



High Street Yiewsley

Sustainability Statement

Planning



Client Name: Habourside Investments Ltd and WM Morrison Supermarkets PLC

Property: Morrisons, 43-67 High St, Yiewsley, UB7 7QQ

Project Reference: 4330

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SUMMARY STATEMENT

Watkins Payne Partnership have been commissioned by Habourside Investments Ltd and WM Morrison Supermarkets PLC to produce a statement of sustainability of the proposed development of Morrisons, 43-67 High St, Yiewsley.

The full description of the works is demolition of existing supermarket to enable the comprehensive redevelopment of the site to provide a retail and residential mixed-use scheme. The site will be developed to provide a replacement Morrisons food store, with 144 residential units above and associated infrastructure.

Key Measures

This sustainability statement describes how the proposed development will provide the highest levels of sustainability within the design and construction for the development. The key themes of Energy, Transport, Water, Waste, Sustainable urban drainage (SuDs), Air Quality, Ecology, Noise and Light Pollution.

Energy and CO₂ Reduction

- For full details on energy please refer to the energy strategy prepared by Watkins Payne Partnership that should be read in conjunction with this report.
- There is a CO₂ emissions reduction of 30.81% over the Building Regulations 2013 compliant baseline scheme.
- The Low or Zero carbon technologies of CHP, and PV panels are predicted to achieve a 10.44% CO₂ reduction.
- The energy strategy is predicted to achieve an annual carbon emission saving of 88.19 tonnes over the baseline scheme.
- The regulated annual carbon emission shortfall when compared to the 35% saving target is 103.5 tonnes CO₂ so allowing an assumed 30year duration for the development services this equate to a cumulative shortfall of 3105.3 tonnes of CO₂.

Transport

- For full details on Transport please refer to the Transport Assessment prepared by Redwood Partnership that should be read in conjunction with this report.
- The TFL Public Transport Access Level (PTAL) for the site is 3.
- The on site parking for the supermarket will be reduced by 40% from 114 spaces to 69 including 6 disabled bays, 10 electric charging bays and 2 parent and child bays. 101 residential parking spaces will be provided. All parking will be at basement and sub basement level.



- Cycle parking will be provided in accordance with the London Plan (2016) cycle parking standards. A total of 197 cycle parking spaces will be provided with 165 resident cycle parking spaces provided at lower Basement Level, and 32 cycle parking spaces for Morrisons staff and customers.
- The proposals are not forecast to generate any additional car trips due to the reduction in size of the Morrisons store

Sustainable Urban Drainage (SuDS)

- For full details on Sustainable Urban Drainage please refer to the Flood risk assessment prepared by Ward Cole Consulting Engineers that should be read in conjunction with this report.
- Up to 1000m² of blue green roofs are to be installed on the first-floor amenity decks. The blue roof system will be overlaid mostly by green roof surfacing. It is to be designed, supplied and installed by a specialist.
- Attenuation within the blue green roof system of runoff generated by storms up to the 1% Annual Exceedance Probability event plus a 40% allowance for climate change.
- The runoff will then be disposed of either by means of a soakaway that will receive the roof runoff and disposed of through infiltration into adjacent ground, or through an outfall pipe to the Grand Union Canal after the relevant permissions have been granted.

Water

- All residential units will be designed to use 105 Litres per person per day or less through the use of low flow sanitaryware and water efficient equipment.
- Water meters will be installed in all areas to allow tenants and residents to monitor water use.
- The use of potable water for irrigation will be minimised through the use of drought resistant planting.

Waste

- Construction and demolition waste will be recycled or reused on site where possible.
- Adequately sized waste storage areas will be provided in the apartments and external waste areas based upon the frequency of the local authority collections.
- Recycling of waste generated during occupation shall be encouraged through the provision of dedicated on-site waste storage and recycling facilities.



- During detailed design, any opportunity to maximise the potential to use pre-fabricated elements will be considered.

Air Quality

- For full details on Air Quality please refer to the Air Quality Assessment prepared by RPS that should be read in conjunction with this report.
- The impact of dust soiling and PM10 can be reduced to negligible through appropriate mitigation measures as outlined in the above-mentioned report.
- The development will have a beneficial impact on the air quality of the local area.
- The development air quality falls into the London Councils APEC-A banding which means no mitigation is required.

Ecology

- An extensive green roof is currently proposed, and it will give a boost to the local ecology by providing a habitat to support a variety of plants, birds, animals and invertebrates.
- The existing trees on site have been assessed and healthy ecologically viable trees will be retained.
- The development will improve the net site biodiversity by promoting a mix of ecologically valuable species, bird and bat boxes if appropriate.

