GUILD LIVING UXBRIDGE: STATEMENT OF COMMUNITY INVOLVEMENT

March 2021





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INTRODUCTION.

1



SUMMARY.

Guild Living is bringing forward plans for a unique later living community in the heart of Uxbridge.

Through the Spring and Summer of 2020, Guild Living engaged with a wide range of stakeholders and local residents, including councillors, planning officers, local businesses and community groups.

Due to Covid-19, Guild Living delivered a digital consultation which included a dedicated three-part webinar series which was supported by digital and traditional methods of engagement.

6,218 households across Uxbridge received leaflets regarding the proposed development, inviting residents to join the webinar series. A further letter was sent to 261 immediate neighbours of the site inviting them to attend a digital meeting.

Following the original application which was submitted in October 2020, Guild Living have continued to engage with residents and stakeholders. As such, Guild Living has made further amends to the application in response to concerns raised.

HEADLINE FEEDBACK.

This Scheme is a better alternative use for the site than any intensive residential or commercial development proposal with potentially greater bulk and height – which may bring little direct benefit to North Uxbridge.

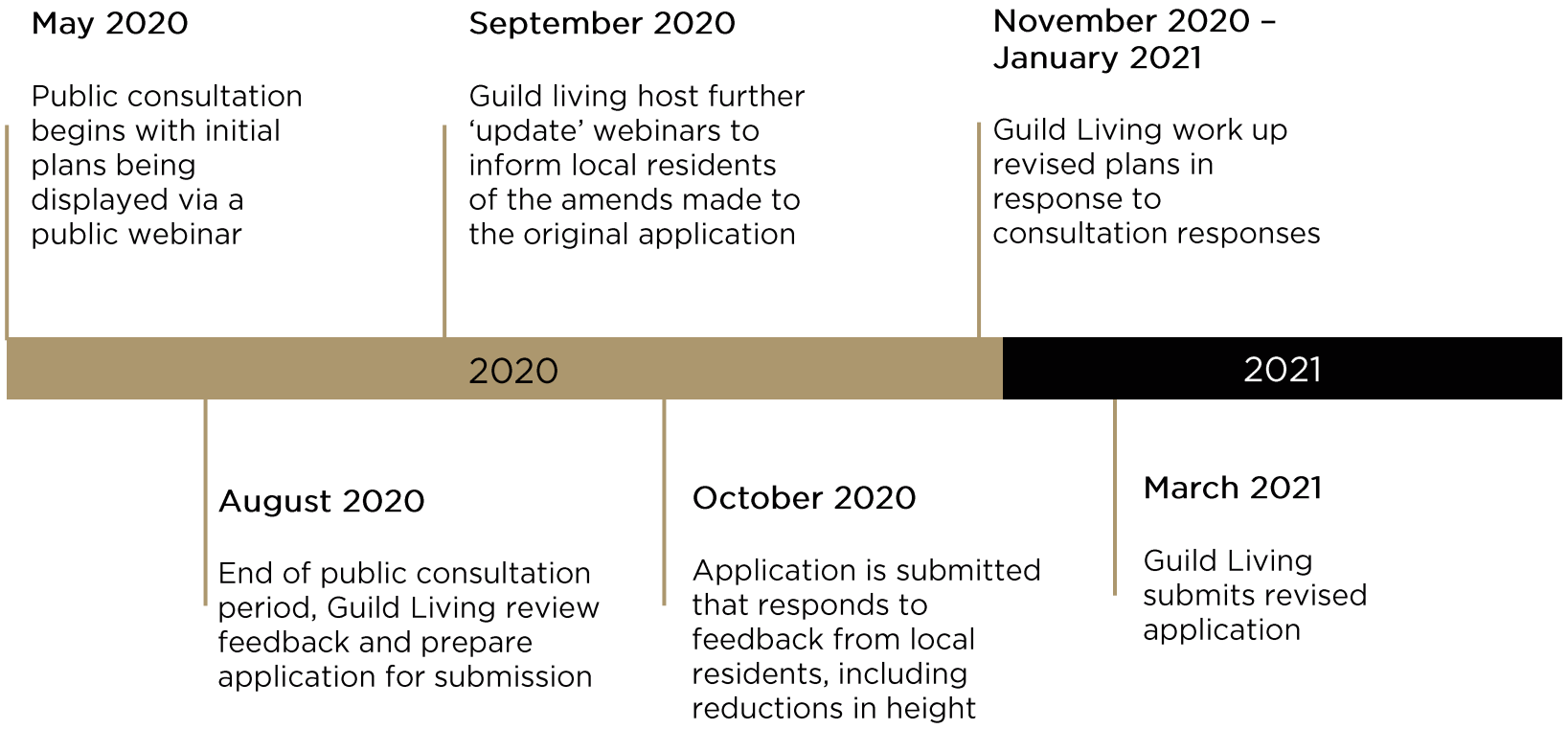
North Uxbridge Residents Association

Guild's plans are very exciting and seem like the future of the later living system. By offering specialist care alongside a comfortable and safe place to live, I am confident that the Guild offer will benefit residents in our local community.

H4ALL

CONSULTATION TIMELINE.

Throughout the planning process, Guild Living has engaged extensively with the Council, local community and key stakeholders, responding to feedback.



CONSULTATION POLICY.

Guild Living has carried out a comprehensive consultation that delivers the best practice as established in the requirements of local and national planning frameworks and BREEAM.

National Planning Policy

Developments should:

"be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues."

London Borough of Hillingdon SCI

Developments should:

"consider the benefits of involving the community in developments, which are considered likely to have an impact on the community ... An effective pre-application consultation exercise is considered to be the best way of informing the public of the details of the proposals."

BREEAM community ratings guide

"A consultation plan is in place and the local authority has been consulted about the plan. Consultation should take place early enough in the process for the community and stakeholders to influence key decisions."

ORIGINAL APPLICATION.

In October 2020, Guild Living submitted their original application to the London Borough of Hillingdon.

This submission was supported by comprehensive engagement with the local community including residents, businesses, politicians, community groups and charities. This included:

- Writing to and offering meetings with key stakeholders
- Posting invitation leaflets and letters to local homes and businesses across Uxbridge
- Hosting a public consultation in the form of a webinar series
- Hosted a further ‘you said, we did’ webinar series to inform residents of how the proposals had changed based on their comment
- Issuing local and national press coverage of Guild Living’s proposals
- Launching a dedicated project website: www.guildliving.co.uk/uxbridge
- Setting up a dedicated project email address and hotline

A detailed overview of this engagement can be found in the Statement of Community involvement, submitted to support the original proposals – located in Annex III.

