



Prologis Park West London: GSK redevelopment last mile application

Statement of Community Involvement

May 2021

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1. INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared in support of Prologis UK Ltd (hereafter 'Prologis') detailed planning application submitted for the development a last mile delivery centre on the site of the former GSK offices (hereafter 'the site') in the London Borough of Hillingdon.
- 1.2 Prologis is submitting a detailed planning application for redevelopment of the site to provide a last mile distribution centre (Use Class B8) together with associated van storage deck and parking, access arrangements, landscaping and infrastructure.
- 1.3 The SCI has been produced to demonstrate Prologis' commitment to public consultation and to show how Prologis has taken on board the priorities of residents and stakeholders as plans for the site have been developed. It includes a summary of how local priorities have influenced the proposals.
- 1.4 Given the rules around social distancing at the time, Prologis was unable to hold consultation using traditional methods. However, Prologis has been fully committed to conducting thorough consultation activity remotely through virtual online meetings with stakeholders, written correspondence with residents and a full consultation website for residents to view and comment on the proposals for the re-development of the former GSK site.
- 1.5 The consultation process was designed to reflect the values set out in London Borough of Hillingdon's Statement of Community Involvement (SCI), adopted in November 2006.
- 1.6 As part of Prologis commitment to community consultation, Connect was appointed to:
 - Arrange a series of meetings with local elected representatives and the wider area regarding the proposals.
 - Gain an understanding of local views about the site and the surrounding area.
 - Engage the surrounding community in developing plans for the site and allow for constructive feedback.
 - Continue to engage with the community beyond the online consultation website, answering questions and providing further information on request.
- 1.7 This report records the consultation activity which has taken place with the community and elected representatives, as well as detailing the feedback received from this activity.
- 1.8 The report includes:

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- A record of the consultation methods used and justification for their use.
- Details of engagement with local representatives.
- Details of community consultation activity.
- A summary of the materials displayed on the online consultation website.

2. THE CONSULTATION PROCESS

2.1 London Borough of Hillingdon adopted its Statement of Community Involvement in November 2006. Prologis has sought to undertake consultation methods which comply with the Statement of Community Involvement.

2.2 The consultation programme has ensured that elected representatives and the wider community have been given the opportunity to input into and influence the scheme proposals. The majority of the consultation activity, including the public consultation, took place after the implementation of the lockdown in response to the Covid-19 pandemic. Therefore, Prologis has used alternative remote methods to consult local representatives and the community, which has included virtual meetings and a consultation website which had full details of the proposals and the mechanisms for residents to provide feedback.

2.3 The following consultation methods were used:

2.3.1 **ENGAGEMENT WITH ELECTED REPRESENTATIVES:** Prologis extended invitations to the Deputy Leader of the Council & Cabinet Member for Finance, Property and Business Services, Cllr Jonathan Bianco. These meetings were declined and it was indicated that Cabinet Members would not meet with Prologis at the pre-application stage

Prologis also extended invitations to ward councillors for Yiewsley Cllr Shehryar Ahmad-Wallana, Cllr Simon Arnold and Cllr Alan Deville. The invitation to meet was not taken up by ward councillors.

2.3.2 **ENGAGEMENT WITH COMMUNITY REPRESENTATIVES AND BUSINESSES:** Prologis has undertaken meetings with local community groups. Prologis presented its proposals to the Hillingdon Canal Partnership and Canal and Rivers Trust on 26 February 2021 via Zoom.

2.3.3 **LETTER ADVERTISING THE PUBLIC EXHIBITION:** Letters of invitation were sent to 3,964 residential properties and businesses to alert them to the public consultation website and provided details on how the consultation would work. The invitation delivery area considered where there was a possibility of potential impact of the proposals on residents and businesses, as well as those living nearby.

2.3.4 **ENGAGEMENT WITH RESIDENTS:** Prologis launched a public consultation website on 1 March 2021 which ran until 16 March 2021 – located at www.prologis.co.uk/prologisparkwestlondon/consultation. The consultation website was designed to cover all of the information which we would have presented at a public exhibition to ensure that residents were able to let us know

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what they thought of the proposals and provide written feedback. This method was chosen to ensure maximum safety for residents and the project team given the Covid-19 lockdown restrictions.

- 2.3.5 **TELEPHONE AND EMAIL RESPONSE / HOTLINE:** Contact details for Connect were publicised in all correspondence. This enabled residents to get in touch to ask questions and raise issues for those that were not able to attend and for those who have had questions following the exhibition. On the consultation website, feedback forms were available to fill out and submit via email. For those residents who did not have access to the internet, telephone contact details were provided.

3. STAKEHOLDER ENGAGEMENT

3.1 As part of the consultation process, Prologis met with community representatives and local businesses to present its proposals for the redevelopment of the former GSK site. This included a meeting with the Hillingdon Canal Partnership and Canal and Rivers Trust via Zoom on 26 February 2021. Meeting invitations were also extended to Cllr Jonathan Bianco, Deputy Leader of the Council and Cabinet Member for Economy and Business. The invitation was declined as they indicated that they would not meet with developers at this stage of the application. Invitations were all extended to ward councillors but they declined the opportunity to meet.