Noise Pollution

- A Noise Survey and Assessment has been carried out by Sharps Redmore and should be read in conjunction with this report.
- High efficiency glazing has been specified to reduce internal noise levels.
- Where possible bedrooms to face the enclosed roof terrace area away from road noise

Light Pollution

- All external lighting will be energy efficient using daylight controls, time controls and occupancy detection to minimise inappropriate use. In addition, external lighting luminaires will be selected with suitable light output ratios and distribution arrangements to minimise light lost to the sky.



1.00 INTRODUCTION

1.01 Application

This report has been prepared on behalf of Habourside Investments Ltd and WM Morrison Supermarkets PLC for the redevelopment of the site at High Street Yiewsley. The redevelopment will replace the dated and poorly configured supermarket with a modern and efficient supermarket that will enhance the local high street and offer quality accommodation within a highly sought-after town centre location.

1.02 Existing Buildings

The High street Yeiwsley site currently comprises a 3,340m² supermarket with basement car park and associated external car parking, service yard and plant space.

1.03 Proposed Development

The detailed planning application consists of replacement Use Class A1 food retail and new Use Class C3 Residential. Development proposals showing the ground floor level and 2no basement floor levels below. The proposed development will provide additional housing in a sought-afte area within easy reach of London. The additional accommodation will provide a boost to the local economy and community.

- A replacement 1,643 sqm GIA Morrisons foodstore at ground level (Use Class A1)
- 144no new dwellings including 47no 1-bedroom apartments; 76no 2-bedroom apartments; 16no 3-bedroom apartments and 5no 4-bedroom apartments in 6no storeys (Use Class C3)
- Associated car parking and plant space

1.04 Purpose

The aim of this sustainability statement is to demonstrate how the relevant planning policies that address sustainability have been addressed.

This statement is structured as follows:

- **Section 1** - an introduction to the site and the buildings
- **Section 2** - a description of the main policies and drivers for sustainability relevant to the application
- **Section 3** - a review against the Mayors SPG on Sustainable Design and Construction in addition to the Hillingdon Local Plan (2017).



1.05 Reservation

This report has been prepared solely for the use of Habourside Investments Ltd and WM Morrison Supermarkets PLC and Watkins Payne Partnership accept no responsibility for its use by any third parties.

2.00 POLICY REVIEW

This section of the report is a review of all the planning policy documents that are applicable to the development as follows:

- National Planning Policy Framework (NPPF)
- The London Plan (2016)
- Hillingdon Local Plan (2012)

2.01 National Policy

The National Planning Policy Framework (NPPF) provides the planning policies for England and how these policies should be applied. Whilst sustainable development is not the sole aim of the NPPF, it remains a main theme throughout and provides the context for sustainable development.

2.02 London Plan 2016

The London Plan sets out the Mayor's vision for London. In accordance with the NPPF, it promotes economic development, and endorses the principles of sustainable development. It is the main driver for strategic decision-making on London's development, including development decisions. The current London Plan was adopted in March 2016 and includes a number of policies associated with a developments sustainable design:

- Policy 5.1 Climate change mitigation;
- Policy 5.2 Minimising carbon dioxide emissions;
- Policy 5.3 Sustainable design and construction;
- Policy 5.6 Decentralised energy in development proposals;
- Policy 5.7 Renewable energy;
- Policy 5.9 Overheating and cooling;
- Policy 5.10 Urban greening;
- Policy 5.11 Green roofs and development site environs;
- Policy 5.12 Flood risk management;
- Policy 5.15 Water use and supplies, and
- Policy 7.2 An inclusive environment.



2.03 Supplementary Planning Guidance

The Mayor produces SPGs to provide further guidance on policies in the London Plan that can't be addressed in sufficient detail in the plan itself. The Mayor of London Published its Sustainable Designed Construction SPG in April 2014. The SPG provides guidance on the implementation of London Plan policies listed above and so addresses matters relating to environmental sustainability.

SPG's cannot be used to create new policies, but they explain how policies in the London Plan should be carried through into action. It will be a material planning consideration when determining planning applications.

2.04 Hillingdon Local Plan (2012)

The Hillingdon Local Plan (2012) sets out the Council's planning policies:

The key policies are:

- Policy EM1: Climate Change Adaptation and Mitigation
- Policy EM6: Flood Risk Management
- Policy EM7: Biodiversity and Geological Conservation
- Policy EM8: Land, Water, Air and Noise
- Policy EM11: Sustainable Waste Management

3.00 SUSTAINABILITY STATEMENT METHODOLOGY

The Mayor of London's Supplementary Planning Guidance (SPG) on Sustainable Design and Construction (2014) provides guidance on how to implement the London Plan (2016). The sustainability statement will use the Mayor's Priorities and Best Practices as outlined in the SPG as a framework for showing compliance. In addition, where relevant the Hillingdon Local Plan is addressed.