PROPOSED CHANGES.

Following the initial submission in October 2020, Guild Living has continued to consult with London borough of Hillingdon Planning Officers and has chosen to make a number of significant changes to the plans in response to comments received, including:

- Reducing the overall height.
- Reducing the massing.
- Setting back the proposed building along Harefield Road.
- Providing more green space between Harefield Road and the building and extra tree planting and soft landscaping.
- Reconfiguring the internal layout of the building.

ENGAGEMENT FOLLOWING ORIGINAL SUBMISSION.

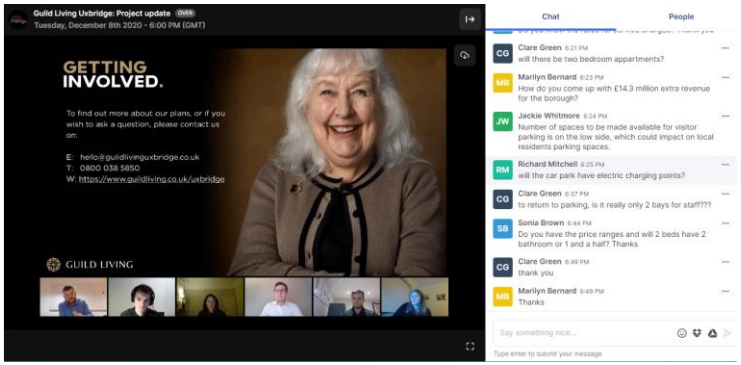
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ENGAGEMENT SINCE ORIGINAL SUBMISSION.

Since October 2020 Guild Living continued to engage and consult with a range of local stakeholders and Council Officers to ensure all parties were informed and to continue to work to resolve potential issues.

Guild Living's engagement encompassed the following methods of communication:

- Community Webinar
- Newsletters to local residents
- Meeting key stakeholders
- Updating the project website
- Online polling



Guild Living held a 'Project Update' webinar on 8 December 2020

COMMUNITY FORUM.

Following on from the submission of the planning application in October 2020, Guild Living held a further Online Community Forum to update residents on the application's progress and to answer any questions.

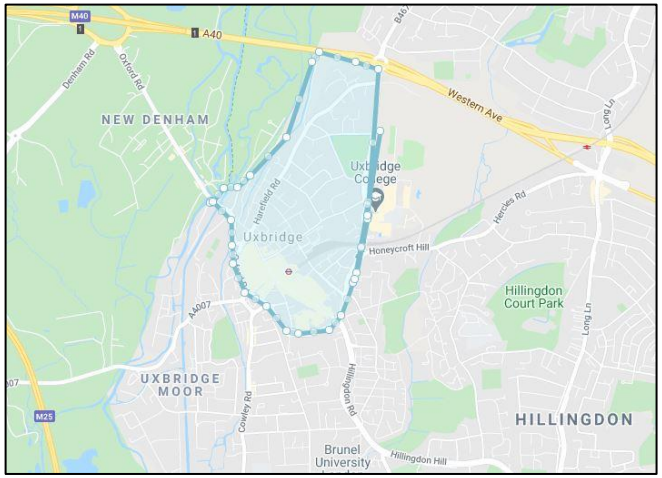
The comments given and questions raised were important to help inform Guild Living of local residents' priorities following the submission of the application. Overall, 18 comments/questions were submitted, the majority of which focused on interest in moving into the community whilst other comments mainly focussed on design and parking.

The webinar details are as follows:

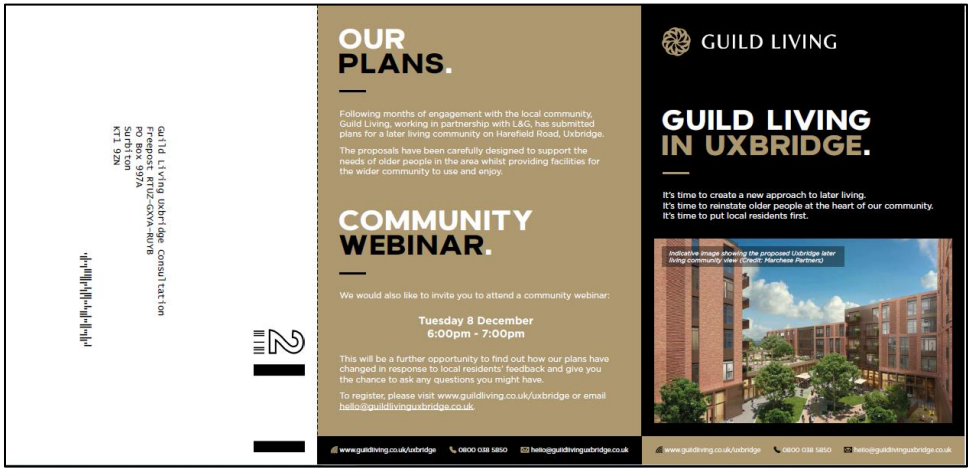
- Tuesday 8 December, Project Update – 28 registrants

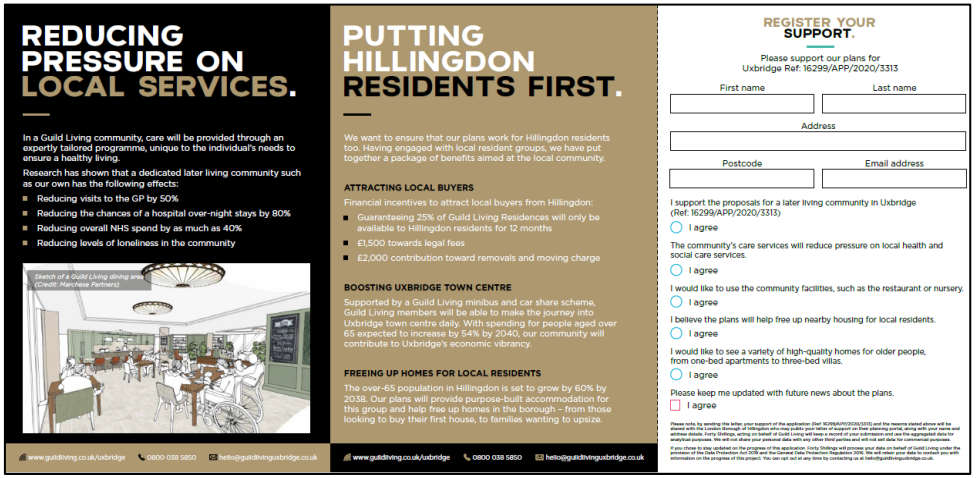
NEWSLETTER DISTRIBUTION.

