

Main Text and Figures

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TABLE OF CONTENTS

Chapter	Chapter Title and Main Headings	Page
	Table of Contents List of Figures Abbreviations Glossary	
Chapter 1	Introduction	
Chapter 2	EIA Methodology	
Chapter 3	Site & Development Description	
Chapter 4	Alternatives & Design Evolution	
Chapter 5	Construction Methodology & Phasing	
Chapter 6	Transport & Access	
Chapter 7	Air Quality	
Chapter 8	Land Contamination	
Chapter 9	Built Heritage	
Chapter 10	Summary	

LIST OF FIGURES

Number	Figure Title
Chapter 1	Introduction
Figure 1.1	Red Line Plan
Chapter 2	EIA Methodology
Figure 2.1	Cumulative Schemes Plan
Chapter 3	Site & Development Description
Figure 3.1	Development Masterplan
Figure 3.2	Ground Floor Uses
Figure 3.3	Building Heights - Storeys
Figure 3.4	Building Heights – Colour Coded
Figure 3.5	Residential Elevations
Figure 3.6	Residential Elevations
Figure 3.7	Residential Elevations
Figure 3.8	Residential Sections
Figure 3.9	Residential Spaces
Figure 3.10	Illustrative Commercial Layout
Figure 3.11	Illustrative Elevation Unit 1
Figure 3.12	Illustrative Elevation Unit 2&3
Figure 3.13	Illustrative Elevation Unit 4
Figure 3.14	Residential Parking
Figure 3.15	Landscape Overview Masterplan
Figure 3.16	Landscape Overview Masterplan (parking)
Figure 3.17	Roof Photo Voltaic (PVs)
Chapter 4	Alternatives & Design Evolution
No Figures	
Chapter 5	Construction Methodology & Phasing
Figure 5.1	Phasing Plan
Figure 5.2	Demolition Plan
Chapter 6	Transport & Access
Figure 6.1	Local Road Network
Chapter 7	Air Quality
Figure 7.1	Existing Receptors
Figure 7.2	Proposed Receptors
Figure 7.3	Air Quality Monitoring Locations
Chapter 8	Land Contamination
No Figures	

Number	Figure Title
---------------	---------------------

Chapter 9	Built Heritage
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No Figures

Chapter 10	Summary
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No Figures

ABBREVIATIONS

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BAP	Biodiversity Action Plan
BGS	British Geological Survey
BPM	Best Practice Means
BS	British Standard
DCLG	Department for Communities and Local Government
DEFRA	Department for Environment, Food and Rural Affairs
DETR	Department of the Environment, Transport and the Regions
DoE	Department of the Environment
EA	Environment Agency
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
ES	Environmental Statement
FRA	Flood Risk Assessment
GEA	Gross External Area
GFA	Gross Floor Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Ha	Hectares
LBH	London Borough of Hillingdon
IEA	Institute for Environmental Assessment
IEEM	Institute of Ecology and Environmental Management
IEMA	Institute of Environmental Assessment and Management
IPG	Interim Planning Guidance
Km	Kilometre
LBAP	Local Biodiversity Action Plan
LDF	Local Development Framework
LNR	Local Nature Reserve
LPA	Local Planning Authority
m ³	Cubic metres
m	Metres
mm	millimetre
mph	Miles per hour
NCN	National Cycle Network
NGR	National Grid Reference
NHBC	National House Building Council
NOMIS	Official Labour Market Statistics
NPPF	National Planning Policy Framework
NTS	Non-Technical Summary
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
OS	Ordnance Survey
PPE	Personal Protective Equipment
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
PROW	Public Right of Way
RQO	River Quality Objective
SCDC	Suffolk Coastal District Council
SCC	Suffolk County Council
SFRA	Strategic Flood Risk Assessment
SINC	Site of Importance for Nature Conservation
SSSI	Site of Specific Scientific Interest
SoS	Secretary of State

SPD	Supplementary Planning Document
sqm	Square metres
SuDS	Sustainable Drainage System
TPO	Tree Preservation Order
µg/m ³	micrograms per cubic metre
WCS	Water Cycle Study
WQS	Water Quality Standards

GLOSSARY

Within this Environmental Statement the following terms are defined as follows:

Above Ordnance Datum	Ordnance Datum is the vertical datum used by ordnance survey as the basis for deriving altitudes on maps. Topography may be described using the level in comparison or 'above' ordnance datum.
Ancient Woodland	Woodland that has existed continuously since 1600 or before in England and Wales.
Applicant	Barratt London and SEGRO PLC
Site	Former Nestle Factory site, Hayes
Aquifer	A geological formation (soil or rock) which is able to store water in significant quantities and transmit water relatively quickly under natural conditions (or when pumped).
Baseline	Environmental conditions at specific periods of time, present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	Abbreviated form of 'biological diversity'.
Completed Development	Within the ES this phase refers to the Development when fully built and operational.
Considerate Contractors	Contractors who are compliant with the Considerate Contractors scheme can be considered as a contractor who is clean, respectful, safe, environmentally conscious, responsible and accountable.
Construction	Within the ES this phrase refers to all construction works associated with the Development. Demolition of the existing buildings on site and construction of the Development is anticipated to commence in early 2018. Overall, the construction process is expected to be completed by 2024.
Construction Liaison Officer	A designated liaison officer who will deal with public and other complaints and enquiries during the construction phase.
County Wildlife Site	County Wildlife Site (CWS) are areas of land that are rich in wildlife such as a tract of heath, a meadow, a copse or a village pond.
Cumulative effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
Development	Part-Demolition of existing factory buildings and associated structures, and redevelopment to provide 1,381 dwellings (Use Class C3), office, retail, community and leisure uses (Use Classes A1/A3/A4/B1/B8/D1/D2), 22,663 sq m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works.
Effect	A physical or measurable change to the environment attributable to the project.

EIA Regulations	The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ¹ (as amended).
Environmental Impact Assessment (EIA)	A systematic means of assessing a development project's likely significant environmental effects.
Environmental Statement (ES)	Statutory report summarising the findings of an environmental impact assessment.
Field Pattern	The pattern of hedges, fences and walls that define fields in farmed landscapes.
Flood Risk Assessment (FRA)	A desk based study which considers the contributing factors and predicts / quantifies the risk of flooding and also identifies a water level in the event of flooding.
Habitat	The environment in which populations or individual species live or grow.
Landscape Character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Light spill	The unwanted spillage of light on to adjacent areas and may affect or cause nuisance to sensitive receptors, particularly residential properties and natural habitats.
Local Nature Reserve	Local Nature Reserve (LNR) are places with wildlife or geological features that are of special interest locally.
Mitigation Measures	Actions proposed to moderate adverse effects arising from the whole or specific elements of a development including any process, activity or design to avoid, reduce, remedy or compensate for adverse environmental effects of a development project.
Non-Technical Summary	A report which briefly describes the main points discussed in the Environmental Statement in a clear manner, without the use of technical jargon and phraseology.
Phase 1 Habitat Survey	An ecological survey technique that provides a standardised system to record vegetation and wildlife habitats. It enables a basic assessment of habitat type and its potential importance for nature conservation. Each habitat type or feature is identified and presented on a map.
Public Open Space	Open space, designated by a local authority, defined where public access is generally not formally established, but which fulfils or is capable of fulfilling a recreational and/or non-recreational role (for example, amenity, ecological, educational, social or cultural). It includes most nature reserves, city farms, cemeteries, reservoirs (including covered reservoirs) and some private institutional and housing estate grounds which are not considered

¹ SI 2011/1824, as amended by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015 (No. 660)

	suitable for building development. Public Open Space does not include school playing fields nor the amenity areas associated with the development of homes or flats or pedestrian precincts (Local Government Act 1966 Section 8).
Public Right of Way (PROW)	A right of passage by the public over the surface of the land without impediment. Public Rights of Way include public footpaths, bridleways and byways open to all traffic and Restricted Byways.
Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that has the potential to be affected by the Proposed Development.
Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Scoping	An exercise undertaken to determine the topics to be addressed within the Environmental Statement.
Screening	Consideration as to whether an environmental impact assessment is required for a project.
Section 106 Agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement.
Site of Nature Conservation Importance (SNCI)	Sites of Nature Conservation Importance (SNCI) are amongst the best sites for wildlife in the County. They are a comprehensive suite of local wildlife sites that are of high value for biodiversity, with habitats and species that are uncommon in the County and sometimes further afield.
Site of Special Scientific Interest (SSSI)	The nature conservation agencies have a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).
Sky glow	The upward spill of light into the sky which can cause a glowing effect and is often seen above cities when viewed from a dark area.
Special Landscape Area	Special Landscape Areas comprise traditional features, such as a pattern of small fields formed by hedgerows, ditches and ponds and interspersed with ancient woodland, which create a landscape of interest and variety and provides a diversity of habitat that is essential for wildlife.
Sustainable Drainage System (SuDS)	Sustainable management practices designed to control the rate and quality of surface water runoff into receiving waters, for example the use of swales and wetlands as buffers, as opposed to conventional drainage practices.
Topography	The natural or artificial features, level and surface form of the ground surface.
Tree Preservation Order	A Tree Preservation Order (TPO) is a legally enforceable order made by the Local Planning Authority (LPA) to protect trees and woodland in the interests of public amenity. The power to make a TPO is contained in the Town and Country Planning Act 1990 and the Town and Country (Tree Preservation) (England) Regulations 2012. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, uprooting, wilful damage to or wilful

	destruction of protected trees or woodlands unless permission has been given by the LPA.
Upward Light of the Installation (ULR)	The maximum permitted percentage of luminaire flux that goes directly into the sky.
Visual Effect	Change in the appearance of the landscape from available viewpoints as a result of development.