Statement Key

Box Colour	Colour Coding explained
	London Plan Policy
	Hillingdon Local Plan (2012)

The compliance of the development is noted using the following colour coding system in the fourth column.

Compliance Status	Colour Coding explained
	Compliant / Achieved policy requirements
	Not achieved due to constraints
	Not compliant
	Not applicable to the development



4.00 SUSTAINABILITY MATRIX



Optimising the use of the land	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Through both their Local Plans and planning decisions, boroughs should aim for 100% of development to be delivered on previously developed land.	1.1, 3.3		100% of the development is on land that has previously been developed
Mayor's Priority	London Plan policy		
Developers should optimise the scale and density of their development, considering the local context, to make efficient use of London's limited land.	3.4, 4.3, 7.6		The development will replace the existing food store and add 144 dwellings into the existing site footprint plus amenity space for residents therefore making efficient use of the site.

Basement and lightwells	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's best practice	London Plan policy		
Where there is pressure for basement developments, boroughs should consider whether there are any particular local geological or hydrological issues that could particularly affect their construction and adopt appropriate policies to address any local conditions.	3.5, 5.12, 5.13, 5.14, 7.13, 7.19, 7.21		The existing development already has a basement, the proposed sub basement will address any issues that may arise.
Mayor's Priority	London Plan policy		
When planning a basement development, developers should consider the geological and hydrological conditions of the site and surrounding area, proportionate to the local conditions, the size of the basement and lightwell and the sensitivity of adjoining buildings and uses, including green infrastructure.	5.12, 5.13, 7.13, 7.19		The existing development already has a basement, the proposed sub basement will address any issues that may arise.
When planning and constructing a basement development, developers should consider the amenity of neighbours.	5.3, 5.18, 6.3, 7.14, 7.15		There are no immediate neighbours that would be impacted by the addition of a sub basement



Local food growing	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
To protect existing established food growing spaces.	2.18, 3.2, 5.3, 5.10, 5.11, 7.18, 7.22.		N/A
Mayor's best practice	London Plan policy		
To provide space for individual or communal food growing, where possible and appropriate.	2.18, 3.2, 5.3, 5.10, 5.11, 5.21, 7.18, 7.22.		Due to the size constraints within the site and there are no possibilities to incorporate space for food growing
Mayor's best practice	London Plan policy		
To take advantage of existing spaces to grow food, including adapting temporary spaces for food growing.	2.18, 3.2, 5.3, 5.10, 5.11, 5.21, 7.18, 7.22.		N/A

Site layout and building design	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's best practice	London Plan policy		
Any existing buildings that can be practically refurbished, retrofitted, altered, or extended should be retained and reused.	5.3, 5.4		N/A
Mayor's best practice	London Plan policy		
A mix of uses, where suitable should be included to provide a range of services commensurate to the public transport accessibility.	4.3, 6.1		The PTAL score for the site is 3 meaning the site has good public transport accessibility. Cycle storage spaces are being provided on site to encourage visitors to cycle where appropriate.



Site layout and building design	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
<p>The design of the site and building layout, footprint, scale and height of buildings as well as the location of land uses should consider:</p> <ul style="list-style-type: none"> Existing features the possible retention and reuse of existing buildings and structures; and The retention of existing green infrastructure, including trees and other ecological features, and potential for its improvement and extension; Access routes to public transport and other facilities that minimise the use of private transport; New design of development the existing landform; the potential to take advantage of natural systems such as wind, sun and shading; the principles sets out London Plan policies 7.1 and 7.6; as follows: the potential for adaption and reuse in the future; potential for incorporating green infrastructure, including enhancing biodiversity; potential for incorporating open space, recreation space, child play space; energy demands and the ability to take advantage of natural systems and low and zero carbon energy sources; site wide infrastructure; access to low carbon transport modes; the promotion of low carbon transport modes, including walking and cycling; potential to address any local air quality, noise disturbance, flooding and land contamination issues; and the potential effect on the micro-climate. 	<p>2.18, 5.2, 5.3, 5.4, 5.6, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.16, 5.18, 5.21, 6.1, 6.7, 6.9, 6.10, 6.11, 6.13, 7.1, 7.6, 7.14, 7.15, 7.18, 7.19, 7.21, 7.22</p>		<p>N/A</p> <p>N/A</p> <p>The development has a PTAL score of 3</p> <p>The design of the development takes into account the existing site layout. PV has been incorporated into the development to take advantage of the sites exposure to the sun.</p> <p>The potential for adaptation and reuse in the future has been considered during the design stages.</p> <p>Green infrastructure has been incorporated into the design and biodiversity of the site will be enhanced by the introduction of green roofs and new trees.</p> <p>An amenity space has been provided on at 1st floor level.</p> <p>Please see the energy statement for further details on energy efficient measures</p> <p>Cycle storage spaces and electric car charging ports have been designed into the development</p> <p>Air quality, noise and light pollution have all been assessed</p>