Newsletters were posted to over 3,000 addresses in October 2020 and January 2021. These provided an update on the project, invited residents to attend a community forum and to have their say via a feedback form or on the project website.



A map of the newsletter distribution area





January 2021 newsletter

MEETING KEY STAKEHOLDERS.

Whilst Guild Living met a number of key stakeholders in the pre-submission consultation period, it was decided that it would be important to continue these discussions to provide more information on the project and to ensure Guild Living was able to understand the needs and priorities of a range of groups, each of whom could be positively impacted by the proposals.

From October to 2021, Guild Living spoke with the following stakeholders:

- The North Uxbridge Residents Association
- Ward Councillors
- The Hillingdon Chamber of Commerce
- Monkey Puzzle Nursery
- The Hillingdon Clinical Commissioning Group
- Hillingdon Carers
- AgeUK – Hillingdon, Harrow and Brent branch
- H4ALL
- Brunel University

PROJECT WEBSITE.

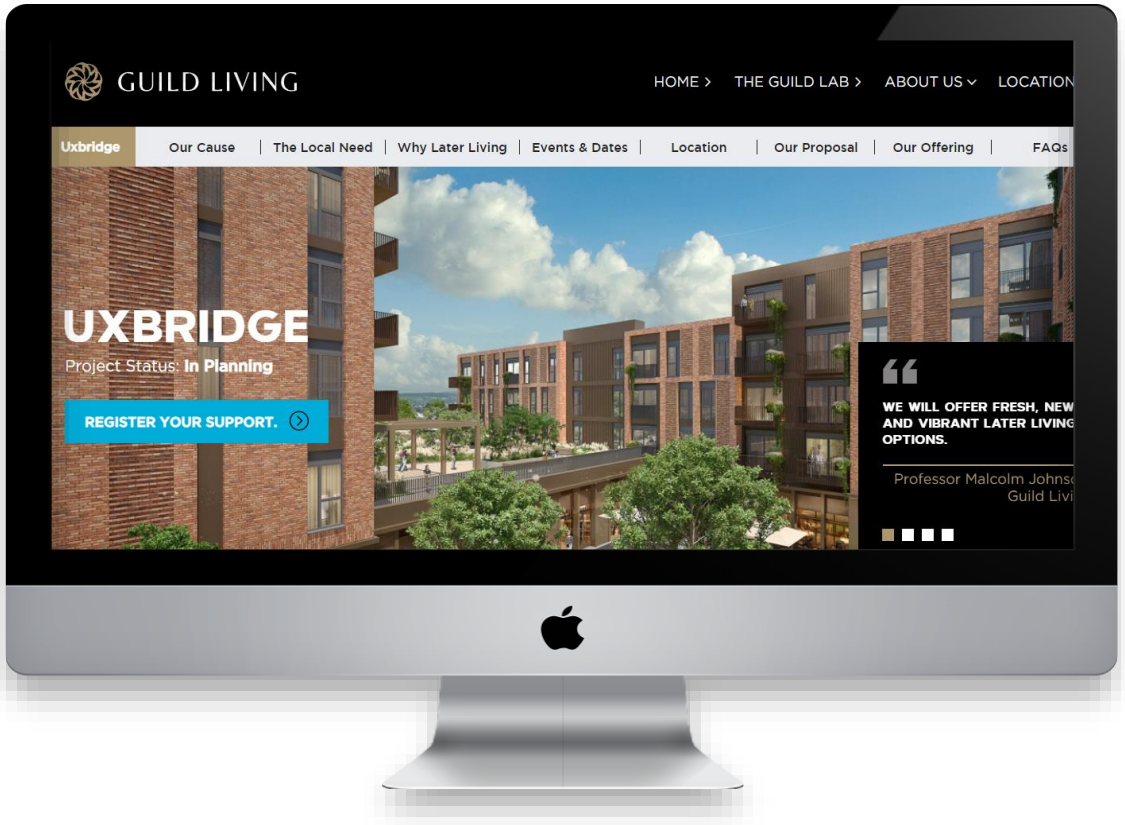
The dedicated project website – www.guildliving.co.uk/locations/uxbridge/ – was updated with the latest information informing visitors of the submitted application and relevant information.

40,111

Site visits since October 2020

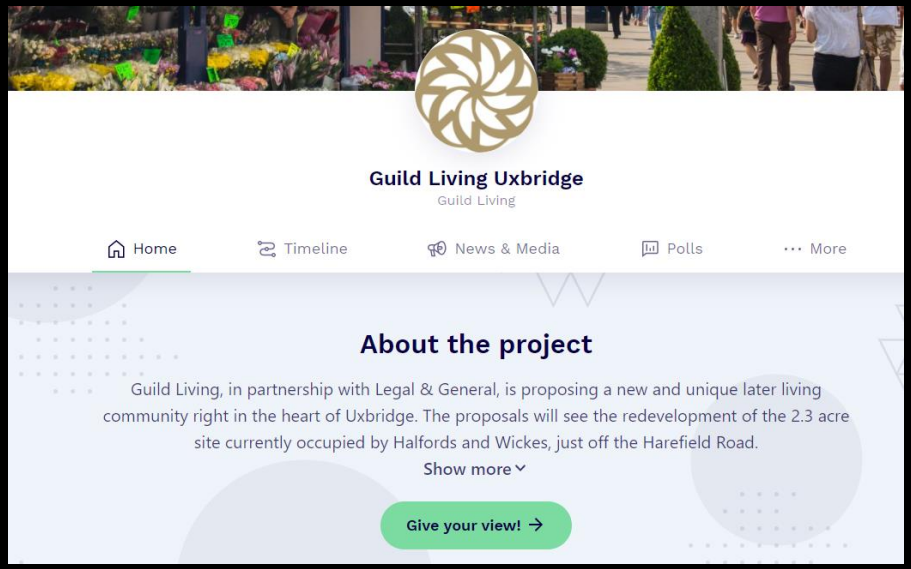
12,885

Unique site visits since October 2020

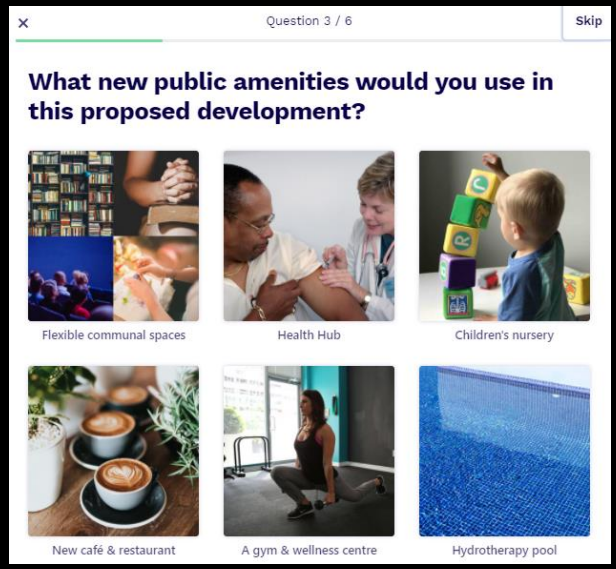


ONLINE POLLING.

