

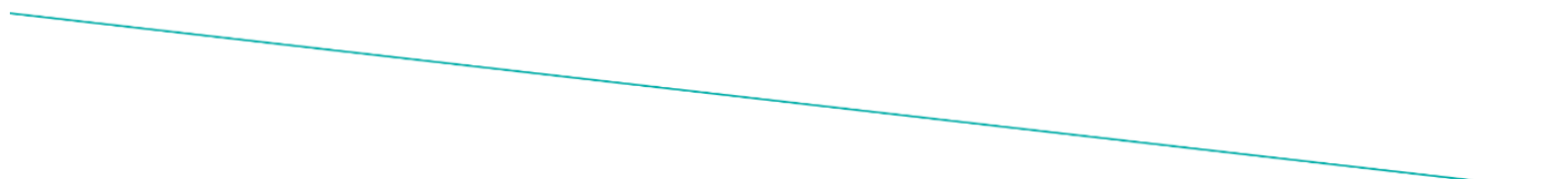
Statement of Community Involvement

Northwood and Pinner Cottage Hospital, Pinner Road, HA6 1DE

NHS Property Services

London Borough of Hillingdon

March 2021



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1.0 EXECUTIVE SUMMARY

This Statement of Community Involvement (SCI) has been prepared by Cascade Communications Ltd (Cascade) to support the planning application being submitted by NHS Property Services Ltd (hereinafter referred to as the Applicant) to the London Borough of Hillingdon.

The SCI sets out the community consultation and stakeholder engagement undertaken in relation to the proposals for the former Northwood and Pinner Cottage Hospital and Northwood Health Centre (the Site). The Applicant appointed Cascade in November 2020 to assist with the community and stakeholder engagement for the proposals.

The consultation process has reflected the Applicant's commitment to pre-application dialogue with the local community and stakeholders. The consultation process has been and informed by Government COVID-19 guidelines on social distancing, with the Applicant embracing digital engagement methods to ensure residents were able to view and influence the design proposals from the outset.

This SCI is in accordance with Hillingdon Council's own Statement of Community Involvement guidance (adopted in 2006) on undertaking pre-application public consultation. The Applicant has also taken the advice of the local authority before commencing the consultation programme. It also reflects Hillingdon Council's own expectations that applicants should carry out pre-application consultations as a way of *"informing the public of the details of the proposal and provides an opportunity for the public to review the information and make a meaningful response to the proposals"*. This SCI also reflects the principles for consultation in the National Planning Policy Framework (February 2019) and complies with the requirements of section 61W and 61X of the Town and Country Planning Act 1990.

The proposal is for a residential-led mixed-use development comprising 70 new homes (with an element of affordable housing) alongside the refurbishment of the existing Cottage Hospital to deliver a modern, fit for purpose healthcare hub.

1.2 Approach

The Applicant set out to undertake early consultation with the local community. Cascade devised a strategy for community engagement on behalf of the Applicant, which adhered to Government COVID-19 guidelines on social distancing, utilising a blend of digital and more traditional forms of engagement to ensure residents and stakeholders were informed of the proposals and could provide their feedback. This consisted of:

1. Informing stakeholders and residents of the proposals through a newsletter and Freepost survey.
2. Engaging and involving local stakeholders through virtual meetings.
3. Providing the opportunity for interested parties to view and comment on the proposals via online consultation webinars and provide their feedback via the dedicated consultation website.
4. Dedicated outreach to the patients of the existing GP surgeries at the Northwood Health Centre to encourage participation in the consultation.
5. Further reviewing and responding to community feedback prior to submission of a planning application.

1.3 Findings

The Applicant welcomes the level of interest in the proposals for the site and the constructive feedback to date. The design team has worked hard to respond to comments from stakeholders and neighbours where possible.

The feedback to date has been predominantly positive, with 48% of those who took part in the consultation supporting the proposals. The majority of respondents (41%) also supported the proposed design of the residential buildings. However, those neighbours closest to the site have raised concerns regarding the height and massing of the proposals and the potential for overlooking.

A summary of the key findings are as follows:

- 97% of respondents live locally and 56% are patients at the Northwood Health Centre.
- The majority of respondents (70%) took part in an online webinar presentation.
- 85% of respondents consider the retention and refurbishment of the former Cottage Hospital building to be 'Very important' or 'Important'.
- The creation of new homes was rated less highly by respondents, with the majority being neutral on this aspect of the proposals.

A more comprehensive breakdown of the community feedback received during the public consultation period can be found in **Section 5** of this report.

2.0 BACKGROUND

2.1 Site

The site is located on the Pinner Road in Northwood and within the Northwood Hills ward of the London Borough of Hillingdon.



Aerial view of the site (outlined in red) shown in the context of the Northwood Hills ward (shaded blue) – Google Earth

The site comprises two plots of land (approx. 1.1 hectares in total) which are occupied by the former Northwood and Pinner Cottage Hospital (1.0ha) and the current Northwood Health Centre (Plot 2).