3.1.1 **MEETING WITH HILLINGDON CANAL PARTNERSHIP:** The Hillingdon Canal Partnership were broadly favourable to Prologis proposals for the former GSK site particularly noting the significant planting and landscaping proposals along the site boundary. They were particularly pleased that the access points to the Canal would be improved and were happy that cutting back vegetation would increase the width of space on the towpath for walkers and cyclists. The Hillingdon Canal Partnership also asked Prologis to explore the possibility of opening a gap in the vegetation to allow views of the canal from the new development and vice versa. There was also some concern regarding the balance between clearing the canal pathways for public use and ecological impact. Prologis agreed they would explore further options to ensure that a reasonable balance is met in relation to the clearing of vegetation. Other points raised at the meeting included:

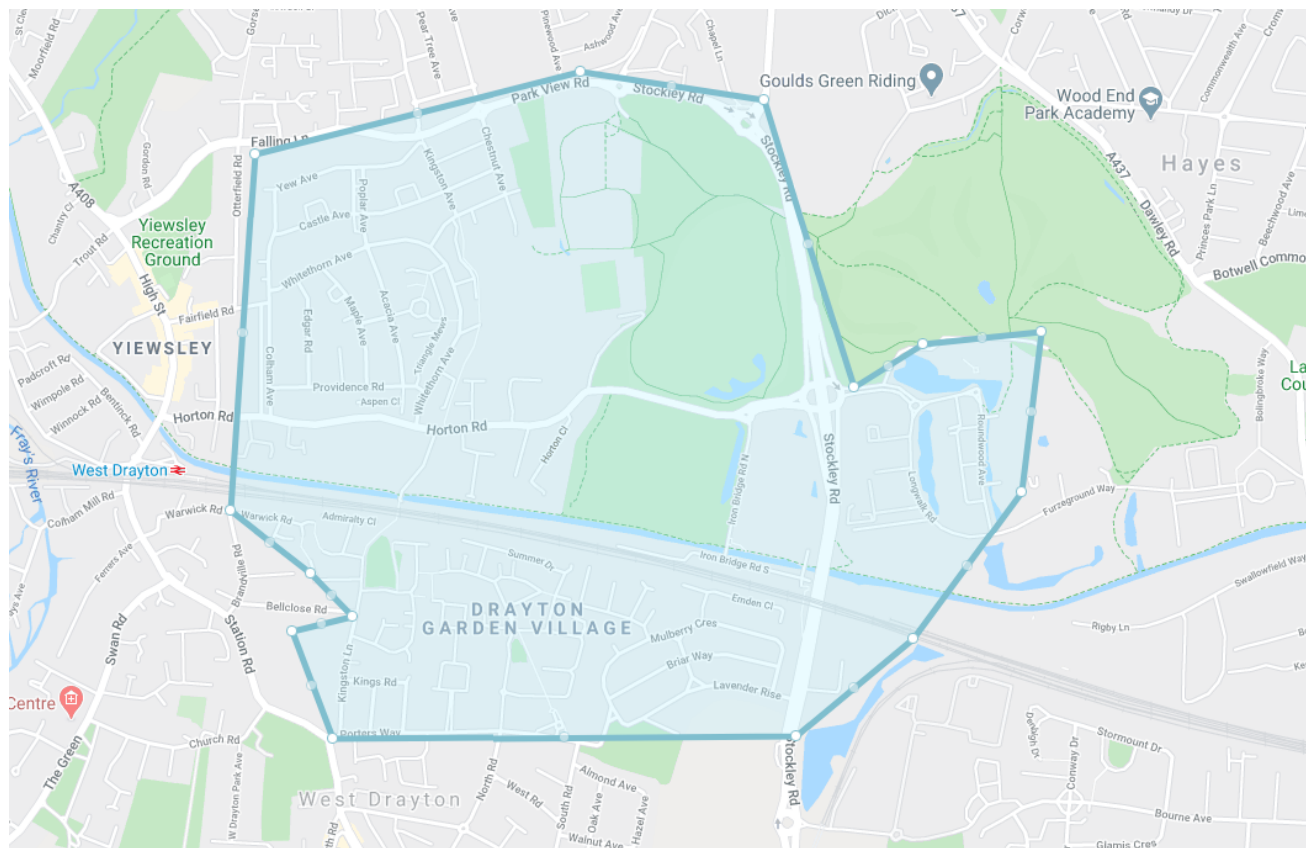
- They welcomed Prologis' commitment to improve access points and the forward visibility and legibility along the towpath.
- The Partnership agreed that the Stockley Road entrance was in very poor condition and said the proposals to improve accessibility here was welcome and would help to deter fly tipping
- They were supportive of additional signposting and information boards to help residents understand the history of the area and provide directions.

Prologis will continue to liaise with the Hillingdon Canal Partnership and the Canal and Rivers Trust regarding the proposals to improve the Grand Union Canal following the submission of a planning application. The Chairman of the Group also was also invited to the online public exhibition.

4. PUBLIC EXHIBITION

- 4.1 The public consultation website was launched on 1 March 2021 and ran until the 16 March 2021 at www.prologis.co.uk/prologisparkwestlondon/prologis. Letters of invitation were sent to councillors, stakeholder groups and 3,964 residents (See Appendix 1). This included the following stakeholders:
- Cllr Ian Edwards, Leader of the Council
 - Cllr Johnathan Bianco, Deputy Leader of the Council & Cabinet Member for Finance, Property and Business Services
 - Cllr Shehryar Ahmad-Wallana , ward councillor for Yiewsley
 - Cllr Simon Arnold, ward councillor for Yiewsley
 - Cllr Alan Deville, ward councillor for Yiewsley
 - Canal and Rivers Trust
 - Hillingdon Canals Partnership
- 4.2 The consultation website received 49 unique visitors. We received three feedback forms from local residents, most of which were supportive although there were some concerns raised regarding traffic in the area particularly at the Stockley Road roundabout. The Chair of the Hillingdon Canal Partnership confirmed that they had visited and downloaded the consultation material.
- 4.3 For the consultation website, eight pages provided detailed information on the proposals. This included downloadable PDF consultation boards designed to inform residents and representatives on every aspect of the proposals.
- 4.4 A Frequently Asked Questions page was included to provide residents with the opportunity to contact the project team if they had any questions.

