



# Statement of Community Engagement

## Proposals for Heathrow NCP Car Park

Iceni Projects for Heathrow NCP Property Limited

July 2022

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A1. COPY OF FEEDBACK FORM

A2. SELECTION OF CONSULTATION WEBSITE STILLS

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# 1. INTRODUCTION

1.1 This Statement of Community Engagement (SCE) has been prepared by Icen Projects Limited on behalf of Heathrow NCP Property Limited for the redevelopment of the land at NCP Heathrow Flightpath, Bath Road, Heathrow, UB7 0DU (the 'site').

1.2 This report sets out a summary of the consultation that has taken place during the pre-application stage, this has included the following:

- A dedicated consultation website with online feedback form – [www.heathrownpcconsultation.com](http://www.heathrownpcconsultation.com)
- A dedicated consultation email and telephone number to receive feedback and any enquiries about the site.
- A community newsletter delivered to 250 homes and businesses with an outline of the proposal and link to the consultation website.
- A letter with contact information along with the newsletter to residents on Sipson Way
- We also contacted ward councillors about the proposals and offered one-to-one meetings. We also let them know when the consultation would start.

1.3 The applicant has undertaken a consultation programme which has sought to meet the best practice and prevailing guidance on pre-submission consultation, as set out in the revised 2021 National Planning Policy Framework (NPPF) and the 2016 National Planning Practice Guidance (NPPG), revised in 2021.

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## **2. SUMMARY OF THE PROPOSALS**

- 2.1 This planning application seeks full planning permission for the redevelopment of the former Heathrow Flightpath NCP car park.
- 2.2 The development seeks to create 8,362 sqm (GIA) of industrial warehouse floorspace across 4 units. This will include ancillary office space, landscaping, car parking, servicing and access arrangements.
- 2.3 Access to the site will be through a new junction off the A4 at the south end of the site.

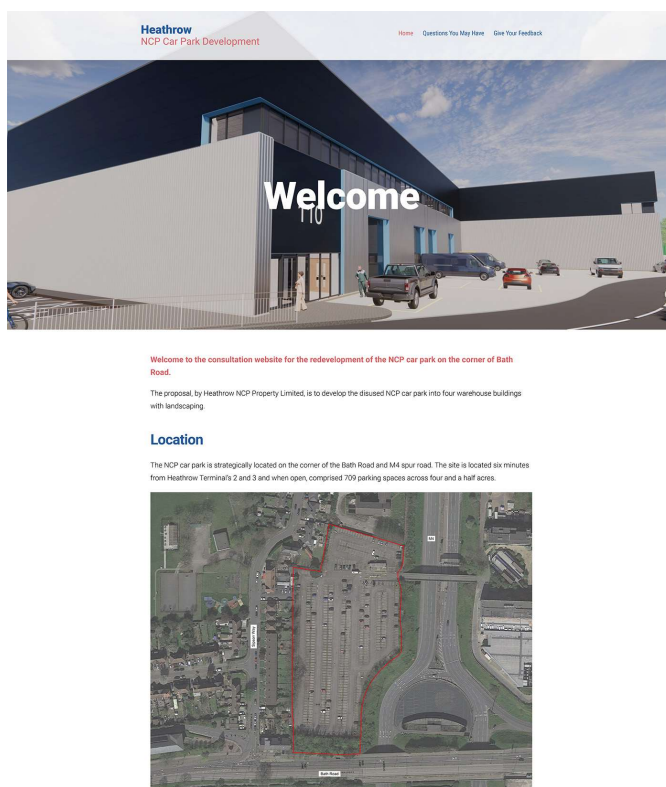
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## 3. CONSULTATION PROCESS

### Dedicated Consultation Website

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- 3.1 A dedicated consultation website went live on 30<sup>th</sup> June which serves as an important channel of communication with stakeholders. The consultation website includes the following features:
- A homepage which provides a summary of the proposals
  - A dedicated section on 'Questions You May Have' which provides further information on the sustainability features and landscaping, air and noise quality assessments, information on traffic, job creation and impact on residential roads; and
  - Online feedback form (see Appendix 1).
- 3.2 Hard copies of the consultation material were also available for those residents without access to the internet and one resident asked for a paper copy, which we provided.
- 3.3 To date, the consultation website has received 1,145 views. A screen shot of the website is included below with a selection of wider website stills included in Appendix 2.



*Figure 1: Screenshot of the consultation website*

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## Community Consultation Newsletter

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- 3.4 To inform immediate residents and the wider community about the proposals and invite them to provide feedback on the application a community newsletter was delivered first class to 250 addresses on 4<sup>th</sup> July.
- 3.5 The 2-page newsletter provided: an overview of the proposals including 3D sketches; the consultation website address; contact details of the consultation event as well as information on how people could provide their feedback.
- 3.6 A letter (along with the newsletter) was also sent to residents on Sipson Way inviting them to provide feedback on the proposals and included personal contact details for any further questions.



