

Statement of Community Involvement

Cricket Field Road Civic Centre Car Park, Uxbridge, UB8

Engagement Strategy

The London Borough of Hillingdon recognises the importance of meaningful public consultation in shaping development proposals that respond positively to local needs and integrate successfully into the surrounding community. In accordance with national and local planning policy, comprehensive community and stakeholder engagement was undertaken prior to the submission of this planning application. The consultation sought to inform local residents, ward councillors and other interested parties of the proposals, provide opportunities for feedback, and ensure that comments received were considered in the evolution of the scheme where appropriate.

Public Consultation

A public consultation event was held on the 30th June 2026, between 3:00pm and 7:00pm, at Uxbridge Library, Civic Centre, Uxbridge, UB8 1UW. Invitations were issued to local ward councillors and neighbouring residents within the vicinity of the site. The extent of the public consultation mail drop is provided in Appendix A: Public Consultation Mail Drop Extents.



30th June 2026

Public exhibition at Uxbridge Library, Civic Centre

The public consultation event, held at the local library, was attended by a total of four people, comprising two ward councillors and two local residents, only one of whom resided within the consultation mail drop area. Overall attendance was modest, with a relatively low level of public participation.

During the consultation, attendees were invited to provide their comments by completing a feedback form (see Appendix D: Public Consultation Feedback Form), submitting their views via email, or writing comments on sticky notes and placing them on the fifth consultation board (see Appendix C: Public Consultation Boards) which was designed to capture responses to five questions relating to the proposed development as below.

What is your association with the Civic Centre Car Park site?

What are your views on the proposed provision of specialist care facilities on this site?

What are your thoughts on the design and appearance of the proposed building?

What aspects of the proposed development do you like most?

Are there any aspects of the proposals that you think could be improved?

Public Consultation Feedback

A single feedback form was received during the event, with the remaining attendees instead opting to record their comments and responses directly on the fifth consultation board (shown overleaf).

Across the three possible response methods, the following comments were received:

Support for Additional Care Provision

"Very impressed - I would like to live there."

"Very pleased to see new homes for Hillingdon people."

Design and Integration with the Surrounding Area

"Really like the design – fits in very well."

"Like the architectural design referencing the Civic Centre."

Pedestrian Connectivity and Accessibility

"More information on bus stops and pedestrian crossings towards the Civic Centre – the underpass is not pleasant."

CRICKET FIELD ROAD CARE HOME

What is your association with the Civic Centre Car Park site?

What are your views on the proposed provision of specialist care facilities on this site?

Very impressed.
I would like to live
there, no chance.

What are your thoughts on the design and appearance of the proposed building?

Really like
the design - fits
in very well.

What aspects of the proposed development do you like most?

Like the
architectural
design referencing
the civic centre

Are there any aspects of the proposals that you think could be improved?

More information on
bus stops and
pedestrian crossings
towards civic
centre -
underpass is not
pleasant

Public Consultation Feedback Response

Overall, the feedback received was positive and demonstrated broad support for the proposed development. Consequently, no amendments to the proposals were considered necessary as a result of the consultation. However, in response to comments regarding pedestrian connectivity and accessibility, additional information was prepared and is provided within the Design & Access Statement to address the matters raised.

Appendix A: Public Consultation Mail Drop Extents
LONDON



A total of 500 flyers were hand-delivered to local residents within the area outlined by the black dotted line, surrounding the site shown in red.

CRICKET FIELD RD CARE HOME

Community consultation event

Join us on Tuesday 30th June 2026

from 3pm to 7pm

Uxbridge Library, Civic Centre, Uxbridge, UB8 1UW



WE WANT TO HEAR FROM YOU

As our community grows older, the need for high quality care close to home continues to increase. The council is exploring plans for a new care home at the Civic Centre car park site and would like to hear the views of local residents, businesses and community organisations before any planning application is submitted.

Your feedback will help shape the proposals and ensure local perspectives are considered as the plans develop.

ABOUT THE PROPOSAL

The council is exploring plans for a new 160 bed care home to help meet the growing need for specialist care in the borough. The Civic Centre car park site provides the opportunity to regenerate an underutilised site in a great central location.

The proposals include:

- modern facilities designed around residents' wellbeing
- a high-quality building that respects its surroundings
- sustainable and energy-efficient design
- dedicated parking for visitors and staff



WHY IS THIS DEVELOPMENT NEEDED?

People are living longer and increasingly require specialist support as they age. The proposed development would help meet growing local demand by providing additional residential, nursing and dementia care in a modern, purpose-built care home. This would enable residents to remain close to family, friends and their local community while benefiting from high-quality care tailored to their needs.

Join the conversation

Come along to meet the project team, view the emerging proposals and share your thoughts. We welcome feedback from everyone with an interest in the future of this site and the care needs of our community.

Can't attend? Share your views with us to
CapitalProgrammeTeam@hillington.gov.uk

Appendix C: Public Consultation Boards

CRICKET FIELD ROAD CARE HOME



Meeting future care needs in Hillingdon

Welcome

Hillingdon Council is exploring proposals for a new specialist residential care home on the Civic Centre Car Park site, known locally as the Lobster Pot. The proposed home would provide accommodation and support for older people who require residential, nursing and dementia care, helping residents remain close to family, friends and the communities they know.