Aerial view of the existing site and the two plots

The immediate area around the site is largely residential, although there is a mixture of architecture and built form, both immediately and along the Pinner Road. Nearby buildings vary in height from 2 to 4 storeys. Building materials also vary, although the use of render and red brick are predominant in the area, the latter being demonstrated by the former Cottage Hospital building.

The former Northwood and Pinner Cottage Hospital has been managed by NHSPS since 2013 and is a well-known local building. It was placed on the London Borough of Hillingdon's Local List in 2010, however the building is not statutory listed.

Northwood and Pinner Cottage Hospital has not been in operation since 2000, however the southern and occupied end of the building has more recently been used as a service location for the London Ambulance Service.

To the north on Plot 2, the existing Northwood Health Centre has operated from the site since the 1970s and currently supports two GP surgeries serving approx. [NUMBER] patients in the surrounding area.



Views of the former Cottage Hospital (Plot 1)



Views of the existing Northwood Health Centre (Plot 2)



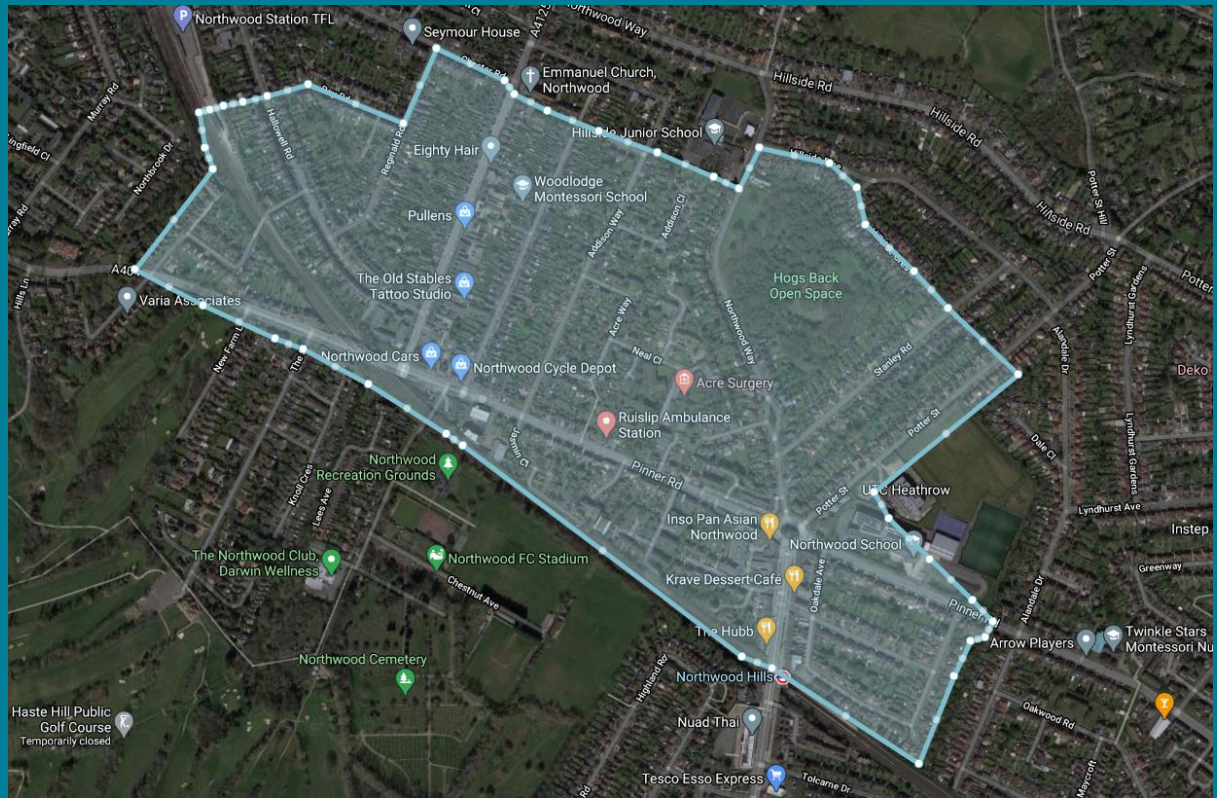
Site address: Northwood and Pinner Cottage Hospital, Pinner Road, HA6 1DE

Applicant: NHS Property Services

Proposal: Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (use class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (phased).

3.0 STAKEHOLDERS AND CONSULTEES

Consultation area



TOTAL: 2,117 household and business addresses

The distribution area was selected to ensure the newsletter reaches as wide an audience as possible beyond the neighbours in close proximity to the site.

This map illustrates distribution boundary for the newsletter by Lbox Communications. The blue star denotes the approximate location of the site.

Political stakeholders

- Ward members for Northwood Hills, London Borough of Hillingdon
- Relevant Portfolio Holders, including the Leader and Deputy Leader of the Council
- Member of Parliament for Ruislip, Northwood and Pinner

Community stakeholders

- Northwood Residents' Association
- Northwood Hill Residents' Association
- Ruislip, Northwood and Eastcote Local History Society
- Service users of the existing GP surgeries

4.0 METHODOLOGY

4.1 Consultation strategy

The Applicant recognised the importance of consultation at the earliest opportunity; the following table sets out the consultation events included as part of the pre-application consultation, with a detailed overview of those events included later in this report.