Guild Living have set up an online polling system to run over a three-week period which allows local residents to give their views on points related to later living and Guild Living's plans. These, in turn, will continue to help Guild Living understand the priorities of local residents, especially people over the age of 65 and to ensure the later living community responds to their needs.



'Give your view' website homepage



Example poll question

ONLINE POLLING.

Overall, there were two polls, broken down as follows:

Mixing with Uxbridge

1. How well does the community of Uxbridge mix with its older residents?
2. What benefits would a new later living development bring to central Uxbridge?
3. What new public amenities would you use in this proposed development?
4. What would encourage you to spend tie in Guild Living's new outdoor space?
5. What is your relationship to the proposed Uxbridge development?

Making it work

1. Do you think COVID has shown we need to change the way we support older people?
2. What do you think should be the focus for new later living developments?
3. What would motivate you to lice somewhere like Guild Living in later life?
4. What is your relationship to the proposed Uxbridge development?

FEEDBACK FOLLOWING ORIGINAL SUBMISSION.

3

FEEDBACK
OVERVIEW.

Following the original submission, Guild Living continued to updated residents on the application and register feedback which was also given.

This feedback was gathered through multiple channels including:

- Completing a ‘register your support’ form through the Guild Living website and newsletter.
- Online Community Forum where resident made comments and asked questions.
- Meetings with key stakeholders.
- Stakeholders writing letters of support for Guild Living’s proposal.

Overall, Guild Living’s proposals garnered genuine support from a range of stakeholders and residents, however some concerns remained regarding height and traffic / parking.

FEEDBACK
REGISTER YOUR SUPPORT.

Since the application was submitted in October 2020, Guild Living has received 29 letters of support from local residents through its dedicated 'register you support' function in which supporters were invited to tick why they supported the application.



REGISTER YOUR SUPPORT.

We would love to hear your views on our Uxbridge proposals.

You can view our planning application on the Councils' planning portal here or register your support below. I support the proposals for a new later living community in Uxbridge (Ref: 16299/APP/2020/3313)*

- ■ The community's care services will reduce pressure on the NHS
- ■ I support the plans to significantly enhance the area, providing new green spaces for the public to enjoy
- ■ I would like to use the facilities, such as the Wellness Centre
- ■ I would like to see a variety of high-quality homes for older people, from one-bed apartments to three-bed villas

Snippet of 'Register Your Support' form on website

These break down as follows:

"I support the plans to significantly enhance the area, providing new green spaces for the public to enjoy"	27
"I would like to see a variety of high-quality homes for older people, from one-bed apartments to three-bed villas"	26
"I would like to use the facilities, such as the Wellness Centre"	24
"The community's care services will reduce pressure on the NHS"	23

FEEDBACK
COMMUNITY FORUM.

As part of Guild Living's Online Community Forums, residents were invited to ask the project team questions and to comment on the submitted proposals. A summary of the comments / questions can be found below – a full breakdown of the comments received can be found in Annex I:

- Sales interest 4
- Design 2
- Parking 3
- Community benefits 2

FEEDBACK
CHARITY INVOLVEMENT.

Following the submission, Guild Living looked to further engage with local health and social care charities, helping to better understand the need for a specialist, later living community and support those groups in the local area.

AgeUK – Hillingdon, Harrow & Brent

Guild Living have liaised with AgeUK on multiple occasions to better understand their position in Uxbridge. Through these conversations, Guild Living supported the charity's Winter campaign and hearing that the charity no longer have access to a physical information point in the local area, Guild Living offered to house them in their community.

Hillingdon Carers

As a local care charity, Guild Living have liaised with the group since the start of the consultation period. Through these discussions, Guild Living have offered to provide the charity's carers with a 'Guild Carers Membership Card' once the community is operational. The Membership will provide a range of uses as well as complementary community space to support the Charity's ongoing work in the community.

FEEDBACK
STAKEHOLDER LETTERS OF SUPPORT.

Guild Living has received a further two letters of support from local groups since the application was submitted. Following the original submission, we received support from the **Hillingdon Chamber of Commerce**, **Hillingdon Carers** and the **Monkey Puzzle Nursery**.

The North Uxbridge Residents' Association:
The local neighbourhood Residents' Association wrote a letter of support for Guild Living's proposals due to benefits of the scheme for local residents with reservations relating to traffic.

H4ALL:
H4ALL is a local umbrella charity working to deliver a range of wellness and Social Prescription services which supports Guild Living's proposals due to the cooperative nature of Guild's plans and how these will benefit local residents and charities.

FEEDBACK
LETTERS OF SUPPORT.

GUILD LIVING - NURA COMMENTS

The Guild Living proposal is an innovative approach, which would enable older people to downsize into an attractive setting with easy access to the town centre. It has 'stepped' levels of accommodation and care with an impressive range of facilities – both for residents and also open to the immediate community. The scheme has a varied building mass from 3,4 & 5 storeys on Harefield Road up to an 8 storey block at the rear.

Accepting that we will lose two valuable local stores, this Scheme is a better alternative use for the site than any intensive residential or commercial development proposal with potentially greater bulk and height – which may bring little direct benefit to North Uxbridge.

Feedback from residents has mainly been positive. Some residents remain concerned about bulk, height and adverse visual effect on North Uxbridge.

This new type of Scheme could attract 'downsizers' from a wide area. Despite the in-house care available, the result could be a net increase of elderly people living in the Borough calling upon medical and social services already under severe pressure. After representations from NURA, the Site Owner (Legal & General) has agreed to increase to 25% the proportion of sales reserved to present Hillingdon residents in the first year.