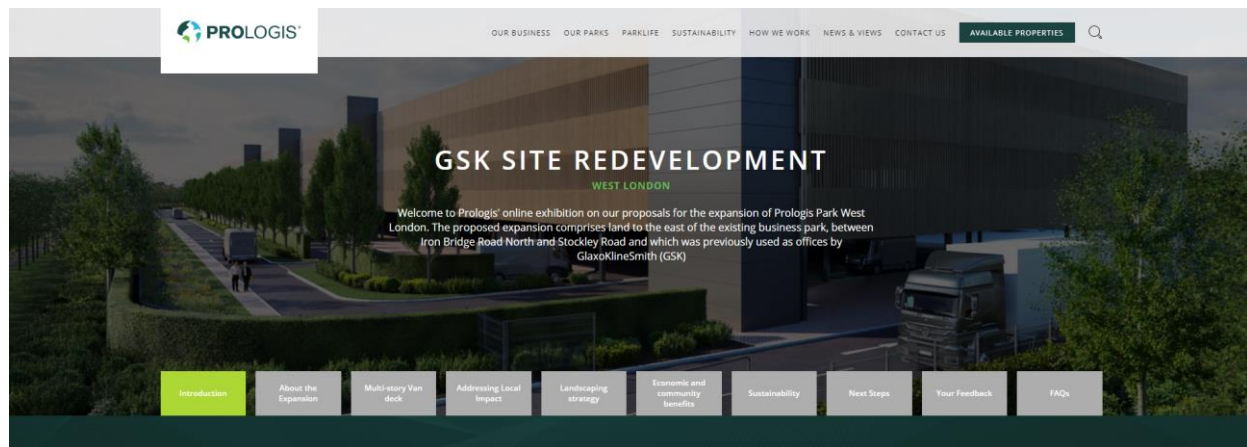
AREA OF INVITATION FOR THE PUBLIC EXHIBITION



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PHOTOGRAPHS OF THE CONSULTATION WEBSITE



About the Expansion

Prologis acquired the former GSK site in June 2019. In December 2020, the principle of distribution use on the site was accepted by Hillingdon Council when the Major Application Committee agreed a resolution to grant planning permission for our previous scheme which included two distribution buildings. Prologis is now bringing forward a separate application which responds to the requirements of a specific occupier for a last mile distribution facility.

[Click here to find out more](#)



Multi-story Van deck

As you may be aware, Prologis secured a resolution to grant for a previous application which included two new logistics units on this site. This application proposes one new logistic unit covering approximately 13,097 sqm and a new multi-story van deck. The benefits of this new application are that it will allow Prologis to carry out further landscaping enhancements to mitigate visual impact.

[Please click here for more information](#)



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4.5 The consultation website covered the following aspects of the proposals:

- An outline of the purpose of the website and the consultation process, and an introduction to the application;
- An introduction to the existing Prologis Park West London and details on the proposed expansion;
- An overview of the key principles of last mile facilities;
- An overview of how Prologis will address any impacts arising from the development including visual impact and traffic mitigation;
- Details of the landscaping strategy that Prologis will undertake to help shield the proposed buildings from view;
- An introduction to the proposals to improve the Grand Union Canal, including a commitment to work closely with the Hillingdon Canal Partnership;
- An overview of the employment and community benefits.
- An overview of Prologis' commitment to environmental sustainability, including how the proposed development will be to a minimum BREEAM 'Very Good' standard and will aim to achieve the best Energy Performance Certification ratings;
- A Frequently Asked Questions page with further information on the proposals'
- A feedback form page allowing residents to leave feedback on the proposals.

Images of the boards displayed at the consultation website can be found in Appendix 4.

5. TAKING ON BOARD LOCAL ISSUES

- 5.1 Throughout the consultation process the project team has sought to take on board local views and address these whilst evolving the design of the proposals. The following provides a summary of the issues identified by Prologis as important for representatives, groups and residents:

ISSUE	RESPONSE
LAYOUT	Prologis is acutely aware of the unique nature of the site and its surroundings. During the previous phase of development for Prologis Park West London, Prologis undertook significant improvements including new landscaping on site, restoring a number of neglected areas of green space across the borough for residents to enjoy and a landscaping strategy along the canal side to improve biodiversity and public access. Prologis is committed to carrying out further landscaping as part of these proposals and has developed a high-quality landscaping strategy that includes mitigation measures for the removal of any trees, as well as biodiversity improvements. This strategy includes retaining existing trees and significant new planting wherever possible. The established double row of lime trees and the wide grass verges alongside Iron Bridge Road, and the existing planting alongside Stockley Road will all be maintained. Prologis has also included further landscaping compared to the previous application in order to further mitigate visual impact.
CHARACTER AND MATERIALS	Prologis is aware that distribution buildings are of a significant scale, albeit comparable to the existing industrial development at PPWL on the other side of Iron Bridge Road. To minimise their impact the building will be of a modern design, softened by extensive landscaping along the site boundaries to help screen the proposed development. The proposed building will largely comprise the same design and material treatment as the neighbouring buildings at Prologis Park West London, with high-quality landscaping to soften the appearance.
GRAND UNION CANAL	As part of the consultation process, Prologis met with the Hillingdon Canal Partnership and Canal and Rivers Trust to present its proposals to undertake improvement works to the Grand Union Canal.

