

September 2020

# SYON GARDENS

## HOMEBASE BRENTFORD SITE, TW7 5QE

### ENVIRONMENTAL STATEMENT VOLUME 1

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Consultant: Barton Willmore



## 1. INTRODUCTION

1.1 St Edward Homes Limited, a joint venture between M&G Investments and Berkeley Group (the “Applicant”) is applying for detailed planning permission for the demolition of the existing Homebase store and the construction of a new mixed-use development on land located on Syon Lane in Brentford, Hounslow (The “Site”). Located within the administrative area of London Borough of Hounslow (LBH), the Site extends to approximately 1.4 hectares (ha) and is shown on Figure 1.1. The development comprises 473 residential units, commercial floorspace including a Tesco foodstore, with additional flexible commercial, business and service space and flexible community use and associated infrastructure, access, car parking, landscaping space and other associated works (the “Development”). 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 effects. EIA is described as a means of drawing together, in a systematic way, an assessment of a development's likely significant environmental effects (beneficial and adverse). 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 *Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)*<sup>i</sup> as an urban development project where the area of the development includes more than 150 dwellings. It is considered that the Development could lead to significant effects on the environment and an ES, informed through the EIA Scoping process (see Chapter 2 for further details), has been prepared in support of the planning application.

### Organisation of the Environmental Statement

1.4 Regulation 18 of the EIA Regulations sets out the information an ES should include. Table 1.1 below shows where the Regulation 18 information has been provided in this ES. Appendix 1.1

sets out where the information required by Schedule 4 has been provided in this ES.

**Table 1.1: Location of Information within the ES Required by Regulation 18 of the EIA Regulations**

Specified Information		Location within ES
<b>Reg 18 (3) An environmental statement is a statement which includes at least—</b>		
(a)	a description of the proposed development comprising information on the site, design, size and other relevant features of the development;	Chapter 3
(b)	a description of the likely significant effects of the proposed development on the environment;	Technical Chapters 6-13
(c)	a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	Chapter 3, Chapter 5 and Technical Chapters 6-13
(d)	a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;	Chapter 4
(e)	a non-technical summary of the information referred to in sub-paragraphs (a) to (d);	ES Volume 3: NTS
(f)	any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected	Chapter 3 and Technical Chapters 6-13
<b>Reg 18 (4) An environmental statement must—</b>		
(a)	where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction);	Further information is provided in Chapter 2 and Appendices 2.1 to 2.4
(b)	include the information reasonably required for reaching a reasoned conclusion on the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and	Technical Chapters 6-13
(c)	be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the environmental statement, with a view to avoiding duplication of assessment.	No other environmental assessments derived from UK (or European) law have been prepared to accompany this application.
<b>Reg 18 (5) In order to ensure the completeness and quality of the environmental statement—</b>		
(a)	the developer must ensure that the environmental statement is prepared by competent experts; and	Each of contributors to the ES has set out their credentials in the introductory section of their technical assessment chapter.
(b)	the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.	See Appendix 1.2.

## ES Structure

- 1.5 This ES comprises 14 chapters and is supported by figures (located at the back of each chapter within Volume 1) and technical appendices (within a separate Volume 2). A Non-Technical Summary (NTS) of the full ES is provided as ES Volume 3. Table 1.2 sets out the structure of the ES.

**Table 1.2 ES Structure**

Chapter No.	Chapter Title	Description
<b>Volume 1 - Chapters and supporting figures</b>		
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.
5	Construction Methodology and Phasing	Details of anticipated programme for Development and construction methodology.
6	Population and Human Health	Details of local population and human health in the surrounding area.
7	Built Heritage	Effects of the Development on above ground heritage assets.
8	Townscape and Visual Effects	Assessment of effects of the Development relating to townscape and visual amenity.
9	Transport & Access	Assessment of the effects of the Development relating to transport and access.
10	Noise and Vibration	Assessment of effects of the Development relating to noise and vibration.
11	Air Quality	Assessment of effects of the Development relating to air quality as a result of construction activities and vehicle movements, and during the operation phase, including from traffic movements and plant emissions.
12	Daylight, Sunlight and Overshadowing and Solar Glare	Assessment of the effects of the Development relating to daylight, sunlight and overshadowing levels, as well as solar glare.
13	Wind Microclimate	Assessment of the effects of the Development on local wind microclimate.
14	Summary and Residual Effects	Summary of the residual and interactive effects of the Development.
<b>Volume 2</b>	<b>Technical Appendices</b>	Technical data and reports to support the chapters in Volume 1.
<b>Volume 3</b>	<b>Non-Technical Summary</b>	Summary of the ES in non-technical language.

## Project Team

- 1.6 The ES has been coordinated by Barton Willmore and presents the results of technical studies

carried out in conjunction with a number of specialist consultants appointed by the Applicant. The project team is listed in Table 1.3 along with their respective disciplines and contributions to the ES. A 'statement of expertise' as required by Regulation 18 (5) (b) of the EIA Regulations 2017 (as amended) is provided at Appendix 1.2.

**Table 1.3 Project Team**

Organisation	Expertise
St Edward Homes Ltd	The Applicant
WSP	Town Planning
Patel Taylor	Architect
Murdock Wickham	Landscape Architect
Barton Willmore	EIA Project Management and Population and Human Health
KM Heritage	Built Heritage
ARC	Townscape and Visual Impact
RHDHV	Transport and Access
Buro Happold	Noise and Vibration, Air Quality, Utilities
Point 2 Surveyors	Sunlight, Daylight, Overshadowing and Solar Glare
RWDI	Wind Microclimate
Derek Finnie Associates	Ecology and Biodiversity
Waterman Group	Geo-Environmental and Drainage Strategy
AECOM	Flood Risk and Waste Management
Hodkinson	Energy and Sustainability
IFC	Fire Strategy
Soundings	Public Consultation and Engagement
WYG	Retail Impact Assessment
Tree Fabrik	Arboricultural Assessment

## Other Documents

1.7 A number of other documents have been submitted to LBH in support of the detailed planning application. These include:

- Planning Statement;
- Design and Access Statement;
- Landscaping Strategy;
- Affordable Housing and Financial Viability Assessment;
- Transport Assessment and Travel Plan;
- Energy & Sustainability Statement;
- Statement of Community Involvement;
- Waste and Recycling Management Plan;
- Arboricultural Assessment;
- Retail/Town Centre Use Assessment;
- Fire Strategy; and
- Utilities Statement.

### Environmental Statement Availability

- 1.8 Additional paper copies of the ES and the technical appendices can be purchased at a cost of £300 and £350 respectively. The NTS can be obtained for £20. Copies of the ES, technical appendices and NTS can be obtained on CD for £20. All documents are available from:

Environmental Planning Team  
Barton Willmore LLP  
7 Soho Square  
London, W1D 3QB

Tel: 020 7446 6888

Email: [environmental@bartonwillmore.co.uk](mailto:environmental@bartonwillmore.co.uk)

- 1.9 As noted in the EIA Scoping Opinion (Appendix 2.4), the ES should be made available for public viewing. Hard copies of the ES will be issued to LBH and can be reviewed in person on request. Comments on the planning application can also be made via the Councils' websites or can be forwarded to the Planning Departments at the addresses below:

Planning Services  
London Borough of Hounslow  
Hounslow House  
7 Bath Road  
Hounslow  
Middlesex  
TW3 3EB

Tel: 020 8583 5555

Email: [planning@hounslow.gov.uk](mailto:planning@hounslow.gov.uk)

## REFERENCES

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<sup>i</sup> The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 No.571) (as amended) (2020 No.505)