Dear Resident,

We want to let you know about the proposed development of the Heathrow NCP car park on Bath Road.

The proposal, by Heathrow NCP Property Limited, is to develop the disused NCP car park into four warehouse buildings with landscaping.

The NCP car park is located on the corner of the Bath Road and M4 Spur Road.



Contact  
E: [consultation@iceniprjects.com](mailto:consultation@iceniprjects.com)



*Figure 2: Pages 1 and 2 of the Community newsletter*





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## 4. FEEDBACK RECEIVED

Residents were invited to provide feedback on the proposals by completing an online feedback form accessed via the consultation website. They could also contact the project team using the details provided on the community newsletter which included a dedicated email address with a telephone number. We received 8 responses from residents in total.

### 4.1 Feedback forms

Of the 8 online feedback forms received from the public:

**Question 1:** Do you have any feedback on the proposed development?

The top 3 responses were: concerns over traffic on residential roads, noise pollution and questions over residential benefits.

**Question 2:** Do you have any further comments for the team at this stage?

The top 3 responses were: questions raised about benefits to local residents, concerns over traffic and noise pollution.

The key themes that occurred in the open written feedback from the online survey are listed below, from most to least noted. Where comments were only made once we have not included them:

- 4 residents raised concerns the new logistics warehouse will increase traffic on nearby residential roads.
- 2 residents raised questions around what benefits there would be for local residents as a result of the proposed development.
- 2 residents mentioned noise pollution as a concern.

4.2 Overall, out of the 8 pieces of feedback, there were 4 comments asking questions, 4 neutral comments, 3 negative and 1 positive. Please note, many respondents mentioned several topics, so the number of overall comments exceeds 8.

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### Team's response to Issues Raised

- 4.3 To enable the project team to respond to the main issues raised during the consultation, Iceni Projects reviewed all feedback provided to draw out common themes. These have been grouped in the table below alongside how these issues have been responded to by the team.
- 4.4 Where respondents asked a question as part of their feedback, this was answered in detail by the team directly.
- 4.5 The team also responded to resident questions individually via email.

**Table 4.6 Team's response to key issues raised**

Theme / Issue	The Team's Response
Increase in traffic	A transport assessment will be submitted with the application which will assess the impact of the proposal on local traffic. Initial work has indicated that the number of vehicles associated with the development would not have an adverse impact on the local highway network.
Question around benefits to local residents	The proposals will result in an improved appearance of the site, more efficient use of vacant land, and local job provision.
Air pollution	An Air Quality assessment is being carried out and will be submitted with the planning application.
Noise pollution	Noise assessment work has informed the design and layout of the scheme to avoid adverse noise impacts on the nearest houses to the site. The walls of the warehouse building are being specially designed to limit any noise from inside the warehouse building, and the yard areas will be located on the opposite side of the buildings from Sipson Way.
Congestion	A Transport Assessment has been carried out which shows that the impact on Highways congestion will be negligible.

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## 5. CONCLUSION

- 5.1 This Statement of Community Engagement (SCE) has been produced in support of the planning application.
- 5.2 There is consensus amongst the 8 respondents on the feedback, with the most frequent responses including:
- Concerns over increase in traffic on residential roads, in particular, on Sipson Way.
  - Questions raised about the benefits of the development for local residents.
  - Concerns over noise pollution
- 5.3 Overall, out of the 8 pieces of feedback, there were 4 comments asking questions, 4 neutral comments, 3 negative and 1 positive. Please note, many respondents mentioned several topics, so the number of overall comments exceeds 8.
- 5.4 The project team remains committed to engaging with the community and local stakeholders and will continue to meet and update those who have demonstrated an interest in the proposals.

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## APPENDIX 1. COPY OF FEEDBACK FORM

# Get Involved

We are keen to hear your thoughts on the proposals via the feedback form below

We are looking forward to your feedback on the proposed redevelopment of Heathrow NCP.

[Start](#)

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# Get Involved

We are keen to hear your thoughts on the proposals via the feedback form below

1→ Do you have any feedback on the proposed development?

Type your answer here...