Guild Living tell us that it is necessary to include one block of 8 storeys in height. Our opinion is that, for a later living environment, a lower building mass is more appropriate for both future residents and to the greater amenity of North Uxbridge. They have supplied us with figures to justify the size needed to make the Scheme financially viable and have given detailed answers to our questions. We welcome their openness, but we do not have access to the independent third-party appraisal of viability which Hillingdon Council will no doubt be undertaking.

We have concern about a traffic issue: Guild have included a large pre-school nursery to provide inter-generational stimulus within the resident community. Although the Scheme is estimated to produce less car movements overall than the current use, a concentration of drop-off/pick up car movements for the nursery at peak times could disrupt traffic flows at this busy part of Harefield Road next to the Police Station.

Letter of support, NURA

H4All
stronger together
Wellbeing Service

H4All Wellbeing Service
Key House | 106 High Street
Yiewsley | Middlesex | UB7 7BQ
T: 01895 54 34 34
E: info@h4all.org.uk
W: www.h4all.org.uk

Letter of support: Guild Living's plans for Uxbridge, Harefield road (Ref: 16299/APP/2020/3313)

I would like to express my support for Guild Living's plans for an innovative new later living community in Uxbridge.

H4All are a formal joint venture, with four other Hillingdon charities that are funded by the local health and care economy to address the wider determinants of health, promote improved long-term condition management and to tackle the loneliness and isolation that is sadly often a feature of people's lives, particularly as they age.

H4All work closely in partnership with a whole range of local charities and other organisations to achieve this. We also try to work with the private sector as well as statutory and other third sector organisations, for example, a local law firm provides 'pro bono' advice clinics for our Third sector and community group partners.

There are some excellent facilities planned for the site, we have already had some encouraging discussions with Guild to agree how these might also benefit other Hillingdon residents and how we might support their residents with our current extensive 'offer.'

As an organisation rooted in Community Development it is important that Guild is committed to helping its neighbours. Whether it's through providing space for healthcare partners or as being part of the local healthcare network, I am reassured that Guild will work with the local community and help to reduce pressures on local health services.

Guild's plans are very exciting and seem like the future of the later living system. By offering specialist care alongside a comfortable and safe place to live, I am confident that the Guild offer will benefit residents in our local community.

Kind regards,

Clare Leahy

Community Development Manager

Letter of Support, H4ALL

ONLINE POLLING.

1,003
Voters

Polling Results:

- Local business owners believe making the town more inclusive would be the greatest benefit.
- Accessibility for senior people was the top choice amongst those interested in senior living.
- The rest of the segmentation groups agreed that reducing loneliness was the leading benefit.

23%
Voters were interested in Later Living

- People generally felt accessibility to healthcare and community access to amenities should be the key focuses for later living developments.
- Reducing loneliness was seen as the biggest benefit of the development to Uxbridge. This ties in with the voters' positive thoughts on available community facilities.

- 74% of voters felt COVID has shown we need to change the way we support older people.
- 76% of voters felt neutral or positive about Guild's proposals

OUTLINE OF CHANGES MADE.

4

SCHEME AMENDMENTS.

Following the submission of the original application in October 2020, Guild Living has continued to engage with the community and Council Officers, developing the scheme in a cooperative approach to cater for local needs and desires.

During these discussions, it was decided a number of significant changes would be made. These include:

Height & Massing

- Block B has had one storey removed, making it 7 storeys
- Massing reduced from the top of Block A, creating a stepped design
- Block A has been moved backwards from Harefield Road

Units

- Reduction of 12 units from 194 to 182

SCHEME AMENDMENTS
FACILITIES.

Wellness Centre

- Relocated to front the main courtyard, in location previously identified for the nursery.
- This enlarged, reconfigured and better integrated space enables improved access to the facility and the inclusion of a hydrotherapy pool.

Nursery

- Nursery and dedicated external play area relocated to the south-eastern elevation.
- This provides an increase in publicly accessible space and improves the function of the courtyard. Access to the nursery is retained from the public courtyard.

Restaurant/Bar/Lounge

- Area reconfigured to provide a more integrated offer and increased flexibility.

SCHEME AMENDMENTS
OTHER CHANGES.

Back of House Spaces and Scooter Store

- Scooter store has been relocated and increased in size.
- Small refuse store has been relocated to prevent bins being wheeled through the central courtyard.
- Quarter master space has been provided for large deliveries.

Access Road & Parking

- Increased pavement widths, better located cycle parking, a dedicated mini-bus space and amended parking spaces along with full tracking.
- Amended internal parking from 80 to 76 spaces retaining the same ratio of parking overall.

Window treatment

- For the short elevation of Building A treatment is applied to non-primary windows to mitigate any potential overlooking.

A detailed summary of the proposed revisions is set out in the submitted Design and Access Statement Addendum prepared by Marchese and Partners.

GROUND FLOOR LAYOUT
OCT 2020 SUBMISSION.

1Bed GLR

2Bed GLR

3 Bed GLR Cross

Food and Beverage

Amenity FoH

Nursery

Wellness

Plant / BoH

Parking



GROUND FLOOR LAYOUT
MAR 2021 AMENDMENTS.

- 1Bed GLR
- 2Bed GLR
- 3 Bed GLR Cross
- Food and Beverage
- Amenity FoH
- Nursery
- Wellness
- Plant / BoH
- Parking



EXTERIOR CHANGES TO CURRENT PROPOSALS.



IMPACT OF EXTERIOR CHANGES.



MASSING AMENDMENTS
APPROVED VIEWS.







Harefield Road – looking South

MASSING AMENDMENTS
APPROVED VIEWS.



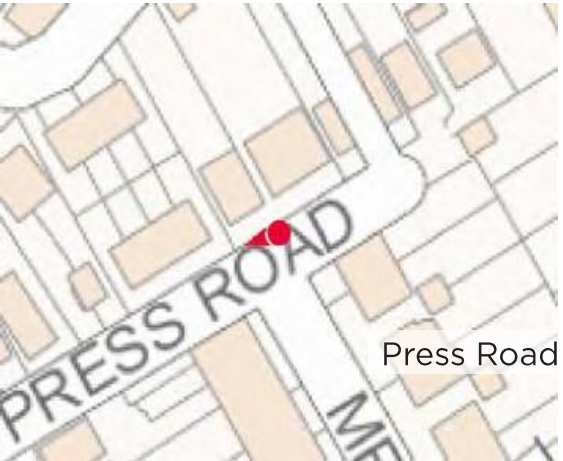




Harefield Road – looking South

MASSING AMENDMENTS
APPROVED VIEWS.



