

STATEMENT OF COMMUNITY INVOLVEMENT

In Respect Of:

FULL PLANNING APPLICATION

With Regard To:

**266 – 278 Yeading Lane
London
UB4 9AX**

On Behalf Of:

OG Holdings Ltd

CREATE Red: IG/MT/306

Date: 28-10-2024

1.0 INTRODUCTION

This Statement Of Community Involvement (“SCI”) has been prepared by CREATE Planning (“Agent”), submitted on behalf of **OG Holdings Ltd** (“Applicant”), in support of a Full Planning Application (“Application”), with regard to a change of use scheme at 266 - 278 Yeading Lane, Hayes UB4 9AX.

CREATE provides architectural, town planning and urban design consultancy advice to corporate and commercial clients as well as to house builders, and private individuals on a wide range of development throughout the United Kingdom. CREATE is a leader in the built environment; an innovative multidisciplinary practice creating outstanding people centric and exemplary schemes.

This document provides a record of the pre-application community and stakeholder engagement carried out on the proposals for the site during September and October 2024. It demonstrates the pre-application consultation that was carried out by members of the Project Team, involving the OG Holdings Ltd (the Applicant). This consultation was undertaken with local residents, businesses, and stakeholders.

This report details the public consultation the Applicant has undertaken which has been carried out in accordance with national and regional policies and meets the requirements of the London Borough of Hillingdon Council's Statement of Community Involvement (SCI) policy document (adopted October 2021).

2.0 PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (updated in December 2023) identifies the role of local authorities in encouraging high quality pre-application consultation by applicants and developers. Paragraph 40 states 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’, where this would be beneficial. Furthermore, Paragraph 137 states that ‘Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.’ This report has been written in accordance with national and local planning policy regarding community engagement and involvement.

The Localism Act received Royal Assent in November 2011 and makes pre-application consultation a statutory obligation. It also requires developers to bring their proposals to the attention of nearby residents and businesses.

The London Borough of Hillingdon Council's Statement of Community Involvement (2021) provides guidance on consulting the community on planning applications. Paragraph 6.5 includes this comment on Pre-application consultation: ‘the owners / occupiers of neighbouring land / premises and wider community at the earliest stage of preparing their development proposal (pre-application stage) where it will add value to the process and the outcome’.

The development plans for the London Borough of Hillingdon include:

- The Local Plan: Part 1 – Strategic Policies (2012)
- The Local Plan: Part 2 – Development Management Policies (2020)
- The Local Plan: Part 2 – Site Allocation and Designation (2020)

The London Plan (adopted March 2021) is the regional planning document. The Plan is part of the statutory development plan for Greater London and also presents the planning policies for the region including how they are expected to be applied.

3.0 THE SITE

General Description

266-278 Yeading Lane, UB4 9AX, is located in East Yeading within the London Borough of Hillingdon. The site consists of a two-storey terraced building featuring six retail units on the ground floor and five three-bedroom residential dwellings on the first floor. The building features a rectangular composition with a flat roofscape and a brick facade. In contrast, the existing parade of shops to the south predominantly has pitched roofs with occasional gable ends facing the street.



Above: Satellite Image of Application Site (Aerial View), **Source:** Google Earth

The site is diagonally oriented with its front facing Yeading Lane, a busy vehicular thoroughfare with an access road running parallel and adjacent to the site. The main carriageway of Yeading Lane is separated from the feeder road by a grassy traffic island that includes several mature trees. The rear of the property serves as a service road or yard for the retail units on Yeading Lane, accessible from Willow Tree Lane. Adjacent to the eastern side of the service yard are semi-detached residential units, with their gardens facing the rear of the property.

Existing Use

The existing use of the site includes six retail units on the ground floor and five three-bedroom residential dwellings on the first floor.

Local Context & Amenities

The local context of the area has a range of amenities and social infrastructure. There are numerous shops and amenities in the immediate proximity, and within 800m of the site on Yeading Lane. These include the following.

- Food shops;
- Health shops;
- Convenience stores;
- Restaurants;
- Clothes store;
- Launderette;
- Post office;
- Newsagent;
- Post office;
- Veterinary centre;
- Pharmacy;
- Gambling establishments;
- Beauty salon;
- Solicitors;
- Etc.

The site is also a short walk from both Barnhill Community School, and Belmore Primary School.

