

**FULL PLANNING APPLICATION FOR THE  
DEMOLITION OF EXISTING BUILDINGS AND THE  
CONSTRUCTION OF A SINGLE BUILDING FOR  
EMPLOYMENT PURPOSES CLASS E(G)III, B2 AND  
B8, ALONG WITH A GATEHOUSE, ASSOCIATED  
INFRASTRUCTURE INCLUDING; SERVICE YARD,  
CAR PARKING, DRAINAGE AND HARD AND SOFT  
LANDSCAPING**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**HAYES BRIDGE RETAIL PARK**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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## Introduction

- 1.1 This consultation statement accompanies a full planning application for the demolition of existing buildings and the construction of a single building for employment purposes Class E(g)iii, B2 and B8, along with a gatehouse, associated infrastructure including; service yard, car parking, drainage and hard and soft landscaping. This statement outlines how the applicant has engaged with the local community and other key stakeholders, summarising the key issues that have emerged to date and setting out how these issues have been taken into account as part of the preparation of the planning application.
- 1.2 Public consultation is an essential element of the planning and development process. It is about engaging with local communities to shape proposals, so that the subsequent planning application takes into account, as far as possible and appropriate, local views and opinions.

### National Planning Policy

- 1.3 The National Planning Policy Framework (NPPF) seeks to encourage developers to engage with the local community at an early stage in the development process. Paragraph 40 advises that local authorities should “encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications”.

### Local Planning Policy

- 1.4 LB Hillingdon has an adopted Statement of Community Involvement (SCI). The SCI indicates a range of partners that the Council will seek to involve, indicating when and how they will be invited to engage with the planning system.
- 1.5 Throughout the development of its proposals, the applicant has been

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committed to engaging with officers from LB Hillingdon and members of the local community. A range of approaches to engagement and consultation have been undertaken and these are outlined in the following sections.

- 1.6 The consultation undertaken has helped the development team understand local concerns and issues and has informed the submitted scheme; with various amendments made, following this process.

### **Developing an Approach**

- 1.7 Building on best practice and national and local policy guidance, an inclusive approach to pre-application consultation with the local community was developed.
- 1.8 As the following chapters demonstrate, various methods of pre-application engagement have been undertaken. These include an application for pre-application advice, to engage with Council Officers and consultees and community consultation via an extensive leaflet distribution exercise.

## **LPA Consultation**

- 1.9 A pre-application submission was made to the Council on the 8/07/2021 (**APPENDIX 1**). During this process a meeting was held between the relevant Council Officers and the development team. This process was useful in refining the issues to those of most importance. The principle of developing the site for commercial purposes was acknowledged and accepted, with the main issues relating to the overall design approach, the improvement of the public facing elevations, through landscaping and the careful selection of materials and the highway related matters, including the potential conflict between different road users and in terms of air quality and potential noise and disturbance to nearby uses. Urban Greening was also discussed, and whilst it was confirmed that the specified factor of 0.3 did not apply to commercial developments such as this, it was advised that this was a consideration of any forthcoming application. Guidance was also provided in terms of parking requirements and in relation

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to the encouragement of more sustainable and energy efficient modes of transportation. In terms of energy, the requirements relating to energy efficiency and carbon reduction were also outlined, along with FRA and ground contamination matters. The engagement concluded by listing the potential CIL and developer contribution along with a list of validation requirements. The full pre-application response can be found at **APPENDIX 2**.

## **Public Consultation**

- 1.10 In order to publicise the consultation process and provide easily accessible information about the development proposals, details of the proposal were distributed via a leaflet that was delivered to over 100 homes and business within the immediate locality. The leaflet provided information on the proposal, including plans illustrating the proposed layout and elevation details along with information on the local planning policy position. Details were also included outlining how the community could engage with the process.
- 1.11 A copy of the leaflet (APPENDIX 3) and the distribution area (APPENDIX 4) are provided within the Appendices.

## **2.0 Consultation Responses**

- 2.1 This chapter records quantitative data relating to the responses received to the public consultation. Section 4 considers the qualitative content of those responses and the issues raised.

### **Responses**

- 2.2 A single response was received in response to this process, which represents a low level of participation in the consultation process.

## **3.0 Issues Summary**

- 3.1 The consultation response received did not raise any material planning issues

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and as such, could not be used to inform the design process or submission details.