Further pre-application meetings were also undertaken with the London Borough of Hillingdon, NHS Hillingdon Clinical Commissioning Group and other stakeholders as detailed in the accompanying Design and Access Statement.

Activity	Date
Correspondence issued to political stakeholders	25/01/21
Correspondence issued to community stakeholders	26/01/21
Newsletter and Freepost survey distributed	26/01/21
Project website launched to coincide with the distribution of the newsletter and Freepost survey – including registration forms for the online presentations	26/01/21
Online briefing with Cllr Jonathan Bianco, ward member for Northwood Hills and Deputy Leader of the Council	02/02/21
Online briefing with representatives of the Northwood Hills Residents' Association and the Northwood Residents' Association	02/02/21
Online briefing with David Simmonds, Member of Parliament for Ruislip, Northwood and Pinner	03/02/21
Online consultation presentations <ul style="list-style-type: none"> - Webinar 1 - Webinar 2 	05/02/21 08/02/21
Project website updated with recording an online presentation, a copy of the presentation and slides included in the online consultation presentations	09/02/21
Online consultation presentations <ul style="list-style-type: none"> - Webinar 3 	15/02/21

4.2 Consultation approach

Stakeholder correspondence – February 2021

As part of the engagement for the proposals, emails were sent to the political and community stakeholders (see **Appendix X**) outlined in **Section 3** of this report inviting them to meet with the Applicant and members of the design team to discuss the plans in detail.

Subsequently, meetings were held with the Deputy Leader of the Council, the MP for Ruislip, Northwood and Pinner, and the local residents' associations. Details of these meetings feature in **Section 5** of this report.

Newsletter and Freepost Survey – February 2021

A newsletter (see Appendix X) was issued via Lbox Communications on **Wednesday 26 February** to 2,117 residential and business address around the site.

The newsletter informed residents and businesses that NHSPS were bringing forward proposals the site, as well as setting out details of the upcoming public consultation.

The newsletter contained contact details, including an email address and telephone number for those who had questions. The website was also included, so residents could register to attend the online presentations (please see below for further details).

The newsletters were issued by post to ensure they were directly received by local residents and businesses. A tagline that read *“Important information regarding proposals for Northwood and Pinner Cottage Hospital and Northwood Health Centre”* was printed on the envelopes to help to ensure recipients recognised the proposals.

The newsletter included a Freepost survey (see Appendix X) which provided the opportunity for residents to give their feedback regarding the development of the site and their priorities for the area. Residents were encouraged to complete this once they had reviewed the consultation material or attended an online presentation. A summary of the feedback received via the newsletter survey and online feedback form can be found in **Section 5** of this report.

Community stakeholders (outlined in **Section 3**) also received a copy of the newsletter via email inviting them to meet with the design team in advance of the consultation presentations.

Communications to GP service users – February 2021

In order to ensure the service users and patients of the existing GP surgeries at the Northwood Health Centre (Acre Surgery and Carepoint) were informed of the consultation and had the opportunity to provide their feedback, dedicated communications were issued by the GPs surgeries to their lists of approx. 12,000 patients.

These included:

- Dedicated text message to all patients with a link to the project website. Issued on **DATE TO BE CONFIRMED**
- Dedicated patient and service user leaflet (see Appendix X)

Online consultation presentations – February 2021

In line with Government guidelines on public events, it was not feasible to undertake traditional face-to-face methods of engagement, such as a public exhibition, during the pre-application process.

As part of the Applicant’s commitment to ensuring that the local community were informed of the plans, residents and stakeholders were invited to attend an online consultation presentation on the

proposals. Residents were able to register for the events via the project website or by emailing the project team.

These events were hosted as webinars via the video conferencing platform Zoom on:

- **Friday 5 February 2021** - 5pm to 6:30pm
 - o 73 registrations
 - o 39 attendees
- **Monday 8 February 2021** - 1pm to 2:30pm
 - o 53 registrations
 - o 33 attendees
- **Monday 15 February 2021** – 5pm to 6:30pm
 - o 56 registrations
 - o 26 attendees