OK ✓

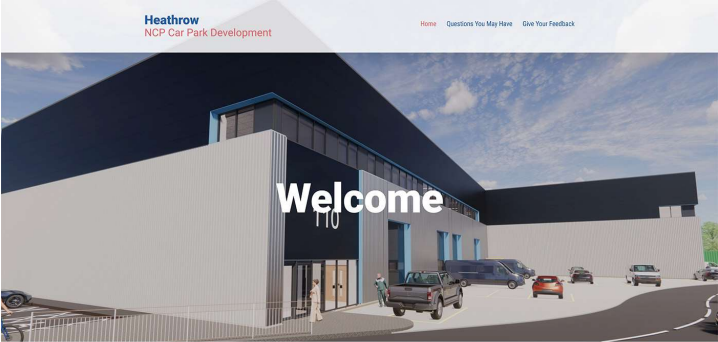
Add a reminder to your calendar

^ v 🔔

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Not Secure — heathrowncpconsultation.com

# APPENDIX 2. SELECTION OF CONSULTATION WEBSITE STILLS



Welcome to the consultation website for the redevelopment of the NCP car park on the corner of Bath Road.

The proposal, by Heathrow NCP Property Limited, is to develop the disused NCP car park into four warehouse buildings with landscaping.

### Location

The NCP car park is strategically located on the corner of the Bath Road and M4 spur road. The site is located six minutes from Heathrow Terminal's 2 and 3 and when open, comprised 709 parking spaces across four and a half acres.



### The Proposal

The proposal is to develop four new warehouse buildings on the existing car park, as shown below.



The plans also include access through a new junction off the A4 at the south end of the site on Bath Road.



### The Team

**Aprirose Real Estate Investments** – are the developer responsible for developing the site

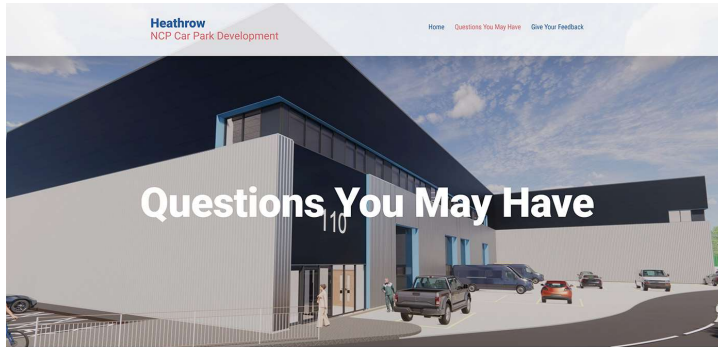
**Chetwoods** – are leading on design

**EPD landscaping** – will provide landscaping services

**Icen Projects** – are providing planning, consultation and energy and sustainability services

**Mayor Brown** – are providing transport and infrastructure services

**Heathrow**  
NCP Car Park Development  
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#### Who will occupy the warehouse buildings?

The proposal will provide flexible floorspace to enable a range of businesses to occupy the units, for instance manufacturing or warehouse uses.

#### Are the existing trees being protected?

Yes and further landscaping will be put in place to provide a buffer between the warehouse units and the houses on Sipson Way.

#### How many jobs will be created?

Approximately 125 – 230 jobs are likely to be created as a result of the proposal.

#### What are the sustainability features of this development?

The scheme will achieve high sustainability credentials (including BREEAM Excellent at a minimum) through the use of efficient building fabric and sustainable electricity generation. This will include high levels of fabric efficiency and air tightness to minimise energy demand alongside the use of all-electric systems. The development will also increase green areas and enhance biodiversity within the site including new tree planting and green roofs where feasible. Cycle parking will be provided to encourage sustainable modes of transport and electric vehicle charging points will facilitate the use of electric vehicles.

#### What vehicle access is there to the site?

A new vehicular access will be created to the south of the site off Bath Road. This will be in accordance with the new access which was previously granted planning permission.

#### What impact will the plans have on traffic?

A transport assessment will be submitted with the application which will assess the impact of the proposal on local traffic. Initial work has indicated that the number of vehicles associated with the development would not have an adverse impact on the local highway network.

#### How tall will the warehouse buildings be?

The warehouse buildings will be 13m tall

#### Will the warehouse buildings overlook residential homes on Sipson Way?

There are no windows proposed facing towards homes on Sipson Way.

#### Will there be an increase in noise?

Noise assessment work has informed the design and layout of the scheme to avoid adverse noise impacts on the nearest houses to the site. The walls of the warehouse building are being specially designed to limit any noise from inside the warehouse building, and the yard areas will be located on the opposite side of the buildings from Sipson Way.

#### Will the proposals block light to nearby residential properties?

The proposed building has been set back from the western boundary and limited to 13m in height. This will prevent loss of light to neighbouring properties. A Daylight and Sunlight Assessment has been carried out which demonstrates the proposals will not result in any harmful loss of light to nearby residential properties, in accordance with BRE Guidelines.

#### Will the proposals affect air quality?

An Air Quality assessment is being carried out and will be submitted with the planning application.

#### When will a planning application be submitted?

We would like to submit a planning application soon, in the coming weeks. The feedback received will be summarised in a report that will be submitted as part of the planning application.

**Heathrow**  
NCP Car Park Development

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