4.0 PROPOSED DEVELOPMENT

The proposal aims to redevelop the site by introducing 14 new residential units (C3 use class).

The plan includes converting the existing five 3-bedroom units into four 2-bedroom apartments and one 1-bedroom M4(3) accessible apartment to meet London Plan standards.

The proposal on the first floor is extended to create four new 3-bedroom duplexes, each with an upper floor (new second floor) dedicated to bedrooms.

A new second floor is proposed that accommodates at the upper floors of the duplex units and a further five 2-bedroom apartments.

The proposal involves a net addition of 9 Residential units which is under the threshold for an affordable housing contribution.

To enhance accessibility and promote sustainable transportation, two accessible parking spaces are proposed along with dedicated cycle parking facilities will be installed towards the west side of the building.

On the ground floor, the existing retail units are largely retained with a single retail unit to be lost. The central vacant retail unit is transformed into a vertical circulation core. This space is redesigned into a residential lobby. Opposite the residential lobby, a new service area is proposed for refuse storage, and plant room.

5.0 CONSULTATION METHODS AND APPROACH

The pre-application consultation has been underpinned by national and local planning policy regarding community engagement and involvement.

The objective of the consultation process was to engage with neighbours, community representatives and interested parties and the wider community, raising awareness of the consultation and proposals, providing opportunities for people to ask questions, and inviting feedback ahead of finalising and submitting a planning application to the London Borough of Hillingdon Council.

The consultation programme which included issuing a series of letters stating the proposal which was being put forward. The letters were adapted accordingly for depending on the recipient (i.e: resident, neighbour, small business, local school, etc.). The parameters for the receivers of the letters were as follows:

- Occupiers or current residents of the site;
- Neighbours within an approx. 50m radius of the site;
- Local schools within approx. 250m radius of the site.

Further details of the addresses to where the letters were sent can be found in the Appendix. The letters were sent by recorded mail on 27/09/2024. A summary of the number of the letters produced is as follows:

- 5 Residents
- 9 Neighbours
- 10 Small Business
- 1 Local School

The letters made the local residents aware of the proposal and provided them with the contact details of CREATE who are acting as the Planning Agent. Therefore, allowing them to get in contact, should they have any questions, or raise any concerns about the redevelopment of the site ahead of the applications submission.

Sample copies of the letter issued can be found in the Appendix of this document.

6.0 SUMMARY OF FEEDBACK & CONCLUSION

To date, no feedback has been provided by the recipients of the letters that were sent.

It is hypothesised that it may be the case that the raised awareness may increase the number of comments once the application is made available on the Council's website. Furthermore, that the recipients of the letters may wish to express any views they have via the Council's online planning page for the application.

7.0 APPENDIX

The following pages include sample copies of the letters that were issued.

[Insert Address Line 1]
[Insert Address Line 2]
[Insert Address Line 3]
[Insert Address Line 4]

Our Ref: P_485/IG

27th September 2024

Dear Owner/Occupier,

Subject: Proposed Redevelopment
Address: 266-267 Yeading Lane, Uxbridge UB4 9AX

RE: Demolition of the Existing First Floor Residential Units for a proposal of nine additional (C3) Residential Units on the first and second Floors with associated works on the Ground Floor for access at 266-267 Yeading Lane.

We are writing to inform you that a new development proposal of our client will be submitted to the *London Borough of Hillingdon* as the Local Planning Authority Planning Department for consideration in the coming weeks.

The site is located at *266-267 Yeading Lane, Uxbridge UB4 9AX*. The proposal is to redevelop the site by introducing nine additional residential units (C3 use class), which will enhance the area and meet the housing needs of our community.

Upon submission and passing the Local Planning Authorities planning validation process details should be made accessible to the public on the Council's website. If for whatever reason you are unable to find the application, you should contact the Local Planning Authority Accordingly.

The key aspects of the development proposal include:

- Retaining four of the five existing ground floor commercial units.
- Changes to existing first floor residential units from five, three-bedroom flats to five, two-bedroom flats.
- New Units: For the addition of nine residential units by constructing an additional floor.

We believe this development will greatly enhance the usability of the site, and that the proposal meets both statutory regulatory standards.