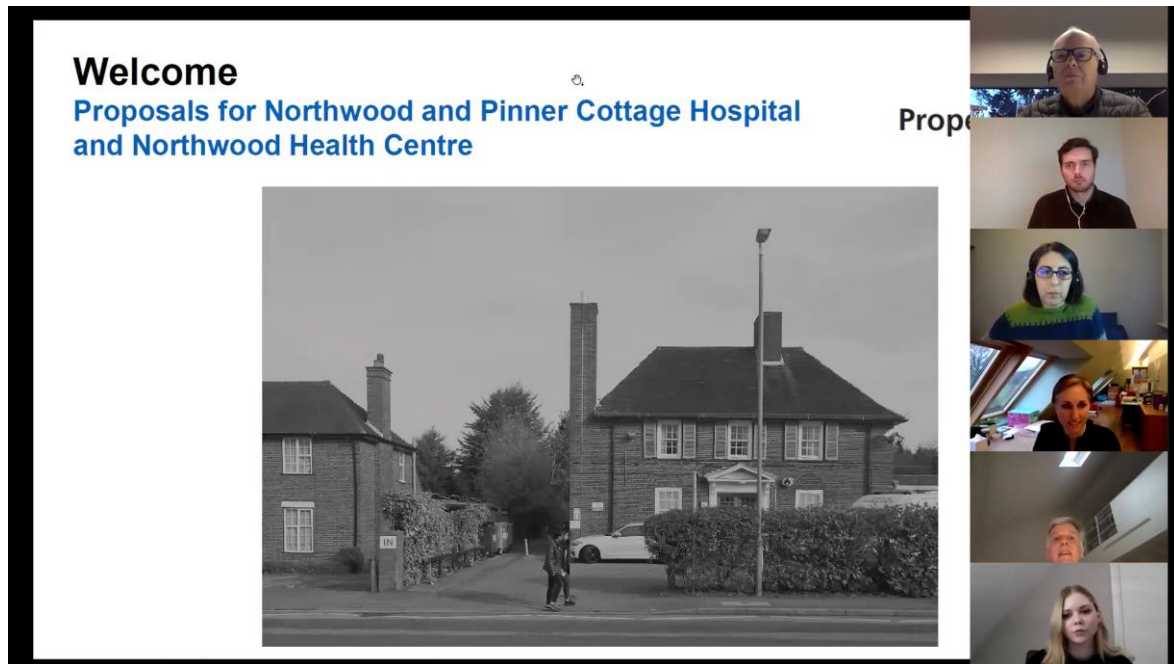
Ahead of the events, residents and stakeholders were encouraged to submit their questions to the project team via email. Both events consisted of an update on the wider redevelopment of Northwood and Pinner Cottage Hospital by the Applicant, a presentation on the design proposals by Allies and Morrison Architecture (**see Appendix X**) and a Q&A session, where attendees could field their questions directly to the relevant members of the design team.

The events were attended by the Applicant as well as key members of the design and technical team, including Allies and Morrison, Camlins (landscape architect), Montagu Evans (planning consultants) and Cascade (community engagement consultants). A representative of the NHS Hillingdon Clinical Commissioning Group also attended the presentation to cover any questions related to healthcare services.

The format of the presentation was:

1. Background and site history
2. Plans for the new health hub
3. Plans to create new homes
4. Landscaping proposals
5. Parking and access
6. Q&A

A summary of the key themes and questions raised during the consultation presentation can be found in **Section 5** of this report.



Screenshot of the online presentation with the project team – Friday 5 February 2021

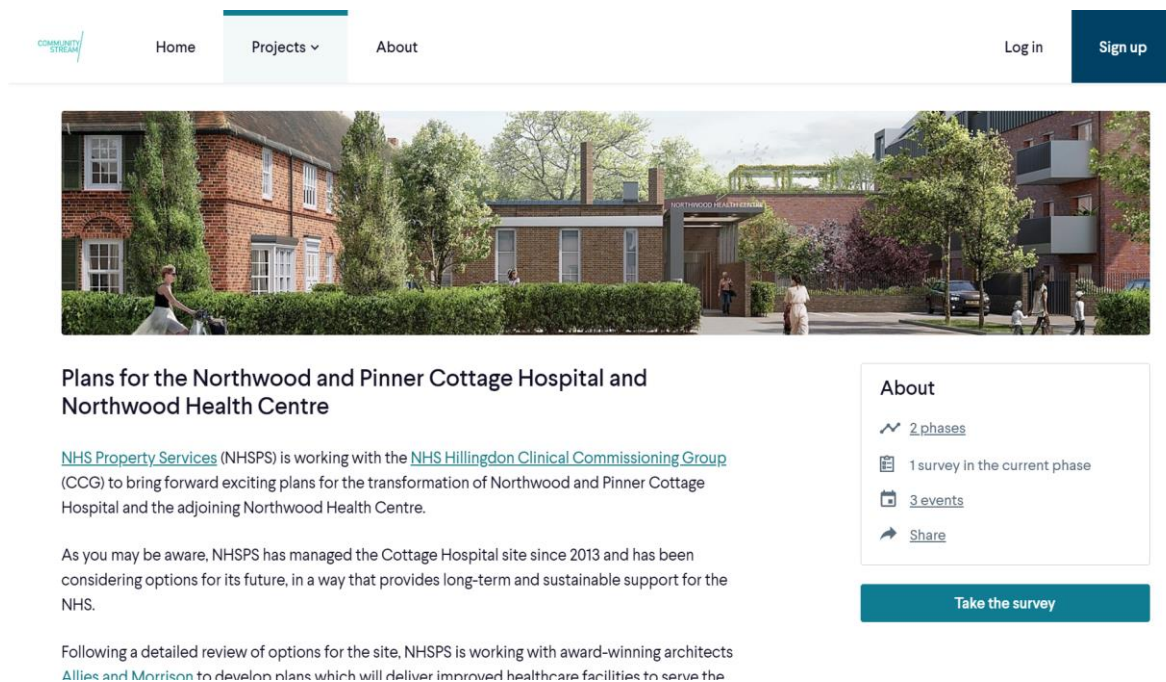
Project website

A dedicated project website was set up at www.northwoodandpinnercottagehospital.co.uk and launched on **Tuesday 26 February 2021** to coincide with the distribution of the newsletter and Freepost survey. The website contained details of the proposals, as well as how residents and stakeholders could view the proposals and provide their feedback.