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	The Hillingdon Canal Partnership were broadly favourable to the proposals. They were particularly pleased that the access points to the Canal would be improved and were happy that cutting back vegetation would increase the width of space for walkers and cyclists. The Hillingdon Canal Partnership also asked Prologis to explore the possibility of opening a gap in the vegetation to allow views of the canal from the new development and vice versa. There were some concerns regarding the balance of clearing the canal pathways and protecting the ecological value of the vegetation. In response, Prologis will explore how these concerns can be addressed. In addition, the Canal and Rivers Trust asked for further thought to be given to the signage and information boards to give directions and a sense of history to residents.
TRAFFIC	Prologis has prepared a detailed Transport Assessment that assesses the impact of the proposed last mile distribution operation site on the local transport network. Prologis has engaged with London Borough of Hillingdon, as well as TfL, to ensure that the assessment covers the required area and proposes the required mitigation As part of the application, a Framework Travel Plan has been included that will promote the use of sustainable travel for visitors and staff to the site. It is intended that this development will join the sustainable travel scheme already in operation at the nearby Stockley Park, which is run by EasitStockley. The development will provide onsite facilities for cyclists including secure parking and showering facilities and it is also well located for employees to take advantage of nearby bus stops and West Drayton Railway Station, presenting real alternatives to private vehicle use. Prologis is also exploring the possibility of providing Santander cycle docks as part of the development.
AIR QUALITY	Prologis fully recognises the importance of tackling poor air quality and the significant work undertaken by Hillingdon Council to do so. Prologis also recognises that improving air quality and sustainability are important priorities local residents. As part of the proposals, Prologis has given significant thought to how any adverse impacts on air quality can be mitigated.

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	One of the main sources of potential pollution from this kind of development is from vehicle emissions. The proposals are designed to take advantage of the public transport network and the cycling and walking network to encourage employees to walk or cycle from home or the station. The multi-storey van deck will be equipped with technology to allow for the future electrification of the vans using the site. This will further enhance the sustainability of the development
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6. SUBSEQUENT ENGAGEMENT

- 6.1 Since the online public consultation, any requests for information have been fulfilled by alerting residents to information about the proposals.
- 6.2 Prologis is committed to on-going liaison with residents and their representatives and will endeavour to keep both residents and councillors updated as the planning application progresses.
- 6.3 Prologis will remain in regular contact with the Hillingdon Canal Partnership throughout the consideration of the application, and if consent is granted during the construction period, and as part of the long-term management regime of the park. This will help to ensure any issues as they arise are address quickly and efficiently.

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APPENDIX 1

INVITATION LETTER SENT TO RESIDENTS AND STAKEHOLDERS

Public Exhibition



**Prologis Park West London expansion:
Redevelopment of former GSK site**

Online exhibition live from 1 March until 8 March 2021

www.prologis.co.uk/prologisparkwestlondon/consultation



(PAGE 2)



Dear resident

Dear resident I am writing to invite you to Prologis' virtual public consultation on our proposals for the expansion of Prologis Park West London, to develop new distribution and facilities on the former GSK site, which we acquired in July 2019.

This application is separate to the previous one which secured a resolution to grant for two new logistics units and significant landscaping in December 2020. This is because we are now developing the proposals for a specific occupier and are responding to their exact requirements for a new building.

The proposals seek to develop one high quality industrial unit covering approximately 13,097 sqm of floorspace and a multi-storey van deck, in addition to landscaping and accompanying improvement works. The development is an expansion to Prologis Park West London which was completed in 2016. You may remember from our previous consultation activity that as part of the previous planning application, we undertook improvement works to the canal towpath and invested in green spaces in the borough such as Hale Field Park in Yiewsley. As part of these new proposals, Prologis will be exploring opportunities to carry out further improvement works to the canal and providing high quality landscaping on the site.

Given the rules regarding social distancing at this time, it is not possible for us to hold a public exhibition. We are fully committed to conducting a thorough consultation remotely through a dedicated website, which will introduce the proposals and allow residents to ask questions of us and the project team and to provide feedback. In addition to this website, the Connect team will be hand to take phone calls and send hard copies of materials to those who need them.

We hope that you will be able to visit our consultation website at www.prologis.co.uk/prologisparkwestlondon/consultation which will launch on 1 March 2021.

If you have any questions or do not have access to the internet, please contact us via Jimmy Coles at Connect on 020 7592 9592 or prologisparkwestlondon@connectpa.co.uk.

Yours sincerely

Mark Shepherd
Vice President, Infrastructure
Prologis UK Ltd

www.prologis.co.uk/prologisparkwestlondon/consultation

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How the virtual consultation will work

The consultation website has been designed to cover all of the information which we would have presented at a public exhibition and ensure that you are able to let us know what you think so that we can take on board feedback. This method has been chosen to ensure maximum safety for residents and the project team.

The consultation will include:



Full details of the draft proposals including landscaping



The opportunity to ask questions of Prologis and the project team



The opportunity to provide feedback on the proposals and let Prologis know what you think



The consultation website will be live until 8 March 2021. After this date, we will provide updates via the website and be available to answer further questions



For those who are not able to take part online, details of the proposals will be sent in the post and feedback taken over the phone

About Prologis

Prologis is the leading developer and owner of industrial and distribution property globally and in the UK, delivering space for a wide range of customers including Jaguar Land Rover, Superdrug, Tesco, Marks and Spencer, BMW and Sainsbury's. Prologis provides their customers with modern facilities that are well designed and built to the highest standards of sustainability.