Why is this needed?

The number of older residents requiring specialist care is expected to increase significantly over the coming years. Independent evidence and data held by the council identify a growing shortfall in care home provision across the borough, with demand expected to continue increasing.

Project objectives

- ❑ Deliver modern specialist care accommodation for an aging population
- ❑ Support residents living with dementia and complex care needs
- ❑ Create a welcoming community-focused environment
- ❑ Provide new employment opportunities
- ❑ Make effective use of council-owned land
- ❑ Contribute positively to the future of Uxbridge.



CRICKET FIELD ROAD CARE HOME

The site and the proposal



UXBRIDGE TOWN CENTRE AERIAL VIEW

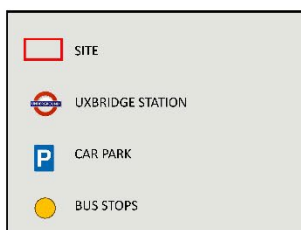
Existing site

The site is located on Cricket Field Road, adjacent to the Civic Centre and close to Uxbridge town centre. It is currently occupied by a multi-storey car park open to council staff on weekdays and the public on weekends.

Why this location?

The site benefits from:

- ☐ Excellent public transport connections
- ☐ Easy access to local services
- ☐ Proximity to Uxbridge town centre
- ☐ Existing healthcare and community facilities nearby.



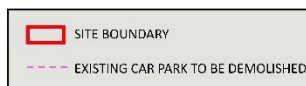
PROPOSED SITE PLAN

What is proposed?

A purpose-built residential care home providing:

- ☐ 160 specialist care bedrooms
- ☐ Nursing and dementia care
- ☐ Landscaped gardens
- ☐ Visitor and staff parking
- ☐ Staff and operational facilities
- ☐ Cycle parking and accessible parking provision.

Site location:	Civic Centre Car Park, Uxbridge UB8
Site area:	0.70 ha (1.74 acres)
Description:	Redevelopment of the existing car park (Su. Generis) to provide a 160-bed care home (Class C2)
Parking provision:	35 car parking spaces (including 4 disabled bays) 1 ambulance bay 1 loading/unloading bay
Cycle parking:	6 short stay spaces; 20 long stay spaces



EXISTING



PROPOSED

CRICKET FIELD ROAD CARE HOME

A place to live, not just receive care



PROPOSED TYPICAL FLOOR LAYOUT

Creating a home in the heart of Uxbridge

The proposed care home is designed to provide more than specialist care. It aims to create a safe, welcoming and active environment where residents can continue to enjoy daily life, maintain relationships and remain connected to their local community.

The building has been planned around the principle that wellbeing is supported not only by care, but by social interaction, familiarity and meaningful activity.

Small household communities

The proposal has been designed around the household model of care, in which residents live in smaller household groups, each with:

- ☐ Household lounges
- ☐ Dining spaces
- ☐ Domestic-style kitchens
- ☐ Dedicated care teams
- ☐ Quiet spaces and destination lounges.

This approach helps create a more familiar and comfortable environment, particularly for people living with dementia.



PROPOSED GROUND FLOOR LAYOUT

Spaces for socialising

Residents and visitors will have access to a range of shared facilities beyond their Household, including:

- ☐ Café
- ☐ Hair and beauty salon
- ☐ Tea room
- ☐ Activity spaces
- ☐ Family visiting areas
- ☐ Landscaped gardens.

These spaces are intended to support social interaction, independence and a sense of routine.

Designed for wellbeing

The home incorporates recognised dementia-friendly design principles including:

- ☐ Easy-to-understand layouts
- ☐ Enhanced natural light
- ☐ Comfortable and familiar environments
- ☐ Secure outdoor spaces
- ☐ Safe walking routes and destinations.

The aim is to support dignity, independence and quality of life for residents at every stage of care.



CRICKET FIELD ROAD CARE HOME



Benefits for Hillingdon

- o 160 care beds, addressing growing local need
- o New jobs and training opportunities
- o Investment in healthcare infrastructure
- o Regeneration of an underutilised site
- o Support ageing residents to stay close to family.

Creating a positive addition to Uxbridge

Design approach

The building has been designed to respond to the character of the surrounding area. Lower three-storey elements are located closest to neighbouring homes, while taller four and five-storey elements are positioned towards Hillingdon Road and Uxbridge town centre. This stepped approach helps integrate the development into its surroundings and creates an appropriate transition in scale across the site.

Supporting the Uxbridge Town Centre Vision

The site is identified as an opportunity site within the Uxbridge Town Centre Vision and offers the chance to deliver a community-focused use in a highly accessible location.

Landscape and biodiversity

The scheme aims to:

- ☐ Retain important trees where possible
- ☐ Introduce new planting
- ☐ Create attractive gardens for residents
- ☐ Improve biodiversity and urban greening.

We'd like to hear your views

Please take a sticky note and share your comments on the feedback board beside you.

Your feedback will help inform the council's ongoing consideration of proposals for the site.



CRICKET FIELD ROAD CARE HOME

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Appendix D: Public Consultation Feedback Form (Template)

**Cricket Field Road Care Home
Civic Centre Car Park Site, Hillingdon Council
Public consultation on 30 June 2026
Comment/ Feedback Sheet**

Name	
Address	
Tel	
Email	
Comments on proposals	