Following the online consultation presentations on **Friday 5 and Monday 8 February**, the website was updated with the presentation slides used, additional information and a recording of the webinar held on Friday 5 February. T

his was to provide residents with a further opportunity to review the information and, for those unable to attend the online consultation presentations to see the proposals as presented. The website was also updated with an online questionnaire, which reflected the Freepost questionnaire accompanying the distribution of the newsletter.

The website will be regularly updated to reflect key milestones in the project, including the submission of the planning application.



The screenshot shows the project website interface. At the top is a navigation bar with 'Home', 'Projects' (selected), and 'About' links, along with 'Log in' and 'Sign up' buttons. Below the navigation bar is a large image of the proposed Northwood and Pinner Cottage Hospital and Northwood Health Centre. The main content area features the title 'Plans for the Northwood and Pinner Cottage Hospital and Northwood Health Centre' followed by a paragraph about NHS Property Services (NHSPS) working with the NHS Hillingdon Clinical Commissioning Group (CCG). A sidebar on the right titled 'About' lists '2 phases', '1 survey in the current phase', '3 events', and a 'Share' link. At the bottom of the sidebar is a 'Take the survey' button.

Screengrab of the project website – www.northwoodandpinnercottagehospital.co.uk

Engagement with near neighbours

Alongside wider community engagement, the project team we eager to ensure near neighbours were able to review and provide their feedback on the proposals.

With this in mind, printed copies of the presentation (**Appendix X**) were made available to neighbours who were unable to attend the online presentations or those without internet access. This included:

- Juniper Court – Issued via Royal Mail to 36 addresses on Friday 12 February.
- Neal Close – Copied issued via Royal Mail on Wednesday 17 February

Copies of printed materials have also been sent to individuals when requested.

5.0 FEEDBACK

The main areas of discussion with the local community and stakeholders to date have included:

Detailed below is a summary of the feedback received via the Freepost survey, as well as key themes of discussions through meetings with stakeholders.

5.1 Public consultation – February 2021

A Freepost questionnaire accompanied the distribution of the newsletter in February. Residents were encouraged to provide their views once they had reviewed the information on the scheme via the website, as part of an online presentation or by viewing a printed copy.

As of Friday 5 March 2021, **70** feedback forms have been received to date. A full summary of the feedback received to date is included below.

Breakdown of responses

Please indicate which of the following apply to you:

(Answered: 68 / Skipped: 2) Please note respondents could answer more than one option.

Answer options	Number
I live locally	97% (66)
I work locally	9% (6)
I am a patient at the Northwood Health Centre	56% (38)
Other:	15% (10)
- Northwood Residents' Association	
- U3A	
- Northwood Lions	
- Former governor of Hillingdon Hospitals NHS Foundation Trust	

How did you view the proposals?

(Answered: 53 / Skipped: 17)

Answer options	Number
I attended a webinar	70% (37)
On the consultation website	30% (16)

The tables below show the percentages and numbers indicating how important residents found each of the following statements. Residents were encouraged to “Please explain the reason for your answer

to the previous question” after each statement, the charts indicate the comment themes provided along with the frequency.

Please indicate your level of interest in this aspect of the proposals

A new integrated community healthcare facility to serve residents in Northwood and the surrounding area.

(Answered: 67 / Skipped: 3)

Very important	Important	Neutral	Not important
76% (51)	18% (12)	6% (4)	0% (0)

Please explain the reason for your answer to the question:

Theme	Frequency
Support redevelopment of the current site as there is a need for facilities that are fit for purpose as well as a refresh of the site. A need to provide for current residents and new residents moving to the area.	32
Need for a local healthcare centre that is accessible for all residents – current healthcare facilities are a distance away.	12
I am a current patient at Carepoint or Acre Surgery.	4
Need for facilities for after hospital treatment.	2
The site should solely be used for healthcare facilities.	2
May ease pressure on nearby health centres and hospitals.	2
Support the proposals as long as it can be used by residents who are registered at another practise.	1
I am a patient at another surgery.	1
Existing site is run down but still serviceable.	1
There are already several healthcare facilities in the area.	1
The present healthcare building seems big enough.	1
Concerns over potential noise and disruption.	1

Retention and refurbishment of the former Cottage Hospital building.

