

Statement of Community Involvement

Haydon Drive, Pinner HA5 2PW

March 2025

Engagement Strategy

Hillingdon Council recognises the importance of public consultation in shaping new affordable housing developments that integrate successfully into the wider community. In line with national and local policies, a full programme of community and stakeholder engagement has been undertaken prior to the submission of this planning application.

Resident Consultation

The council conducted a resident consultation from 14 February to 14 March 2025. Two in-person meetings were held, one on 14 February and another on 7 March. All residents whose properties are within the identified redevelopment area were directly contacted and invited to participate in all consultation events.

One-to-one appointments were offered to all households, allowing residents to request private meetings with Council Officers if preferred. The Customer Engagement Team provided a direct telephone number and email address for contact and support throughout the consultation period. In addition, some residents requested home visits, which were facilitated by the Customer Engagement Team.

The designated redevelopment area includes 16 properties, and all households were invited to participate in the process. The vast majority of residents within this area are temporary accommodation tenants. However, it is important to note that most attendees at the planning meeting held at the local library were residents living outside the proposed redevelopment area.

The council remains committed to providing relevant information and support to residents throughout the decision-making process.

Public Consultation Event

A public consultation event took place on 19 March 2025, from 3pm to 7pm at Northwood Hills Library, Potter Street, Northwood, HA6 1QQ. Invitations were extended to residents within the designated redevelopment area, local councillors, and neighbouring residents from Haydon Drive, Joel Street, and Chamberlain Lane.

The public consultation held at the local library was mostly attended by residents living outside the proposed redevelopment area, with a total of 23 feedback forms received. The following recurring comments were raised:

- **Noise** – concerns about prolonged construction noise lasting over a year; potential noise from external air source heat pump (ASHP) units.

- **Parking and congestion** – comments on lack of parking provision potentially leading to new residents using existing parking facilities, as well as increased traffic and congestion along Joel Street.
- **Building Height, Privacy & Daylight** – 2.5 storey height leading to loss of daylight/sunlight to adjacent properties on Joel Street; potential overlooking from proposed first-floor terraces.
- **Children's Play Area** – concerns over increased anti-social behaviour, noise, litter, and crime.
- **Site Boundary** – uncertainty regarding the demarcation of green space to the north and private properties on Chamberlain Lane.
- **Housing Mix** – questions on how the proposed housing mix was determined.



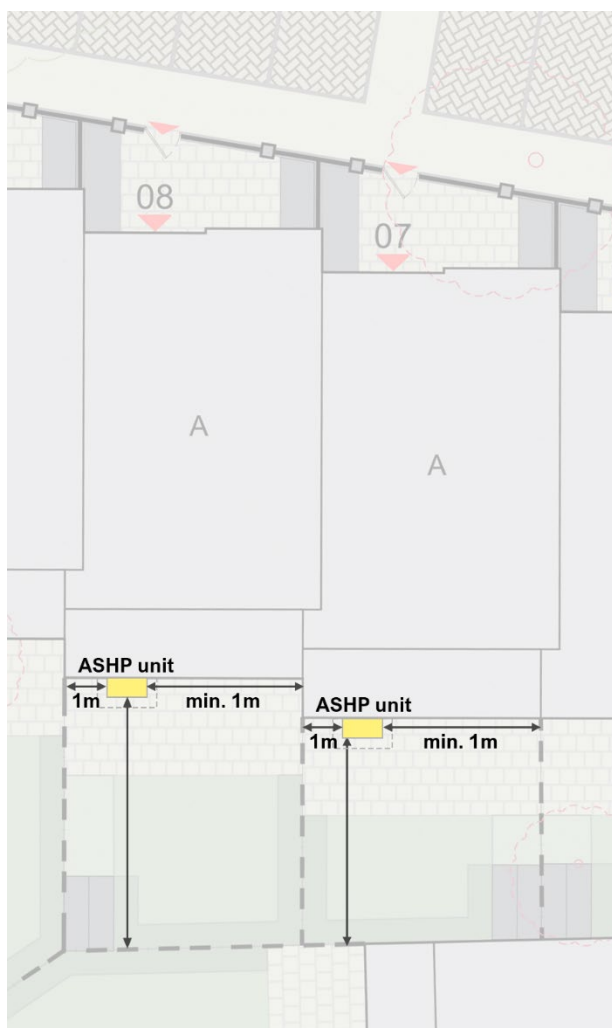
19 March 2025
Public exhibition at Northwood Hills Library.