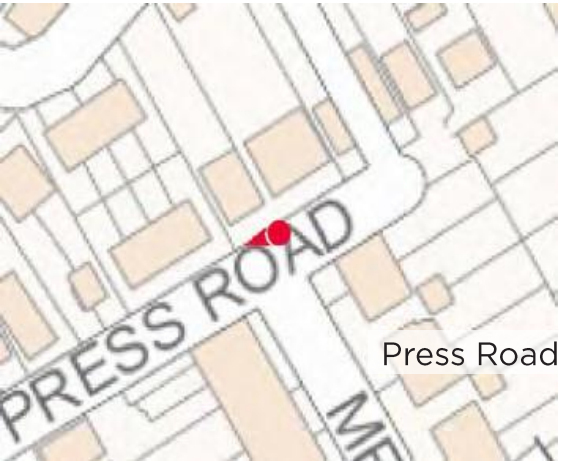


Press Road –



MASSING AMENDMENTS
APPROVED VIEWS.





Press Road –



CONCLUSION.

5

CONCLUSION.

Following the submission of the original application in October 2020, Guild Living has continued to undertake engagement with local residents and stakeholders, ensuring they remained up to date on the development.

The revised proposals which have been submitted in March 2021 respond to comments received from the community and stakeholder groups. Many residents and stakeholders have continued to support Guild Living's plans.

The changes made in response to the comments have a large focus on the reduction of height & massing, however other changes to the internal configuration of the building, road access and parking facilities have also taken place.

CONCLUSION.

Guild Living's scheme will continue to deliver significant benefits to the local community, including:

- Bringing back an under-utilised brownfield site back into use
- Providing much needed housing for older people, freeing up nearby housing to meet an identified need in the Borough
- Supporting health and care services in the local area which is projected to save the Local Authority £316,6000 per annum.
- Significant economic opportunities including 24 operational jobs within the community and an additional consumer spending of £14.9m largely being used in the local area
- Creating an intergenerational and sited in the heart of the community, allowing older people to be a part of society

ANNEX I:
ALL COMMENTS RECIEVED.

Care

Your plans were made before the onset of Covid. Will you have to make changes in the light of the virus affecting the older members of society more severely.

It is now thought that Dementia and Alzheimers develop as a result of brain inflammation whatever the cause.As I age I will be paying a great deal of attention to the tech in my environment. for my good brain health.

There is new research to show that high levels of EMFs from new technology, particularly Wif Fi and the effects of Blue Light may be implicated in brain inflammation leading to changes in brain chemistry It also affects our gut biome has which important links to the brain. Since technology overarches all that you are offering can Professor Malcolm talk to this.

What level of medical support will there be on site? Will the Wellness Centre have a Nurse Practitioner able to carry out blood tests, carry out consultations and prescribe medicines? Our local GPs are already overloaded.

Contact between young and old particularly nursery age Under5s does not need to be on site to be effective. Please consider using proposed nursery space for more medical/health facilities.

Community

Are you aware of he huge litter and drug problems in the area of the High Street and surrounds

Will there be communal lounge areas in the residential blocks?

How will you be able to keep residents secure as Uxbridge currently has a huge issue with anti-social behaviour and drug use/dealing in particular on Harefield Road
You mention that this development may provide a possible reduction in reliance on local medical facilities. Will priority of take up be given to Uxbridge/LBH residents?
Engagement between old and young is good but there is already an excellent nursery a few hundred yards from entrance of proposed development . Rapport could be built between the existing local nursery and the new development. Space could then be used for G P surgery on site linked to other health facilities proposed for the site. Medical facilities in Uxbridge much needed in view of the increased new build housing locally.Comment please?

How is design going to make the distance between the immediate properties and the development large enough to prevent it becoming a magnet for antisocial behaviour and useful space for residents?

The bars and restaurants may well attract a younger group of people into the complex. Will the garden spaces be open to the bar users as a beer type garden? How will you minimise disturbance to current residents?

WHAT SECURITY WILL THERE BE FOR RESIDENTS - TO PREVENT YOUTHS CONGREGATING IN AREAS

Consultation process

when are you submitting full planning?

Planning goes in when?

when are the next events/consultation. What next?

Design

"Please could you tell me what sustainable measures are planned, eg. solar panels, insulation, double glazing and a green electicity supply.

What provision is there for residents to connect to outdoors? eg. opening windows, balconies, private garden space, wild communal spaces as well as communal garden space and shared allotment space.

This is very important for physical and mental well being.

What consideration has been put into lighting, Wickes put in lower level lighting - it made a big difference.

Will dwelling have high standard of noise insulation built in as elderly often need loud tellies and radios.

How does the height of the 4 storey compare to the current Wickes building?

Air conditioning in public/private spaces?

The Dutch are leading the way with retirement living. The scheme looks excellent.

Is there adequate access for Fire Brigade aerial appliances to get close enough to all the tower blocks to facilitate fire fighting and external rescues?

Covid has revealed space problems in many buidings, in communal areas etc will u be taking new look at your designs in relation to what will no doubt be future pandemics etc and thanks for the 3 webinars v interesting.

The main issues facing immediate residents is the size and bulk of proposed developments over dominating the landscape and not fitting into the surrounding 2 storeys high private residential area , taller building are closer to the centre or built at a lower level. What is height of the development and number of storeys?

How close to the boundary is the development?

How is design going to make outdoor space for residents to sit outside?

How is design going to reduce overlooking to immediate residents?

How is design going to minimise security lights going on and off all the time on the side facing residents?

Renewable energy? tied into wider Uxbridge network on power?

How energy efficient will the scheme be? Are you proposing solar panels on top of the tower blocks?

I LIVE NEXT DOOR TO THE DEVELOPMENT ON HAREFIELD ROAD. MY PROPERTY IS ABOVE ROAD LEVEL BUT IT SEEMS AS IF THE BUILDING NEXT TO MY PROPERTY WILL BE AT ROAD LEVEL - WILL THIS UNDERMINE MY PROPERTY?

THE BUILDING WHICH WILL BE DIRECTLY NEXT TO MY PROPERTY, ALTHOUGH NOW 4 STOREYS SEEMS SO CLOSE TO MY PROPERTY WHAT PERCENTAGE OF LIGHT WILL I LOSE?

Will you use obscure glass to reduce the level of visibility on the windows facing my garden?