About Prologis in West London

Prologis has been investing in the London Borough of Hillingdon for over twenty years and is the long-term owner and manager of Prologis Park West London, Prologis Park Heathrow, Prologis Park Dawley and Polar Park. We anticipate this development will secure over £100m of private sector investment.

As part of all of our previous developments in the area, Prologis has worked closely with Hillingdon Council and residents to deliver developments that are of benefit to the community. As part of the first phase of Prologis Park West London, Prologis undertook significant improvement works to the canal towpath including new mooring facilities and improved the connect to Horton Road. Prologis also invested in a number of neglected areas of green space across the borough including Hale Field Park, which included a total of £40m of investment and provided 40 acres of new green parkland.

www.prologis.co.uk/prologisparkwestlondon/consultation

(PAGE 4)

Public Exhibition

**Prologis Park West London expansion:
Redevelopment of former GSK site**



CGI of Prologis Park West London expansion

Contact us

If you have any questions regarding the online exhibition and how it will work, please contact us via Jimmy Coles at Connect



020 7592 9592



prologisparkwestlondon@connectpa.co.uk

APPENDIX 3

THE CONSULTATION FEEDBACK FORM (PAGE 1)

Feedback Form - Prologis Park West London

Your Feedback

Thank you for taking the time to read through our proposals. Now you have seen the ideas being proposed, please do let us know what you think about them. It is important that as many people as possible express their views.

*** 1. Your information**

Full
name

Address

Telepho
ne

Email

*** 2. Are you a:**

☐ Local Resident

☐ Councillor

☐ Local Business

☐ Community Representative

☐ Other (please specify)

3. On a scale of 1-5 [where 5 = highly favourable and 1 = not at all favourable] how favourable are you towards our proposals for the extension of Prologis Park West London?

1 ☐ 5 ☐

4. Which aspects of the scheme do you support?

☐ New jobs for the area

☐ Improvements to the canal towpath and improving accessibility to the canal

☐ Extensive new landscaping

☐ Other (please specify)

THE CONSULTATION FEEDBACK FORM (PAGE 2)

5. Are there any aspects of the scheme you feel could be improved?



6. Any other comments?



* 7. Data protection

Prologis are working with Connect to collect information relating to the proposals for the redevelopment of the former GSK site.

We will always treat your personal data with the utmost care and take all appropriate steps to protect it. In support of changes to the EU protection law, effective of 25 May 2018, we have updated our Privacy Policy in order to comply with the General Data Protection Regulation (known as GDPR), which gives you more control over how your personal data is used and how you are contacted. You can ask a member of the team for a copy or find our updated policy at <https://connectpa.co.uk/privacy-policy/> or you can request a copy by emailing us at GDPR@connectpa.co.uk or calling us on 020 7592 9592

- ☐ I agree that Connect can use the data provided in this feedback form to contact me about the Prologis Park West London proposals.
- ☐ I agree that Connect can share the data provided in this feedback form with Prologis and that Prologis can contact me about the Prologis Park West London proposals.

Finish

Powered by
 SurveyMonkey
See how easy it is to [create a survey](#).

APPENDIX 4

EXHIBITION BOARDS PROVIDED ON CONSULTATION WEBSITE

About the expansion

Prologis acquired the former GSK site in June 2019. The site is approximately 15 acres and is adjacent to the existing Prologis Park West London which means it is a well-placed site to provide additional employment space.

In December 2020, the principle of distribution use on the site was accepted by Hillingdon Council when the Major Application Committee agreed a resolution to grant planning permission for our previous scheme which included two distribution buildings. Prologis is now bringing forward a separate application which responds to the requirements of a specific occupier for a last mile distribution facility.

The site currently houses 3 office buildings surrounded by extensive van decking, including a 300-space, multi-storey van deck. One building has been vacant for several years

whilst the other two were recently occupied by GSK who have now fully vacated the site.

The demand for new industrial and logistic facilities has shown sustained growth in recent years. This is a result of changing consumer patterns fuelling the growth of internet retail as well as the evolving needs of more traditional manufacturers and retail operators in London. The supply of warehousing to match this demand is very limited, as suitable sites are being redeveloped for different uses such as new homes.

This has been compounded further following the Covid-19 pandemic meaning that last mile delivery services are now in even greater demand. These proposals will respond to the growing demand for new logistic facilities by delivering much needed additional capacity in Hillingdon.



The new proposals include:

- One new logistic unit and a new multi-storey van deck. The unit and van deck are set further back off of Horton Road and Iron Bridge Road. Taken together, this is less development than the previous application.
- A multi-storey van deck which will be accompanied by significant landscaping to minimise visual impact. This will allow for the occupier to use electrical vehicles immediately and will be fitted with latest sustainable technology to allow for full electrification in the future.
- Ancillary office space facing out towards Horton Road.
- The proposals for just one new logistic centre and van deck will allow us to include more significant landscaping, in particular additional tree planting to the west of the site. It will include more extensive use of open swales/rain gardens, benefitting biodiversity.
- In total, the new building will deliver 13,097 sqm of new commercial floorspace.
- Improvement works along the Grand Union Canal, including providing better access, signage and landscaping, the same package of improvements that were proposed as part of the previous application.
- A focus on sustainable travel including a range of cycling and walking initiatives. Good connections to local public transport will allow van drivers to leave their vans securely at the multi-storey van deck and travel to work via more sustainable methods.