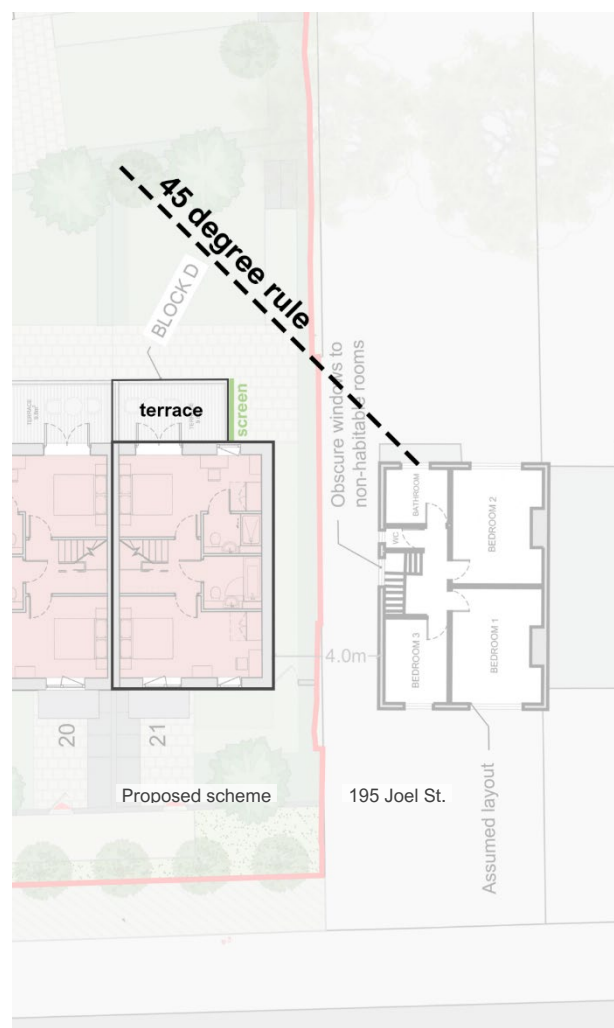
Public exhibition boards

Public Consultation Feedback Response

- **Noise** – The ASHP units used will be Quiet Mark certified and have adequate separation distances from neighbouring properties.
- **Parking and congestion** – The designs are in accordance with London Plan Parking Standards, as detailed in the Transport Statement.
- **Building Height and Daylight** – 2.5 storey houses have been deemed permissible in pre-application meetings with the council. The 45-degree rule (drawn from the midpoint of the nearest habitable room in a neighbouring property) demonstrates acceptable daylight and outlook with respect to the proposed massing.
- **Privacy** – Privacy screens have been added to terraces. The proposed development complies with required separation distances.



Indicative placement of external ASHP units (in yellow) with adequate separation distances, subject to MEP design.



Impact of proposed development on daylight and outlook of neighbouring properties on Joel Street.

Public Consultation Feedback Response

- **Children's Play Area**
 - **Strategic location and setting** - The play area has been positioned within the existing open space surrounded by mature trees and planting as a buffer to minimise noise impact and provide shade to users.
 - **Natural surveillance** - The play area has been designed to be overlooked by the new houses, ensuring passive surveillance from residents. The play area will be well-lit and designed with appropriate landscaping to maintain visibility and discourage misuse.
 - **Target age** - For children aged 0-5 years.
- **Site boundary** – The application boundary reflects the land registry ownership.
- **Housing mix** – The proposed mix of family-sized dwellings reflects the need within the borough.



Indicative proposal for children's play area, using natural surveillance and secured by design principles.

Appendix A: Public Consultation Flyer



Public Consultation Event
Haydon Drive

You are invited to drop in and review the plans for the proposed redevelopment of Haydon Drive, which includes 21 family homes and a new public playground.

Event to be held on:
Wednesday 19 March 2025
between **3pm** and **7pm**
Northwood Hills Library,
Potter Street, Northwood, HA6 1QQ



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Appendix B: Public Consultation Mail Drop Extents