Energy and carbon dioxide emissions	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
The overall carbon dioxide emissions from a development should be minimised through the implementation of the energy hierarchy set out in London Plan policy 5.2.	5.2, 5.3		<p>The proposed development has been assessed in line with the London plan policies and guidance documentation. The target CO₂ emissions applicable to the development are zero carbon for residential uses and 35% improvement for commercial uses over Building Regulations Part L 2013. The hierarchy to be used for heating and cooling for the development is as follows:</p> <p>Heating</p> <ul style="list-style-type: none"> • Community heating via CHP to all apartments • Heating for the retail unit will be provided by the tenant • Condenser water source closed loop heat pump system to retail and cinema units • Gas fired high efficiency boilers <p>Cooling</p> <ul style="list-style-type: none"> • No mechanical cooling will be provided for the apartments • Cooling for the retail unit will be provided by the tenant <p>Please refer to the Energy Strategy submitted as part of the application for further details.</p>
Mayor's Priority	London Plan policy		
Developments should be designed to meet the following Regulated carbon dioxide standards, in line with London Plan policy 5.2.	5.2		<p>The proposed development has been assessed in line with the London plan policies and guidance documentation. The target CO₂ emissions applicable to the development are zero carbon for residential uses and 35% improvement for commercial uses over Building Regulations Part L 2013.</p> <p>The proposed development will reduce energy demand through adopting passive and low energy measures as detailed in the Energy Strategy that show an estimate 30.81% improvement over the baseline Building Regulations Part L 2013 level.</p> <p>The renewable energy technologies of CHP and PV panels are predicted to achieve a 10.44 % CO₂ reduction.</p> <p>Please refer to the Energy Strategy submitted as part of the application for further details.</p>



Energy and carbon dioxide emissions continued	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's best practice	London Plan policy		
Developments should contribute to ensuring resilient energy infrastructure and a reliable energy supply, including from local low and zero carbon sources.	5.1, 5.5, 5.6, 5.7, 5.8, 5.17		CHP and PV are being provided to the apartments and landlord areas. Please refer to the Energy Strategy submitted as part of the application for further details.
Mayor's best practice	London Plan policy		
Developers are encouraged to include innovative low and zero carbon technologies to minimise carbon dioxide emissions within developments and keep up to date with rapidly improving technologies.	5.2, 5.17		The Energy Strategy details the feasibility assessment carried out into alternative low and zero carbon solutions Please refer to the Energy Strategy submitted as part of the application for further details.

Energy demand assessment	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Development applications are to be accompanied by an energy demand assessment	5.2		The energy demand assessment is contained in the Energy Strategy document. This identifies energy demand reduction through adopting passive and low energy measures that show an estimated 20.37% improvement over the baseline Building Regulations Part L 2013 level. Please refer to the Energy Strategy submitted as part of the application for further details.

Use less energy	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
The design of developments should prioritise passive measures.	5.2, 5.3, 5.9		Highly efficient building fabric and services were considered and specified prior to the use of Low and Zero carbon technologies.
Mayor's best practice	London Plan policy		



Efficient energy supply	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Where borough heat maps have identified district heating opportunities, boroughs should prepare more detailed Energy Master Plans (EMPs) to establish the extent of market competitive district heating networks.	5.5, 5.6		N/A
Mayor's Priority	London Plan policy		
Developers should assess the potential for their development to: <ul style="list-style-type: none"> connect to an existing district heating or cooling network; expand an existing district heating or cooling network, and connect to it; or establish a site wide network, and enable the connection of existing buildings in the vicinity of the development. 	5.5, 5.6		The potential use of de-centralised heating and power has been reviewed covering district heating, CHP and CCHP/trigeneration. The assessment has concluded there is sufficient demand within the development to justify the use of a CHP. In addition, pipework connectivity will be provided to connect into a suitable future district heating system.
Mayor's Priority	London Plan policy		
Where opportunities arise, developers generating energy or waste heat should maximise long term carbon dioxide savings by feeding the decentralised energy network with low or zero carbon hot, and where required, cold water.	5.5, 5.6		N/A