Raised concerns regarding over shadowing

Thank you both for answering my questions posed during yesterday's Guild Living webinar. Here is some background to my concerns about tall buildings being built on the Halford/Wickes site, whatever their purpose. I have lived in Uxbridge for over 40 years. When I moved in the town had already been fractured by the Oxford Road ploughing through the centre of the town and , as far as I am concerned, it has never really recovered. There is a massive litter and drug problem in the area that the under resourced police force find difficult to squash. Council staff work ceaselessly to keep the area tidy - it is a relentless task and must cost the town a great deal. I have been a Neighbourhood Watch Co-Ordinator and Street Champion (scheme for reporting problems in our local areas) for over 10 years. I am wondering how you would secure your proposed site from the groups of youths and older people who congregate, often with

alchohol, in any open areas and deface the walls with graffitt? Have a look at the area beside the Panorama Building No 1 Harefield Road, Fassnige View Yard. The developers of the 8 storey building gave the Council funds to landscape the footpath next to it. The footpath has always been a black spot at the end of town. One of the bins has been burnt out and a year. The hoped for change has not happened. The area outside Tesco Metro on the High Street was refurbished at the same time. It has 2 burnt out bins I suggest that someone from your company takes a walk there at about 8pm on a Friday evening. I am 70 and want to ensure a good, active health span and I am very concerned about LED and blue lights and EMFs and 5G for the health of my clients and friends, preconception, the elderly in general and the future generations. More tall buildings will add to Uxbridge's already significant lighting pollution affecting humans, animals and birds. The attached newsletter from lighting company Serious Readers (Oct 2018) has links to research on Blue Light and Macular Degeneration and Red Street Lighting. I am sure there will be more up to date research. Also Uxbridge residents are aware of micro climates around the tall buildings with wind eddy currents that carry litter. There is another proposed 8 storey building on the opposite South side of the Oxford Road. One of the books I am reading is In The Dark - New Ways to Avoid the Harmful Effects of Living in a Technologially Connected World 2016 Major Street Publishing James Bawden Smite Quote from book One day, your postcode may well be considered more important to your health and wellbeing than your DNA, and suburbs with densely populated high-rise buildings, may become a new category of contaminated site, deluged with blue light and harmful EMFs from things like wireless smart devices, electric autonmous vehibcle and the 'internet of everything'. (p93)
https://www.youtube.com/watch?v=9Novz405asw 1 hour interview with James Bawden Smith. See also American neurosurgeon Dr Jack Kruse on You Tube. How Light Sculpts Your Microbiome
https://www.youtube.com/watch?v=g_rlcavhGLs 1 hour interview He goes into a lot of detail on the physics involved in cell biology so you may want to skip some of it. As a result of having the time to do more research in lockdown I am changing the habits of a lifetime to become an early riser and early to bed to cut down on blue light exposure. I am a week into the experiment of early morning outdoor light exposure from 6am - 10 am and in bed by 9.30 and am experiencing significantly higher mood and energy levels.. I know several people that have been severely affected by EMFs from radio masts and smart meters.You may have read that Lloyds of London will not insure against future court cases that involve EMF damage

to human cells. Smart metering and smart technology that may well be part of your plans should be well researched before you go ahead - they could have effects on residents and staff and the surrounding community. I hope that you can consider this issues in all your future developements.

Raised questions regarding height and design of the building, light pollution, sound pollution, development use

Hi, I had listened to your webinars about the proposal for the above site. I generally like the idea. It is great to see a place where elderly people will be cared for in so many different ways. My worries are around the height of the buildings as this will take away privacy from us and families living in Lancaster Road and even more so in Wilmar Close. It would limit what we can do in the garden carefree. Also the parking facilities are not that great. Families visiting residents here are likely to come by car and will be using nearby streets if they cant park on thd site. Extra pressure will be on local GP surgeries that are already struggling with giving out appointments. Will be sad to see Wickes and Halfords disappear. They were one of the best and most useful shops nearby. Maybe would be great to see some benefits from this site to the nearby streets if we have to put up looking at a building instead of the sky, if at night there will be light pollution and also increased noise level. Hope this project will try to meet the locals need so it can go ahead.

Can you please elaborate on the proposed increase to mass on the block that faces Lancaster Road? Unless I'm mistaken, looks like there is a plan to increase this (blue block on one of the previous slides).

Housing

The Wickes and Halfords already occupying this site is regularly used by the Uxbridge community and very much needed. Replacing this with retirement housing is a poor choice for the local residents.

We already have a sudden increase in housing in the area with the large-scale residential St Andrews complex. More housing is not needed. The community needs shops such as the ones which are on this site. This is what makes Uxbridge a desirable place to live. Being able to walk within your community and purchase the items you need. We are becoming more and more built up with ugly high-rise residential buildings. Uxbridge is getting worse because property developers are getting greedy and looking for 'cheap-built-high-profit' solutions when buying land. Ignoring the needs of the local residents.

If housing is all Uxbridge has to offer, the sense of community is lost and it becomes an area with nothing to offer but poorly built flats and no reason to sense of 'home.'

What is the expected capacity of the site.

What level of affordable housing is provided on the development and what type of affordable units are provided ie discount market sale / shared ownership /affordable rent etc

affordable housing is required in other housing schemes. do you envisage subsidised rental charges being offered as part of your planning submission?

do you have any prices for the properties yet ?

Will the units be sold direct or will you use local estate agents ?

How many 3 bed apartments will there be and is there a need as you have said this is more for people downsizing?

Is there any social housing planned within the development and if so what percentage of units ?

Local infrastructure

Uxbridge is already over populated and local residents are in an almost permanent battle with planning applications. Sadly this is a fight that is rapidly being lost and irrespective of how worthy and beneficial your publicity and arguments may be, ultimately the town will only suffer from further strain on infrastructure, terrible disruption during construction, clogged and gridlocked roads, additional pollution and a total loss of any sense of community as the town is stifled by mass close quarters accommodation.

Do not agree this should go ahead as already doctors are over crowded and no parking.

Previous planning application was refused. Wickes & Halfords are well used, popular local retail providers. Laburnum Court (opposite) offers housing for older residents and constantly appears to have availability, it would therefore appear that there is no demand for an additional development. Extra residents will automatically put pressure on local NHS services, eg residents will all require to be registered with a GP and the sole local hospital is not currently fit for purpose. There are already numerous restaurants in Uxbridge.

Phoned to state her concerns regarding construction noise and traffic

Loss of retail space

"I would like to retain a building supply/diy and a halfords in the area as there are no others close by for the local community.