Multi-story van deck

As you may be aware, Prologis secured a resolution to grant for a previous application which included two new logistics units on this site. This application proposes one new logistic unit covering approximately 13,097 sqm and a new multi-story van deck.

The benefits of this new application are that it will allow Prologis to carry out further landscaping enhancements to mitigate visual impact.

The proposed multi-storey van deck will have capacity for circa 700 vehicles.

Sustainability

Prologis will be including the very latest technology to reduce the overall impact of operations on the site for the occupier. Employees and others who work on site will be encouraged to use sustainable transport methods to travel to and from work.



Adapting to the future

The rapid growth of online shopping in recent years, and with it the consumer's desire to receive goods more quickly and efficiently, has meant the logistics sector has had to adapt to these changing demands. A key part of the solution to meet this new demand is the development of 'last mile' facilities, which are located in proximity to densely populated urban areas and are designed to effectively service the final part of a product's journey from shelf to customer, known as the last mile.

Last mile facilities do not just allow retailers to deliver your goods more quickly and efficiently. Other benefits of last mile facilities include contributing positively to wider environmental priorities such as reduced carbon emissions and the miles vehicles are travelling on the roads, and supporting more sustainable growth for our cities - all of which will help to achieve the environmental priorities of communities, local authorities and the Government.

Last mile facilities are more sustainable than traditional bricks and mortar retail. This is because they replace individual car journeys to the shops with efficiently planned delivery routes which are able to serve many customers on a single route. Research conducted by MIT for Prologis demonstrated that emissions from e-commerce are 38% lower than traditional retail shops.

The occupier is a national provider that already serves the catchment area that this facility will serve, although the existing facilities are further away meaning the vans serving the area travel longer distances. These proposals will reduce the distance vans are travelling by putting them closer to the end consumers. The research conducted by MIT for Prologis showed that there is a further 50% reduction in emissions for e-commerce that utilises a network of last mile facilities closer to the end consumers.

This facility will also have the capability to support electric vans. Electrification among e-commerce businesses will happen quicker than the general public, which is another environmental benefit to this application.

One standard size delivery van



can replace over 100
individual trips by car

Source: perhaps as small as 100

Addressing local impact

Prologis understands that developments of this nature can have an impact on residents and the surrounding area. We have sought to identify and where possible mitigate the potential impacts as far as possible.

Prologis understands the importance of protecting the local environment for residents. As part of the first phase of Prologis Park West London, Prologis invested in a number of neglected areas of green space across the borough including Hale Field Park, which included a total of £3m of green infrastructure investment to deliver 40 acres of open public space around the Borough. Prologis has designed these proposals to prioritise the environment, through high-quality and sustainable design.

Prologis will include substantial landscaping to shield the new building from view.

From the outset, the new proposals have sought to address the following issues:

Heights and views

Prologis is aware that distribution buildings are of a significant scale. To minimise the impact of the building it will be of a modern design, softened by extensive landscaping along the site boundaries to help screen the proposed development. The maximum height of the proposed new unit will be 17.8m, and the proposed multi-storey van deck will be 14.7m. As these proposals would result in a less dense development, Prologis has been able to further enhance the landscaping and screening of the new buildings, to mitigate any visual impact further.

The proposed buildings will comprise the same design and material treatment as the neighbouring buildings at Prologis Park West London, with high-quality landscaping to soften the appearance.

Prologis has consulted key stakeholders, including the Hillingdon Canal partnership and the Canal & River Trust, to ensure the proposed layout and building orientations respect key views from the canal towpath, and the surrounding road network.



Addressing local impact

Traffic

Prologis is preparing a detailed Transport Assessment that will analyse the impact of the re-development of the former GSK site on the local transport network. Prologis has engaged with London Borough of Hillingdon, as well as TfL, to ensure the assessment covers the required area and mitigates potential implications for all modes of travel to and from the site.

As part of the application, a Framework Travel Plan is also being developed that sets out the intention to promote the use of sustainable travel for visitors and staff to the site. It is intended that this development will join the sustainable travel scheme already in operation at the nearby Stockley Park, which is run by EasitStockley.

The development will provide onsite facilities for cyclists including secure parking and showering facilities and it is also well located for employees to take advantage of nearby bus stops and West Drayton Railway Station, presenting real alternatives to private vehicle use.

Air quality and active travel

Prologis fully recognises the importance of tackling poor air quality and the significant work undertaken by Hillingdon Council and the community to address this. One of the main sources of potential pollution from this kind of development is from vehicle emissions.

Whilst the latest application will result in traffic generation in and out of the site, Prologis is committed to ensuring that it uses the latest technology available to enhance the environmental credentials of the proposals.

The proposals are designed to take advantage of the public transport network and the cycling and walking network to encourage employees to walk or cycle from home or the station. Prologis is exploring how it can

support employees and visitors to cycle to the site including a Santander cycle dock.



An air quality assessment will be submitted with this application, which will fully assess the impact of the operations of the proposed development on air quality in the area.

Light and noise

The reduction of noise from construction activities is a priority for Prologis and will be subject to a Construction Environmental Management plan. The appointed contractor will be registered with the Considerate Construction Scheme.