Renewable energy	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Major developments should incorporate renewable energy technologies to minimise overall carbon dioxide emissions, where feasible.	5.7		CHP and 216m ² of PV has been proposed

Carbon dioxide off-setting	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Where developments do not achieve the Mayor's carbon dioxide reduction targets set out in London Plan policy 5.2, the developer should make a contribution to the local borough's carbon dioxide off-setting fund.	5.2, 5.4		The development does not meet the CO ₂ reduction targets therefore a payment will be made to the carbon off setting fund



Retrofitting	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Where works to existing developments are proposed developers should retrofit carbon dioxide and water saving measures.	5.4, 5.15		N/A

Monitoring energy use	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's best practice	London Plan policy		
Developers are encouraged to incorporate monitoring equipment, and systems where appropriate to enable occupiers to monitor and reduce their energy use.	5.2, 5.3		Energy display devices will be provided in each residential apartment. Each apartment and retail unit will be separately metered.

Supporting a resilient energy supply	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's best practice	London Plan policy		
Developers are encouraged to incorporate equipment that would enable their schemes to participate in demand side response opportunities.	5.2, 5.3		Infrastructure to support future district heating schemes has been incorporated into the design.



Water efficiency	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developers should maximise the opportunities for water saving measures and appliances in all developments, including the reuse and using alternative sources of water.	5.3, 5.13, 5.15		The proposed development will utilise water efficient fittings and appliances. Retail tenants will be encouraged to also use water efficient equipment and fittings.
Mayor's Priority	London Plan policy		
Developers should design residential schemes to meet a water consumption rate of 105 litres or less per person per day.	5.3, 5.15		Low water use sanitaryware and equipment has been specified throughout and each apartment has been designed to meet the 105 Litres or less per person per day
Mayor's Priority	London Plan policy		
New non-residential developments, including refurbishments, should aim to achieve the maximum number of water credits in a BREEAM assessment or the 'best practice' level of the AECB (Association of Environment Conscious Building) water standards.	5.3, 5.15		N/A
Mayor's Priority	London Plan policy		
Where a building is to be retained, water efficiency measures should be retrofitted.	5.3, 5.4, 5.15		N/A
Mayor's Priority	London Plan policy		
All developments should be designed to incorporate rainwater harvesting.	5.3, 5.13, 5.15		Rainwater harvesting has been considered during the planning stage design however there is no space within the development for it due to competing needs for the space.
Mayor's Best Practice	London Plan policy		
All residential units, including individual flats / apartments and commercial units, and where practical, individual leases in large commercial properties should be metered.	5.15		All residential apartments and the retail unit will be separately metered.

Land, Water, Air and Noise	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority			
Water Resources The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.	Policy EM8		Rainwater harvesting has been considered during the planning stage design however there is no space within the development for it due to competing needs for the space. All apartments will be fitted with water efficient fittings to reduce the need for potable water.



Materials and waste: Design Phase	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
<p>The design of development should prioritise materials that:</p> <ul style="list-style-type: none"> • have a low embodied energy, including those that can be re-used intact or recycled; • at least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes / coverings) are to achieve a rating of A+ to D in the BRE's <i>The Green Guide</i> of specification; • can be sustainably sourced; • at least 50% of timber and timber products should be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source; • are durable to cater for their level of use and exposure; and • will not release toxins into the internal and external environment, including those that deplete stratospheric ozone 	5.3, 5.17, 5.20, 7.6, 7.14		<p>It has been confirmed that materials have been prioritised that meet the following requirements:</p> <ul style="list-style-type: none"> • At least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes / coverings) are to achieve a rating of A+ to D in the BRE's <i>The Green Guide</i> of specification. • Sustainably sourced; • Durable to cater for their level of use and exposure; and • Will not release toxins into the internal and external environment, including those that deplete stratospheric ozone • At least 50% of timber products will be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source.
Mayor's Best Practice	London Plan Policy		
The design of developments should maximise the potential to use pre-fabrication elements.	5.3, 7.6		During detailed design, any opportunity to maximise the potential to use pre-fabricated elements will be considered

Materials and Waste: Construction phase	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan Policy		
Developers should maximise the use of existing resources and materials and minimise waste generated during the demolition and construction process through the implementation of the waste hierarchy.	5.3, 5.17, 5.20		<p>Where possible waste generated from demolition will be reused on site.</p> <p>The main contractor is to produce a compliant Resource Management Plan (RMP) covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture/fabrication (including demolition and excavation waste) generated by the building's design and construction</p> <p>Where non-hazardous construction related to on-site construction and dedicated off-site manufacture/fabrication (excluding demolition and excavation waste) meets or is lower than <3.2 tonnes or <3.4m3 per 100m2 of gross internal retail floor area and is proven at project completion</p> <p>The main contractor is to demonstrate that following percentages of non-hazardous construction (on-site and off-site manufacture/fabrication in a dedicated facility), demolition and excavation waste (where applicable) generated by the project have been diverted from landfill:</p> <p>Non-demolition: 80% by tonnage or 70% by volume Demolition: 90% by tonnage or 80% by volume</p>