(Answered: 61 / Skipped: 9)

Very important	Important	Neutral	Not important
57% (35)	28% (17)	12% (7)	3% (2)

Please explain the reason for your answer to the question:

Theme	Frequency
Support retention of the war memorial and listed building with local history / The Cottage Hospital was paid for by the local community as both a hospital and a memorial for those who lost their lives in the First World War from the area. Important to recognise the original purpose of the hospital and continue its use in a modern way.	32
Building in keeping with locality, making use of a vacant building for needed facilities and improving the area.	8
Having up to date health services is more important than retaining and upgrading a building that is not fit for purpose.	3
The building has fallen into disrepair with facilities removed.	2
Ambulance station has been a disruption to residents in the area – concerned over traffic, noise and construction.	2
This is a large site which should be used entirely for patient care.	2
Would like to see a new structure and not retain the site.	1
Unsure how this will enhance facilities for the local residents.	1

A range of high-quality new homes, featuring a mix of sizes to help meet local needs.

(Answered: 63 / Skipped: 7)

Very important	Important	Neutral	Not important
57% (35)	28% (17)	12% (7)	3% (2)

Please explain the reason for your answer to the question:

Theme	Frequency
Support the proposals – new homes will regenerate the area and address local housing needs.	16
There is a need for affordable housing in the area.	12
Would prefer the site to be kept for future health care facilities only or sheltered accommodation.	10
Do not support the need for new homes – the area is already overpopulated.	9
Concerns over potential for increased traffic in the area due to new residents.	7
Would like to read more information.	3
Concerns over parking on site.	2
Like the proposed homes but not sure if they are needed in the area.	1
Concerns over the height of the proposed development.	1

Landscaping and high-quality shared amenity spaces.

(Answered: 61 / Skipped: 9)

Very important	Important	Neutral	Not important
56% (34)	30% (18)	8% (5)	7% (4)

Please explain the reason for your answer to the question:

Theme	Frequency
Landscaping and amenity spaces is essential for the environment and well-being of residents – benefits the whole community, wildlife and contributes to improving the look of the area.	40
Concerned that landscaping on site will not be maintained.	4
Concerns around parking – when residents have more than one car and potential for overflow.	2
The need for a modern health centre is greater.	2
This is not needed, enlarge the existing park.	2
What like to see more information on the plans.	1
Should fit in with more important aspects: extra accommodation for health services including rehabilitation accommodation	1

Do you like the proposed design of the residential buildings?

(Answered: 63 / Skipped: 7)

Answer	Number
Yes	41% (26)
No	25% (16)
Unsure	21% (13)
Undecided	13% (8)

Please explain the reason for your answer to the question:

Theme	Frequency
Likes the look of the proposed design and it is in keeping with the area.	18
Concern the proposed development is too high for the area.	12
Would like to see more information.	8
Accommodation should be used for staff, sheltered housing, affordable housing or facilities for people discharged from hospital.	4
Concerned over impact on infrastructure and more traffic in the area.	4
I do not like the design of the building.	2
More important to have a health centre and not residential buildings.	1
Too much of the original site is being lost.	1

Based on the information you have seen, what is your view on the plans?

(Answered 62 / Skipped: 8)

Answer	Number
I support the plans	48% (30)
I do not support the plans	27% (17)
Undecided	13% (8)
I am neutral	12% (7)

Please explain the reason for your answer to the question:

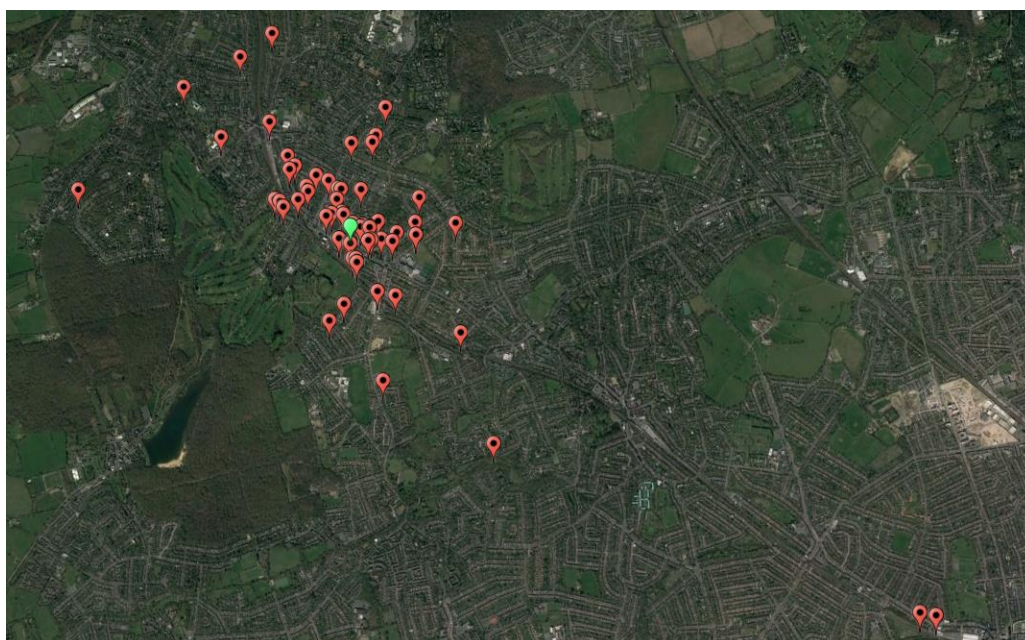
Theme	Frequency
Support the proposals – revitalising the site with updated health facilities and residential housing.	21
Residential housing should not compromise the health centre, belief there are enough flats in the area.	10
Belief that NHS land should not be sold to developers and concern only a portion of the site will be retained for community healthcare use.	8
Would like to see more detail on the plans.	3
Concerns over the lack of parking for residents.	3
Concerns over the potential building disruption, noise and maintenance during and after construction.	3
Concerns over increased traffic, including potential delays and accidents.	3
Concerns regarding the access to Pinner Road.	2
Interest in the relocation of the London Ambulance Station	1

The final question was open-ended and provided the opportunity for respondents to leave feedback that was not covered by the previous questions.