This area has been over developed and St Andrews Park more than covers the target for new housing for the next 5 years"

This should be re-located to the new St Andrews estate and not take away some essential retail shops from the town centre

what is the justification for the need for this development over the current retail park for the local residents

Did not like that Halfords would be going as it was the only shop where she could buy innertubes for her bike

Miscellaneous

i WOULD LIKE TO KNOW MUCH MORE ABOUT THE PROJECT, IS IT POSSIBLE?

Is it possible to put pressure on the local council to reopen the adjacent police station to public access?

I visited Wickes yesterday it was v busy will u help Wickes with new local premisise if this project is to happen?

Can you say if your plans will be altered/affected by the adjacent (empty!) large police station next door to your site? What are the Council's view for the police stn future?

Proposals

Personally, I would prefer Halfords and Wickes to stay, but if that is not an option this might be the least worst option. I don't know enough about the proposals to make an informed opinion. Look forward to more details.

Why put older people in the middle of Uxbridge where they are subject to more noise and pollution than in surrounding areas and will be complaining?

Need more facilitys for profoundly deafness people eldrery ,children teenagers , singles, couples,. Also post sign of derction post to help to find access also post up pole sign for access toilet etc black white heavy metal post top panels on high street would have helps also post panels post support access for deaf public's.. Set up centre for the deaf community to get out about and social ably etc...

what track record does Guild have? where can we view/see what you have successfully done before - in the UK?

all you guys seem relatively young - do you have any older members of staff who feed in their input to the schemes to give a different perspective to the schemes
Since there are already 3 guild living schemes in operation - Have you learnt any lessons from them schemes that you can take into the uxbridge scheme - Covid aside

what specific lessons learnt from your operational (Australian?) experiences are you looking to take into the Uxbridge care home? what makes you stand out?

How much does guild membership actually mean and what is the cost? What access is available to residents?

Roughly how many jobs do you think you will create? when is the target open date?
The location is so close to the high street. There are a lot of cafes, restaurants and (empty) shops. Why do you want more shops on your site?

You talk about opening up the complex to local residents, is this only those that join as guild living membership?

in light of the level of services provided by guild Living on site, do you envisage the service charge is going to be relatively high compared to normal residential apartment schemes ?
As these developments are still in planning, how do you determine the uptake/popularity? And what happens if you don't have enough uptake to fill the development?

Has research been made for the need in this specific location with the assisted living currently opposite the site and a care home further up on Harefield Road.
How many children will be catered for in the nursery? What will be the opening hours of the nursery? Will parents dropping their children off at the nursery create traffic / parking problems in Harefield Road?

What is the certainty that the development will not change purpose from proposed older occupants to focus on a younger age range?

Sorry, one more question: how many retail sites are planned for this proposal? (you already mentioned: 1 x cafe, 1 x restaurant, 1 x nursery, 1 x cinema?...any others?)
Can usage of the Healthcare services be extended to local residents, which would provide a benefit to the Uxbridge community?

So, no other shops apart from what I mentioned above?

18 Harefield Road. Hi, I am looking at your Reducing Height and Massing slide now – your proposed four-storey building is very close to my house. You promised to provide an updated drawing with the missing measurements and deliberate over the overshadowing matter. Haven't got the reply yet.

Registered against the previous application to develop the site.
Complained that the website is difficult to use.

Having worked with the elderly for many years in an occupational therapy role would like to say it is actually not necessary to have a nursery on site to encourage interaction/enjoyment between young and old people .

Monkey puzzle nursery is only a few hundred yards from the site and rapport could easily be established with them for site visits etc . This would free up the space planned for the nursery for a much needed extra medical centre in Uxbridge or at least clinic space for nurses etc to visit linked to local Gp surgeries. Have there been discussions with the NHS on this possibility?

Traffic / Parking

Would the nursery, wellness centre and restaurants have allocated parking
Can you confirm that all the parking requirements for the development are contained and do not put further burden on the local roads parking.

Has underground parking been considered? If adequate parking not provided, for both residents & visitors, there will be an overflow of vehicles onto Harefield Road as well as other local roads, where there is already a shortage of parking spaces for existing residents.

The parking does need to be looked at. Family & friends may not live locally & will probably travel by road (i.e via M25,M4 etc) rather than public transport. Also if they are unable to park on the site it is likely there will an overflow of parking onto local roads,

Planned parking provision is insufficient as John comments . Also how will you stop shoppers to Uxbridge just driving onto site to use the parking provided just for free which they already do elsewhere in Uxbridge?

0.7 car park spaces is not enough. It doesn't allow for visitors, services providers and assumptions of age and continued driving are not sufficient given there is no overflow capacity in the immediate area.

Of the 117 proposed parking spaces, what is the proportion (%) of residents & visitors spaces?

What is the ratio of apartments to car park spaces?

What parking provision is proposed?

What provisions are being put into place regarding traffic through Harefield Road which is currently an extremely busy road, that at times is almost impossible to pass
How confident are you that the local infrastructure can cope with the size of this development and are you contributing to any area improvements?

On average how often would emergency services visit the site as traffic in the local area would not be able to cope with a huge influx of extra traffic

What about parking? Is there any parking facilities planned for this proposal? If there will be app 40 suites, that means there could be min 1 car per suite?
(Uxbridge already has very limited parking for its residents, but if this initiative is built, that will significantly increase the need for extra parking)

Also, if there will be parking, will electric parking be implemented?

will parking be available to residents as well, or only to people living at facilities?

what about the residents? Currently, residents can park if they can shop at Halfords or Wickes

currently parking is free how much would it cost?

What about the logistics of Harefield Road - currently even when shops closed the cars parked either side does slow down and cause issues for people coming through. What measures are put in place so that the road doesn't come to a standstill during rush hour?

yes...but that is not really improving the current resident's situation. In fact, you are taking parking away from current residents.

The cars are for current residents not shops

but will electric charging be available to CURRENT residents? (I thought parking will only be available to NEW residents of the new facility?)

Emailed issues regarding insufficient parking spaces, height of development, loss of retail space

worried about traffic, height, resource scarsity, doctors and gps

Good evening, I have been looking at the proposed development for Uxbridge and unfortunately you fall to address 3 major problems... 1. Totally insufficient parking spaces.. Harefield Road is already saturated and instead of a two way road is a de facto single lane road due to parking on both sides. How do you think over 65's are going to park their cars? Present residentS already have to leave their cars on yellow lines overnight