Materials and Waste: Occupation phase	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority Developers should provide sufficient internal space for the storage of recyclable and compostable materials and waste in their schemes.	London Plan Policy 5.3, 5.17		All apartments and the retail unit will be provided with sufficient internal waste storage space
Mayor's Priority The design of development should meet borough requirements for the size and location of recycling, composting and refuse storage and its removal.	London Plan Policy 5.3, 5.17		External storage space for recycling and household waste will be provided, the size of the space is based on weekly collections.

Nature conservation and biodiversity	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority There is no net loss in the quality and quantity of biodiversity.	London Plan policy 5.3, 7.19		The development will Improve net site biodiversity with a mixture of green and brown roof areas and promote a mix of ecologically valuable species for the local area as well as incorporating bird and bat boxes if considered appropriate
Mayor's Priority Developers make a contribution to biodiversity on their development site.	London Plan policy 5.3, 7.19		A green roof has been incorporated into the design, where feasible the trees currently on site will be retained as per the tree survey

Biodiversity and Geological Conservation	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority 3. The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans. 4. Appropriate contributions from developers to help enhance Sites of Importance for Nature Conservation in close proximity to development and to deliver/ assist in the delivery of actions within the Biodiversity Action Plan. 5. The provision of biodiversity improvements from all development, where feasible. 6. The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change. 7. The use of sustainable drainage systems that promote ecological connectivity and natural habitats.	Policy EM17		A green roof has been incorporated into the design, where feasible the trees currently on site will be retained as per the tree survey



Climate Change Adaption – Tackling Increased Temperature and Drought	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developers should include measures, in the design of their schemes, in line with the cooling hierarchy set out in London Plan Policy 5.9 to prevent over heating over the schemes lifetime.	5.3, 5.9		An overheating assessment has been undertaken and determined that natural ventilation is appropriate for cooling the apartments.
Mayor's Best Practice	London Plan policy		
Heat and Drought Resistant Planting – the design should prioritise landscape planting that is drought resistant and low water demand for supplementary watering.	5.3, 5.15		All planting will be Heat and Drought Resistant to reduce the need for potable water use for irrigation.
Mayor's Best Practice	London Plan policy		
Developers should consider any long term potential for extreme weather events to affect a buildings foundations and to ensure they are robust	5.3, 7.6		The development has been designed to withstand varying degrees of extreme weather.



Climate Change Adaptation and Mitigation	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority <p>The Council will ensure that climate change mitigation is addressed at every stage of the development process by:</p> <ol style="list-style-type: none"> 1. Prioritising higher density development in urban and town centres that are well served by sustainable forms of transport. 2. Promoting a modal shift away from private car use and requiring new development to include innovative initiatives to reduce car dependency. 3. Ensuring development meets the highest possible design standards whilst still retaining competitiveness within the market. 4. Working with developers of major schemes to identify the opportunities to help provide efficiency initiatives that can benefit the existing building stock. 5. Promoting the use of decentralised energy within large scale development whilst improving local air quality levels. 6. Targeting areas with high carbon emissions for additional reductions through low carbon strategies. These strategies will also have an objective to minimise other pollutants that impact on local air quality. Targeting areas of poor air quality for additional emissions reductions. 7. Encouraging sustainable techniques to land remediation to reduce the need to transport waste to landfill. In particular developers should consider bioremediation(39) as part of their proposals. 8. Encouraging the installation of renewable energy for all new development in meeting the carbon reduction targets savings set out in the London Plan. Identify opportunities for new sources of electricity generation including anaerobic digestion, hydroelectricity and a greater use of waste as a resource. 9. Promoting new development to contribute to the upgrading of existing housing stock where appropriate. <p>The Borough will ensure that climate change adaptation is addressed at every stage of the development process by:</p> <ol style="list-style-type: none"> 10. Locating and designing development to minimise the probability and impacts of flooding. 	Policy EM1:		<p>A 'Public Transport Accessibility Level' (PTAL) assessment has been undertaken for the site. PTAL is a detailed measure of the accessibility of a location to the public transport network, taking into account walk access time and service availability. The site has a PTAL rating of 3 demonstrating its 'Good' access to public transport.</p> <p>The cycle storage provision is as follows 32 spaces for the retail unit and 165 for the apartments. Car parking for the store will be reduced by 40%</p> <p>Green infrastructure is being incorporated in the form of a biodiverse green roof</p> <p>A CHP system for heating has been specified with infrastructure in place to connect to future heat networks.</p> <p>The proposed development will meet building and transport emissions benchmarks.</p> <p>N/A</p> <p>A large PV Array has been specified</p> <p>N/A</p>