Please provide us with any other comments you may have at this stage:

(Answered: 45 / Skipped: 25)

Theme	Frequency
Concerns over traffic – including access onto Pinner Road and increased congestion at the nearby roundabout.	7
Like the proposals and look forward to seeing the new development.	6
Consideration needs to be given during and after building works have taken place, as well as to the infrastructure in the area.	5
More health facilities are needed in the local area – support local hospitals and practises.	4
Would like to see more information on the plans going forward – more information on the new services being offered.	4
Concerns over residents losing access to Pinner Road through the alley and more residents accessing Waverley Gardens.	3
The site should be dedicated to health care facilities over flats in the area.	3
Concerns over parking – parking spaces are insufficient for a large number of proposed dwellings and adequate free parking for visitors.	2
Plans need revising to consider the needs of the local community.	2
Concerns over loss of ambulance station.	1



Map showing the postcodes of those who have submitted feedback to date via Freepost or the project website (please note that duplicate postcodes are under one pin). The green marker indicates the site.

5.2 Meeting notes – February 2021

A summary of the key themes of discussions of the meetings outlined in **Section 4.1** of this report are included below:

Meeting with Councillor Jonathan Bianco

An online meeting was held with Councillor Jonathan Bianco, ward member for Northwood Hills and Deputy Leader of the Council, on the Tuesday 2 February 2021. A summary of this meeting can be found below:

Attendees:

- Adam Dyer, Chris Newns and Rosalia Wood (NHSPS)
- Robert Maxwell and Andrea Obiol (Allies and Morrison)
- Sam Wilson (Cascade Communications)

Key points discussed:

- Size of the new health centre in comparison to the existing Northwood Health Centre and proposed mix of services.
- Existing pedestrian route from Pinner Road to the health centre.
- Scale and massing of the proposed residential blocks and pre-application discussions.
- Car parking provision on site.
- Retention of the existing bus stop on Pinner Road.
- Public consultation process and next steps.

Meeting with the Northwood and Northwood Hills Residents' Associations

An online meeting was held with representatives of the Northwood Residents' Association and Northwood Hills Residents' Association on the Tuesday 2 February 2021. A summary of this meeting can be found below:

Attendees:

- Adam Dyer, Chris Newns and Rosalia Wood (NHSPS)
- Robert Maxwell and Andrea Obiol (Allies and Morrison)
- Sam Wilson and Isabel Fenwick (Cascade Communications)
- Tony Ellis (Chair of the Northwood Residents' Association)
- Trevor Sherling (Northwood Residents' Association)
- Andrew Riley (Chair of the Northwood Hills Residents' Association)

Key points discussed:

- Development of the proposals and previous discussions with NHS Hillingdon CCG.
- Scale and massing of the residential development.
- Retention and re-purposing of the former Cottage Hospital.
- Perceived overdevelopment of the site.

- Size of the new health centre in comparison to the existing Northwood Health Centre and proposed mix of services.
- Design of the proposed residential buildings and materials.
- Type of residential accommodation and concerns relating to one or two bed apartments.
- Concerns related to the potential increase of traffic on the Pinner Road.
- Management of the car park on Pinner Road and relationship between healthcare and residential spaces.
- Accessibility for disabled patients and also disabled residents in the new residential blocks.
- Public consultation process and next steps.

Meeting with the David Simmonds MP

An online meeting was held with David Simmonds, Member of Parliament for Ruislip, Northwood and Pinner, on the Wednesday 3 February 2021. A summary of this meeting can be found below:

Attendees:

- Adam Dyer, Chris Newns and Rosalia Wood (NHSPS)
- Robert Maxwell and Andrea Obiol (Allies and Morrison)
- Sam Wilson and Isabel Fenwick (Cascade Communications)

Key points discussed:

- History of the site and future development.
- Car parking provision on site.
- Residential development and how it would be brought forward.
- Public consultation process and next steps.

Following the meeting Mr Simmonds kindly used his social media to publicise the consultation and encouraged residents to participate.



6.0 RESPONSE TO FEEDBACK

The Applicant and the wider project team are grateful for the feedback received to date.

The wider community feedback has been predominantly positive, with 48% of those who took part in the consultation supporting the proposals. The majority of respondents (41%) also supported the proposed design of the residential buildings.

