

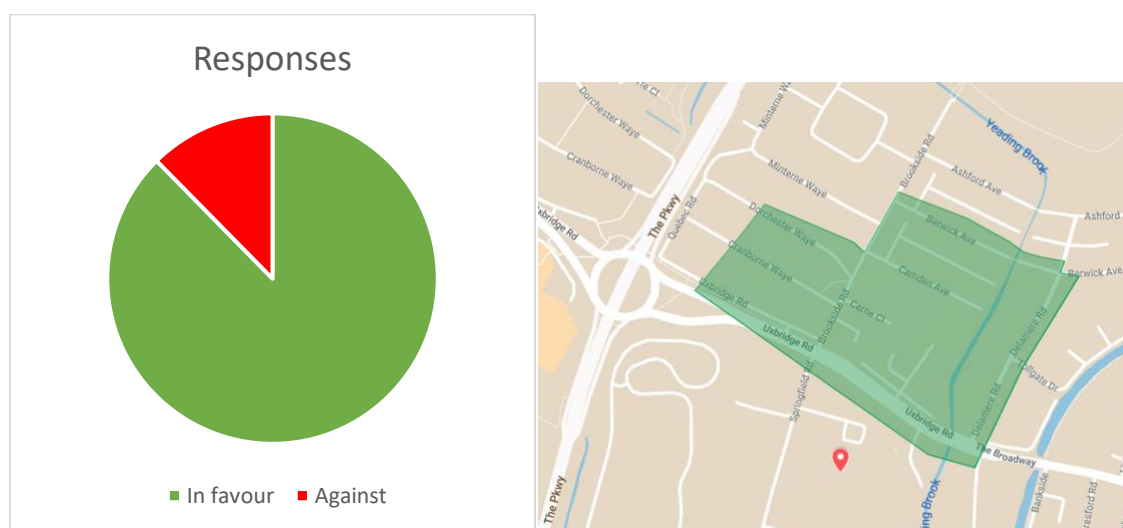
Canvassing report, Hayes – August 2023

We have been canvassing local people in the area immediately surrounding Hayes Bridge Retail Park for their opinions on redevelopment. As expected, many local people were in favour of new employment opportunities locally, and liked the idea of improving the quality and experience of the local area.

Total number of responses	97
Positive feedback	85
Interest in a job in a new facility	32
Negative feedback	12
<i>Total number of doors knocked</i>	<i>215</i>

Reasons for support: job creation (x51), issues with current site (x32), improving local area (x9), boosting local economy (5x)

Reasons for opposition: Would prefer a school, would prefer a different type of development, increase in traffic



Conclusions: The vast majority of local people are in favour of this development. Many saw the benefits of more jobs in the local area, and were acutely aware of the dwindling number of jobs in retail, particularly given a superior retail park nearby. Others were concerned about the current site, citing worries around a growing level of crime that the current site is attracting now that it is becoming quieter. Drug dealing and the sound of tires screeching coming from the carpark at night were the most commonly cited issues.

Almost all of the 12 who expressed opposition were not against redevelopment of the site; they would just prefer other development options, such as a new school, or a coffee shop.

One of the questions that we asked was: 'would you, or someone you know, be interested in a job in the new facility?' 32 local people, of the 97 canvassed, answered 'yes'.

Appendix: website and virtual site visit

BENEFITS OF THE SCHEME

Employment

The current site offers very few jobs, and this number will continue on its downward trend. This will mean that there is a net loss of jobs in Hayes if nothing is done to remedy the current situation. By contrast, the redevelopment plan will ensure there is a net gain in jobs, boosting employment figures within the borough. We estimate there will be 450 permanent jobs, as well as 225 temporary construction jobs.

Public Safety

Due to the way in which the retail park has been neglected, there is a significant potential for an increase in crime, illegal occupation, and other illegal dealings on the site. The layout of the site makes it high risk if left to deteriorate, which is yet another reason why action must be taken as soon as possible. By contrast, the new redevelopment was conceived with safety at the forefront of the project. Consideration has been taken to ensure that areas such as the car park are not hidden, meaning that crime is far less likely under these redevelopment plans.

Improved Experience of the Local Area

The Hayes Retail Park is one of the first things that you see as you travel over Hayes Bridge and enter the town. It leaves a bad first impression, with visitors seeing an unloved, outdated retail park. If we want to improve people's experience of the local area, then we need to make sure that there is a welcoming site for visitors as they enter the town.

Sustainability

The building has been designed with a cutting-edge level of sustainability. From the constructions methods and materials used, all the way through to the efficiency of it's day-to-day operations, this facility will be at the very forefront of sustainable design.



Current site

- Redundant and dilapidated retail park.
- No longer viable as a retail park due to changes in shopping cultures post pandemic (online shopping).
- Very few jobs on the site, and the few that are left will go later this year as leases come to an end.
- Large potential for the site to become a drug dealing hotspot. Common in this area, and layout/dilapidation of the site make it a high risk, if left to deteriorate.
- Bad first impression of Hayes as you come over the Hayes Bridge and see an unloved, dated, neglected and empty retail park.



New proposals

- Opportunity to regenerate this disused brownfield site for an industrial use (some classifications).
- 250 temporary construction jobs and 450 permanent jobs as opposed to potentially zero on abandoned retail park.
- Major new investment into Hayes and specifically the Wood End Ward of Hayes & Harlington.
- Proposed development will have office space on active frontage with car park and landscaped area.
- The site will provide safety by design, ensuring that areas such as the car park are not hidden/secluded.
- Active street frontage and landscaped area to provide a more welcoming entry in Hayes.
- Great amenity space for workers - a modern place of employment where the design value the happiness of the people working within it.
- Delivery vehicles separated out to the side - away from cars of employees, ensuring safety and comfortability when arriving at/departing the site.