Heritage

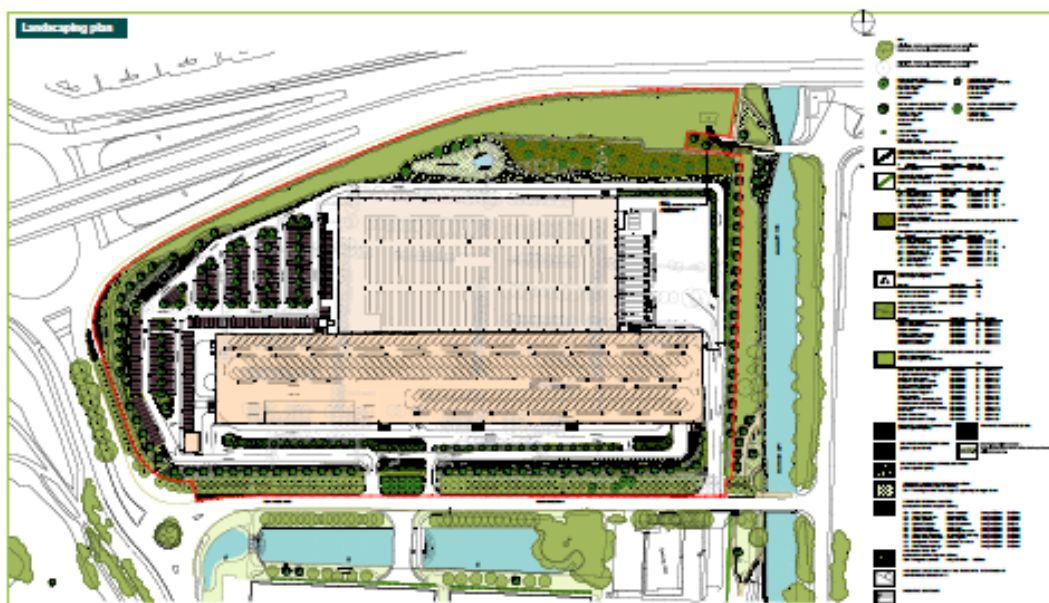
Prologis has carried out a historic assessment of the site, which advises that the proposals with enhanced landscaping will contribute to the setting and the wider views of the site. This will include native trees, hedges, and green walls and roofs in order to enhance the environment on the site.

Landscaping strategy

During the previous phase of development for Prologis Park West London, Prologis was acutely aware of the unique nature of the site and undertook significant improvements including providing new landscaping on site, restoring a number of neglected areas of green space across the borough for residents to enjoy and a landscaping strategy along the canal side to improve biodiversity and public access.

Prologis is committed to carrying out further improvement works as part of these proposals and has developed a high-quality landscaping strategy that includes mitigation measures for the removal of any trees, as well as significant biodiversity improvements. Careful consideration has been given to the listed parkland status for the site and the wider area.

The strategy includes retaining existing trees and planting wherever possible including the established double row of limes trees and the wide grass verges alongside Iron Bridge Road, and the existing planting alongside Stockley Road.



Further planting and biodiversity improvements include:

- At the most prominent view of the site from the Stockley Road roundabout, Prologis will supplement the existing planting with new extra heavy standard trees (at least 4.5 metres) and ornamental planting to add seasonal interest and scent.
- The layout has been pulled back from the canal frontage, allowing further reinforcement of this sensitive boundary.
- Alongside the Stockley Road perimeter, maximise screening by planting new native thicket.
- Alongside the Iron Bridge Road perimeter, plant a new native hedgerow to screen vehicles parked in the van deck and plant new trees where needed.
- Prologis will enhance planting around the perimeter of the multi-storey van deck.
- Prologis has carried out a historic assessment of the site, which advises that the proposals with enhanced landscaping will contribute to the setting and the wider views of the site. This will include native trees, hedges, and green walls and roofs in order to enhance the environment on the site.

Improvements to the Grand Union Canal

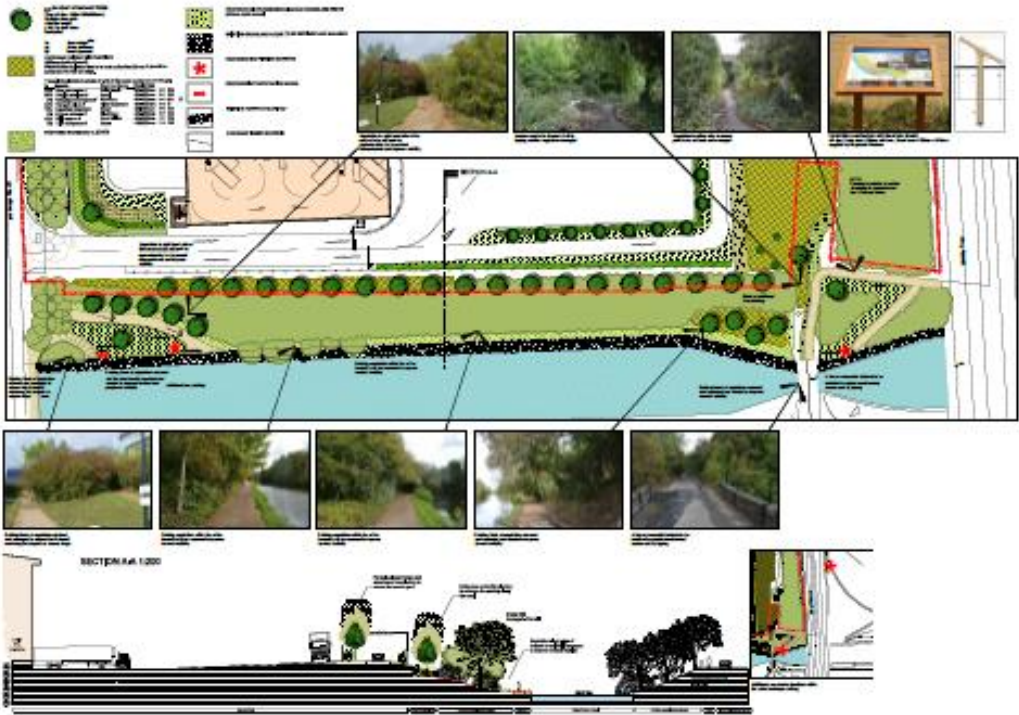
As part of these proposals, Prologis will continue to invest in the canal towpath alongside the site. This will include clearing vegetation, improving visibility and accessibility to the canal, and new signage. These are the same proposals that were included within our previous application.