Climate Change Adaptation and Mitigation	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority			
<p>10. Locating and designing development to minimise the probability and impacts of flooding.</p> <p>11. Requiring major development proposals to consider the whole water cycle impact which includes flood risk management, foul and surface water drainage and water consumption.</p> <p>12. Giving preference to development of previously developed land to avoid the loss of further green areas.</p> <p>13. Promoting the use of living walls and roofs, alongside sustainable forms of drainage to manage surface water run-off and increase the amount of carbon sinks.</p> <p>14. Promoting the inclusion of passive design measures to reduce the impacts of urban heat effects.</p>	Policy EM1:		<p>The flood risk assessment put the site in flood zone 1, a green blue roof has been specified to deal with run off along with attenuation and infiltration.</p> <p>Low water use fittings will be specified across the development.</p> <p>Please refer to the Flood risk assessment submitted as part of the application for further details on flood risk and drainage</p> <p>The development site is located on 100% previously occupied land.</p> <p>A green roof has been specified</p> <p>Highly efficient building fabric and mechanical services have been specified.</p>

Increasing green cover: Urban Greening	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developers should integrate green infrastructure into development schemes, including by creating links with wider green infrastructure network.	2.18, 5.3, 5.10, 5.11		A green roof has been incorporated into the design.
Mayor's Priority	London Plan policy		
Major developments in the Central London Activity Area (CAZ) should be designed to contribute to the Mayor's target to increase green cover by 5% in this zone by 2030.	5.10		N/A

Increasing green cover: Trees	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developments should contribute to the Mayor's target to increase tree cover across London by 5% by 2025.	5.3, 5.10, 7.21		The landscape design includes the planting of trees on the ground floor and also the 1 st floor amenity deck.
Mayor's Priority	London Plan policy		
Any loss of a tree/s resulting from development should be replaced with an appropriate tree or group of trees for the location, with the aim of providing the same canopy cover as that provided by the original tree/s.	5.3, 5.10, 7.21		The removed trees will be replaced with trees of equal or greater ecological value.



Surface water flooding and Sustainable drainage	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
When designing their schemes developers should follow the drainage hierarchy set out in London Plan Policy 5.13.	5.3, 5.12		The proposed green roof will make a contribution to sustainable urban drainage via evapotranspiration and by absorbing a proportion of surface water and consequently reducing rates of water flow.
Mayor's Priority	London Plan policy		
Developments incorporate the recommendation of the TE2100 plan for the future tidal flood risk management in the Thames estuary.	5.3, 5.12		The flood risk assessment has considered Tidal flooding.
Mayor's Priority	London Plan policy		
Where development is permitted in a flood risk zone, appropriate residual risk management measures are to be incorporated into the design to ensure resilience and the safety of occupiers.	5.3, 5.12		N/A
Mayor's Priority	London Plan policy		
All sources of flooding need to be considered when designing and constructing developments.	3.2, 5.3, 5.21		The flood risk assessment consider all sources of flooding and confirms that the site is not considered at risk of flooding from any source

Flood Risk Management	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority			
<p>The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).</p> <p>The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.</p> <p>The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the longterm maintenance and performance of SUDS is to an appropriate standard.</p>	Policy EM16		<p>The development is located in flood zone 1.</p> <p>Run off from the development will be reduced via the use of blue green roofs.</p> <p>Any residual run off will be disposed of by means of either a soakaway and then infiltration or discharge into the Grand Union Canal after the relevant permissions have been granted.</p> <p>Please refer to the Flood risk assessment submitted as part of the application for further details.</p>



Pollution Management: Land contamination	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developers should set out how existing land contamination will be addressed prior to the commencement of their development.	3.2, 5.3, 5.21		N/A
Mayor's Priority	London Plan policy		
Potentially polluting uses are to incorporate suitable mitigation measures.	3.2, 5.3, 5.21		N/A

Pollution Management: Air quality	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developers are to design their schemes so that they are at least 'air quality neutral'.	7.14		The scheme has a positive impact on the air quality of the local area.