However, the project team is aware of concerns related to the proposed development, some of which have been highlighted in the written comments, and have sought to respond to these where possible. Detailed comments have also been received from stakeholders, including the local residents' associations and the heritage society.

A summary of the main themes and responses received during the pre-application stage is set out below:

Height and massing of the proposed residential buildings

The massing of the proposals is guided by a study undertaken by architects Allies and Morrison, informed by local planning guidance and the scale of the surrounding residential context.

The proposed residential buildings are four storeys in height, with fourth floor accommodation sitting within the pitched roofs to minimise the height and impact of these new buildings on the surroundings. The scale of both buildings is similar to that of Juniper Court to the north and west of the site and to that of Sovereign Court to the east.

The buildings are a vernacular design using a familiar domestic form that occurs in the neighbourhood, including pitched roofs, dormer windows, expressed balconies, chimneys and gables. The proposed materials are selected from a simple palette that includes facing brickwork, render and filigree metalwork.

Neighbouring amenity

Near neighbours have highlighted concerns related to the proximity of the proposed residential buildings to their homes and the potential for overlooking.

Block A is located approximately 19 metres from Sovereign Court, at a halfway point between Sovereign Court and the Cottage Hospital. Block B is located approximately 21 metres away from Sovereign Court.

Both new residential blocks are located more than 21m away from Juniper Court. As such, no overlooking issues are envisaged in these scenarios.

Retention and refurbishment of the former Cottage Hospital building

During consultation 85% of respondents consider the retention and refurbishment of the former Cottage Hospital building to be 'Very important' or 'Important'.

The former Cottage Hospital is a locally listed building and consistent feedback from the London Borough of Hillingdon, the community and the War Memorial Trust highlighted a preference for the retention of the building and the war memorial.

Disposal of land for residential development

A number of respondents have highlighted concerns around the disposal of surplus land for residential development and suggested that the site should be used or retained for community uses.

When a site is declared surplus to NHS needs, it is disposed of by NHSPS to generate best value – financial and social – for the NHS. This creates a more efficient NHS estate, generating vital capital to reinvest in the NHS (enabling excellent patient care), and releases public land for new use including housing and community use.

As pressure on the NHS increases there is more need than ever to run its estate as efficiently as possible, dispose of surplus land and generate additional revenue, where possible, to ensure a fit for purpose NHS, both now and in the future. There is significant cost involved in holding vacant and underutilised land or buildings in the NHS estate.

NHS PS to advise on response.

Parking and highways

Respondents to the consultation have expressed concerns related to the proposed on-site parking provision being inadequate and the potential impact of additional traffic on the Pinner Road.

All residential parking for the scheme will be accommodated within the site, has been reviewed in detail by [TRANSPORT CONSULTANT] and is not projected to impact on local parking provision. 121 car parking spaces are proposed, including 52 spaces for the healthcare hub and 69 spaces for the residential units.

The main vehicular access for residential parking is from Neal Close and the healthcare parking would be accessed from Pinner road. There are, however, 3 accessible parking spaces for Block A located in the car park off Pinner Road, to provide level access for users.

The proposals feature 52 parking spaces (an increase of approximately 73%) and this includes five blue badge/accessible parking spaces for the new health centre. This has been reviewed by the CCG and tenants to confirm the parking provision will meet the needs of the health hub.

TRANSPORT CONSULTANT TO REVIEW AND ADD FURTHER ON MOVEMENTS/TRAFFIC

Constructions disruption and maintenance

NHSPS will give careful consideration to those living and working close to the site to mitigate any potential impact during the construction stage. A detailed construction management plan will be prepared following the determination of the planning application and will have to be approved by the London Borough of Hillingdon any work can commence on site.

This will detail construction traffic management, mitigation measures (including noise, dust and vibration) during the construction stage and communication with the community during the works.

At this stage it is envisioned that the majority of construction traffic will access the site from Pinner Road.

7.0 FURTHER CONSULTATION

The Applicant and design team will continue to communicate with all stakeholders and ensure they are informed as the plans progress. Further consultation will include:

- Submission updates to stakeholders and those who took part in the consultation.
- Regular updates to the project website.
- Further meetings with interested parties.

8.0 CONCLUSION

The Applicant has worked hard to engage with the local community and stakeholders, via a series of online consultation presentations and meetings with stakeholders and has received invaluable feedback which has helped to inform and refine the submitted proposals.

The written feedback to date has been largely positive, with respondents having viewed the proposals as an opportunity to improve the healthcare facilities and provide new homes housing in the borough.

The design of the buildings has been broadly welcomed, as well as the retention and refurbishment of the former Cottage Hospital building to accommodate the new health centre, however those neighbours closest to the site have raised concerns regarding the height and massing of the proposed residential development and the potential for overlooking.

The Applicant is committed to ongoing consultation with all members of the community and other stakeholders as the plans progress following submission to the London Borough of Hillingdon.

The submitted plans provide an opportunity to deliver improved healthcare facilities to serve the community alongside the creation of new homes on surplus land, in a way that provides long-term and sustainable support for the NHS and enables excellent patient care for those accessing healthcare services at the site.

9.0 APPENDICES

- **TO BE ADDED**