Yours sincerely,

Isaac Gatley BA (Hons) MArch MSc

[Insert Address Line 1]
[Insert Address Line 2]
[Insert Address Line 3]
[Insert Address Line 4]

Our Ref: P_485/IG

27th September 2024

Dear Leaseholder/ Tennant / Occupier,

Subject: Proposed Redevelopment

Address: 266-267 Yeading Lane, Uxbridge UB4 9AX

RE: Demolition of the Existing First Floor Residential Units for a proposal of nine additional (C3) Residential Units on the first and second Floors with associated works on the Ground Floor for access at 266-267 Yeading Lane.

We are writing to inform you that a new development proposal of our client will be submitted to the *London Borough of Hillingdon* as the Local Planning Authority Planning Department for consideration in the coming weeks.

The site is located at *266-267 Yeading Lane, Uxbridge, UB4 9AX* which includes the site where your retail unit is situated. We want to assure you that your business operations will be carefully considered during this process and that the proposal seeks to retain the unit which you are in *lease / tenant / occupy*.

Upon submission and passing the Local Planning Authorities planning validation process details should be made accessible to the public on the Council's website. If for whatever reason you are unable to find the application, you should contact the Local Planning Authority Accordingly.

The key aspects of the development proposal include:

- Retaining four of the five existing ground floor commercial units.
- Changes to existing first floor residential units from five, three-bedroom flats to five, two bedroom flats.
- New Units: For the addition of nine residential units by constructing an additional floor.

The proposal is to redevelop the site by introducing nine additional residential units (C3 use class) and will involve the loss of one commercial retail unit. Specifically, this the unit with the address of *278 Yeading Lane, Uxbridge, UB4 9AX*. This is for the conversion into an access lobby; and for a new central circulation core.

Business Continuity

We want to emphasize that our development plans are designed to minimize any disruption to your business as much as possible. We are accessible to contact with any concerns you may have. We aspire to keep you informed of any updates in due course.

Yours sincerely,

Isaac Gatley BA (Hons) MArch MSc

Onsite				
Site Location: 266b,278 Yeading Ln, Hayes UB4 9AX				
A1 Food & Wine Grocery News Wine Beers	268 Yeading Ln, Hayes	UB4 9AX	Groceries	Commercial
William Hill	266C Yeading Ln, Hayes	UB4 9AX	Betting Shop	
Medivet Yeading - Pet Vaccination Centre	266 Yeading Ln, Hayes	UB4 9AX	Vet	
Virginia Chicken & Ribs	266 Yeading Ln, Hayes	UB4 9AX	Takeaway	
Food Bazaar Hayes	266 Yeading Ln, Hayes	UB4 9AX	Groceries	
Offsite				
GT Road Hayes	262 Yeading Ln, Hayes	UB4 9AX	Resturant	Commercial
TSK Perfech Chicken	260 Yeading Ln, Hayes	UB4 9AX	Food	
Betfred	258 Yeading Ln, Hayes	UB4 9AX	Betting Shop	
Vickys	256 Yeading Ln, Hayes	UB4 9AX	UnifORM Store	
RM Auto Spares	254 Yeading Ln, Hayes	UB4 9AX	Car Accessories	
Onsite				
Site Location: 266b,278 Yeading Ln, Hayes UB4 9AX				
Flat 1	270 Yeading Ln, Hayes	UB4 9AX	On-site 2 bed flats	Residential
Flat 2	272 Yeading Ln, Hayes	UB4 9AX		
Flat 3	274 Yeading Ln, Hayes	UB4 9AX		
Flat 4	276 Yeading Ln, Hayes	UB4 9AX		
Flat 5	278 Yeading Ln, Hayes	UB4 9AX		
Offsite				
Residential Settlements (East)	23 Reynolds Rd, Hayes	UB4 9BX	Off-site	Residential
	25 Reynolds Rd, Hayes	UB4 9BX		
	29 Reynolds Rd, Hayes	UB4 9BX		
	31 Reynolds Rd, Hayes	UB4 9BX		
	33 Reynolds Rd, Hayes	UB4 9BX		
	35 Reynolds Rd, Hayes	UB4 9BX		
Residential Settlements (North)	340 Yeading Ln, Hayes	UB4 9AY		
	342 Yeading Ln, Hayes	UB4 9AY		
	344 Yeading Ln, Hayes	UB4 9AY		
Barnhill Community High School	Yeading Ln, Hayes	UB4 9LE		School