- Prologis will work closely with the Canals and Rivers Trust to:**
- Improve accessibility to the canal entrances by removing vegetation
 - Retain planting where possible and new planting to improve species diversity
 - New signage and wayfinding to encourage greater use
 - Install removable bollards on Stockley Road entrance to deter fly tipping
 - Prologis will extend its maintenance regime for the new site to include parts of the canal.



We are currently in the early stages of developing our proposals to improve the canal towpath. We would like to hear your views on what they would like to see.

If you have any recommendations or suggestions, please use a feedback form on [this website](#).



Economic and community benefits

Prologis is a long-term part of the community in Hillingdon and will continue to invest in the local economy to the benefit of the borough.

Distribution and logistics is a growth sector, creating a diverse range of full-time jobs, and providing a range of training and work opportunities for local people. Prologis’ own research shows that on average, Prologis customers employ one person for every 69 square metres of floor space. This means that nearly 35,000 people are employed in Prologis buildings across the UK. The previous application for this site provides for 450 jobs. The new proposals will enable the occupier to deliver more work opportunities associated with the site than the original application.



The proposals will represent over **£100m** of private sector investment

Providing apprenticeships and training

As part of its commitment to social value, Prologis works with its supply chain to create opportunities for local work, training and apprenticeships. During the previous phase of development at Prologis Park West London, young apprentices gained valuable experience of the logistics and industrial sector working with our contractor, Volker Fitzpatrick.

Supporting local schools

Prologis works with schools close to their Parks so that students from a young age can gain an insight into how the sector operates. During the construction of Prologis Park West London, Prologis worked with our contractor Readie Construction to arrange school visits for local year 10 and 11 students from Bishop Ramsey School in Hayes.



"Prologis Park West London has played a big role in shaping my career... After completing the first phase of the Prologis Park West London project with Volker Fitzpatrick, I went on to join Interserve Construction as an Assistant Setting Out Engineer at the Material Store Project in Hayes.

I am now delighted to be back working on the third phase of Prologis Park West London as Assistant Site Engineer for Readie Construction. The valuable work experience I have gained has reaffirmed my ambition to become a Civil Engineer."

Prologis will continue to explore opportunities to provide young people with the chance to gain valuable work experience and create new opportunities for local work, training and apprenticeships.

Our approach to sustainability

Key to national planning policy is the development of low carbon, sustainable buildings which tackle the impacts of climate change.

Prologis has pioneered a new approach to environmentally sustainable developments, which includes measures to mitigate and adapt to climate change. All new Prologis buildings are designed to be sustainable and their environmental performance is measured as follows:

Environmental certification

Prologis is committed to constructing new buildings to reach a minimum BREEAM 'Very Good' standard and to achieve the best Energy Performance Certification ratings as possible within its size category.

Reduced operational carbon emissions

All new Prologis warehouses are designed and constructed to minimise operational carbon emissions. Buildings with reduced operational carbon emissions require less energy to operate and help customers to save running costs.

Mitigated embodied carbon emissions

Prologis is the first industrial property company in the UK to measure, reduce and mitigate the carbon emissions embodied in the structure and fabric of its new facilities. Prologis reduce embodied emission through efficient design, using low carbon materials and minimising construction waste.



Prologis and Cool Earth

In the first collaboration of its kind, Prologis is working with Planet Mark and Cool Earth to prevent deforestation through work with indigenous villages. Since working with Cool Earth, 23 of Prologis' buildings have been Planet Mark certified and we have directly protected over 7,000 acres of rainforest, which forms a barrier safeguarding a further 1.2 million acres. The project now includes support for 16 villages that has equipped schools, installed safe drinking water, made childbirth safer and boosted incomes for some of the world's poorest people.



Promoting sustainable education

Prologis' approach to sustainable development offers educational opportunities for students at every age from primary school to higher education in the areas in which we operate. Projects include:

- Sponsoring curriculum-based projects and workshops run by the Eden Project which introduce the public to concepts of sustainability.
- Working with local secondary schools and colleges to develop programmes focused on sustainable construction.
- Shared apprenticeship schemes that offer young people onsite learning opportunities.

Considerate neighbours

Prologis is always mindful of the proximity of its development sites to local residents, and has given careful consideration to ensuring the construction and operational phases of the new development have residents in mind.



Construction phase

The reduction of noise from construction activities is a priority for Prologis, and will be subject to a Construction Environmental Management Plan which includes noise limits and strict operating times.

The appointed contractor will work in accordance with the Considerate Constructors Scheme and the project will be registered with them.



Next steps

Following this exhibition, we will review the feedback we have received before we submit a planning application to London Borough of Hillingdon Council. The Council will then undertake its own consultation process which residents will also be able to take part in.

Thank you for visiting our consultation website.



We hope you have found it useful and please fill in a feedback form which are available.

Your comments are important to us and will be carefully considered before we submit the application.



PROLOGIS – REDVELOPMENT OF FORMER GSK SITE (Last mile application)
STATEMENT OF COMMUNITY INVOLVEMENT