Pollution Management: Air quality continued	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developments should be designed to minimise the generation of air pollution.	5.3, 7.14		The development has no negative impact on local air quality
Mayor's Priority	London Plan policy		
Developments should be designed to minimise and mitigate against increased exposure to poor air quality.	3.2, 5.3, 7.14		The proposed development has been designed in a way that mitigates exposure to poor air quality.
Mayor's Priority	London Plan policy		
Developers should select plant that meets the standards for emissions from combined heat and power and biomass plants set out in Appendix 7.	7.14		The proposed CHP will meet the standards for emissions as set out in Appendix 7
Mayor's Priority	London Plan policy		
Developers and contractors should follow the guidance set out in the emerging <i>The Control of Dust and Emissions during Construction and Demolition SPG</i> when constructing their development.	5.3, 7.14		The mitigation measures defined in the air quality assessment should be adhered to in regard to the Operational and Construction Phase of the development.



Pollution Management: Noise	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Areas identified as having positive sound features or as being tranquil should be protected from noise.	3.2, 7.15		N/A
Mayor's Priority	London Plan policy		
Noise should be reduced at source, and then designed out of a scheme to reduce the need for mitigation measures.	3.2, 5.3, 7.6, 7.15		N/A

Land, Water, Air and Noise	Hillingdon Local Plan	Compliance Status	Review of proposed development
Mayor's Priority			
<p>Noise</p> <p>The Council will investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.</p> <p>The Council will seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies.</p> <p>The Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.</p>	Policy EM11		<p>The noise report gives details of pre development noise levels and measures to incorporate into the redeveloped site to ensure the noise level from the new development is no more than for the existing.</p> <p>Please refer to the Noise assessment submitted as part of the application for further details.</p>



Land, Water, Air and Noise	Hillingdon Local Plan	Compliance Status	Review of proposed development
<p>Mayor's Priority</p> <p>Air Quality All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors.</p> <p>All major development within the Air Quality Management Area (AQMA) should demonstrate air quality neutrality (no worsening of impacts) where appropriate; actively contribute to the promotion of sustainable transport measures such as vehicle charging points and the increased provision for vehicles with cleaner transport fuels; deliver increased planting through soft landscaping and living walls and roofs; and provide a management plan for ensuring air quality impacts can be kept to a minimum.</p> <p>The Council seeks to reduce the levels of pollutants referred to in the Government's National Air Quality Strategy and will have regard to the Mayor's Air Quality Strategy. London Boroughs should also take account of the findings of the Air Quality Review and Assessments and Actions plans, in particular where Air Quality Management Areas have been designated.</p> <p>The Council has a network of Air Quality Monitoring stations but recognises that this can be widened to improve understanding of air quality impacts. The Council may therefore require new major development in an AQMA to fund additional air quality monitoring stations to assist in managing air quality improvements.</p>	Policy EM8		<p>The development is shown to have no negative impact on air quality.</p> <p>For further information please refer to the RPS Air Quality Assessment.</p>



Pollution Management: Light pollution	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Developments and lighting schemes should be designed to minimise light pollution.	5.2, 5.3, 6.7		All external lighting will be energy efficient using daylight controls, time controls and occupancy detection to minimise inappropriate use. External lighting luminaires will be selected with suitable light output ratios and distribution arrangements to minimise light lost to the sky.

Pollution Management: Water pollution	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
In their aim to achieve a greenfield runoff rate developers should incorporate sustainable urban drainage systems (SuDS) into their schemes which also provide benefits for water quality.	5.3, 5.13, 5.14		Green Blue roofs have been incorporated into the development along with attenuation to mitigate run off from the site.
Mayor's best practice	London Plan policy		
Encourage good environmental practice to help reduce the risk from business activities on the London water environment.	5.3, 5.13, 5.14		The development has been designed in a way that limits run off leaving site and therefore reduces the risk of pollution entering the water courses.
Mayor's best practice	London Plan policy		
Encourage those working on demolition and construction sites to prevent pollution by incorporating prevention measures and following best practice.	5.3, 5.14		The demolition and construction contractor will incorporate best practice pollution prevention measures

Wastewater treatment	London Plan Requirements	Compliance Status	Review of proposed development
Mayor's Priority	London Plan policy		
Commercial developments discharging trade effluent should connect to the public foul sewer or combined sewer network where it is reasonable to do so subject to a trade effluent consent from the relevant sewerage undertaker.	5.3, 5.14		N/A
Mayor's Priority	London Plan policy		
Developments should be properly connected, and post-construction checks should be made by developers to ensure that mis-connections do not occur.	5.3, 5.14		The proposed foul drainage will be designed and constructed in accordance with the Building Regulations and current standards. Existing foul connections from the site into the public foul sewer system will be used wherever possible.