

Statement of Community Involvement

Manor Lodge

Relating to site at
Manor Lodge, Rickmansworth Road, Northwood, HA6 2QT

April 2023



hgh

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1.0 Introduction

1.1 This Statement of Community Involvement (“SCI”) has been prepared by hgh Consulting on behalf of Merchant Land Investments Limited (the “Applicant”), in support of a planning application submitted to the London Borough of Hillingdon (“LBH” or “the Council”) for the demolition of existing structures and creation of six family houses together with alterations to existing access points, associated parking and landscaping on land at Manor Lodge, Rickmansworth Road, Northwood, HA6 2QT (“the Site”).

1.2 The site is identified in Figure 1 below.



Figure 1: Aerial Image of the site (outlined in red)

1.3 This application submission follows pre-application engagement with the Council in November 2022 (ref: 49436/PRC/2022/180) and a public consultation event for the local community in February 2023.

2.0 Planning Policy Framework

2.1 The National Planning Policy Framework (“NPPF”) states:

- Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community. (Paragraph 39).
- Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. (Paragraph 40).
- The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. (Paragraph 41).

2.2 The Applicant's approach to community consultation reflects good practice by involving communities at the pre-application stage, as well as discussing the proposals with the local planning authority at an early stage.

2.3 In addition to adhering to the guidance in The Framework, the Applicant recognises the value of maintaining strong relationships with members of the local community, including both neighbouring properties and the School, by being proactive in sharing information about the proposals and responding to queries.

3.0 The Application Site

3.1 The Site and its surrounding context are described in detail within the Planning Statement and Design and Access Statement. For the purposes of this SCI, the following matters are of relevance:

- The site is located within the administrative boundary of the London Borough of Hillingdon, within the Northwood Ward.
- The site is currently occupied by a vacant two-storey property known as Manor Lodge and a dilapidated garage/outbuilding.
- The site is accessed off Rickmansworth Road and within 750m of Northwood Town Centre.
- The site is bounded by Moray House to the north of the site, a four-storey apartment block, by Kiln Farm, a detached property within a large plot to the south-east of the site and Northwood College to the east.
- The Local Plan policy maps shows the site as ‘white-land’ without any specific site / area designation with the Northwood / Green Lane Conservation Area located to the north-east.
- There is no relevant planning history at the site.

4.0 Proposed Development

4.1 Full planning permission is sought for:

Demolition of the existing structures and creation of 6 residential units together with alterations to existing access points, associated parking and landscaping.

4.2 A total of six residential units to provide 4-bedroom family semi-detached homes will be provided on the site. Each home will have access to a private rear garden and a first floor front facing balcony.

4.3 The proposed residential units have 2 parking spaces each with electric charging. 2 long-stay cycle parking spaces are also provided for each home, with 2 short-stay visitor spaces located on site.

4.4 The design adopts traditional forms, materials and detailing and takes inspiration from the local architecture to ensure that the development respects and enhances the site's contribution to the residential character and appearance of Northwood.

4.5 The proposed development is environmentally sustainable and makes a genuine contribution to family homes. The landscaping scheme retains the frontage boundary wall and the existing mature hedge on the Rickmansworth Road frontage, with the removal and replacement of low-quality trees and a scheme for new tree and shrub planting across the site.

5.0 Public Consultation

- 5.1 An exhibition was held on 2nd February 2023 between the hours of 15:30 and 18:30, in St Johns United Reformed Church Hallowell Road, Northwood, 850 metres north of the site, in Northwood town centre.
- 5.2 Letters inviting members of the community to the event were issued to the nearest 75 properties, from within 250m (approximate) radius of the site. Letters were also sent via email to Northwood Ward Councillors Higgins and Lewis.
- 5.3 The exhibitions took the form of the presentation boards (see below) and one-to-one discussions and explanations between the members of the public and the key members of the applicant team including members of hgh Consulting and Seabrook Architects.



Figure 2: Photo of the presentation boards

- 5.4 Seven people attended the exhibition. A high majority expressed considerable support of the scheme, with commendation paid to the approach to the inclusion of semi-detached family homes, rather than the creation of a flatted development.
- 5.5 A total of three feedback forms (a sample form can be found at Appendix 1) was completed at the event. A further two were taken at the event, but no response has been received. The results reveal:
 - The three forms completed were by two local residents and an employee in the area.
 - When asked what the most important qualities for the development are (Question 2), two responses chose "good design" and "high quality landscaping". The third outlined "considerate construction".
 - When rating the design of the proposed development (Qu. 3), all responses scored between 8 and 9 (1 being the lowest).

- When rating the proposed access and parking for the proposed scheme (Qu. 4), the response's scores ranged between 7 and 9 (1 being the lowest).
- For question 5, when asked if the exhibition had helped their understanding of the proposed scheme, the only completed response scored this 8 (1 being the lowest).
- No other comments were included in the three forms.

5.6 At the time of the event, the proposal did not include the replacement of the low-quality frontage conifer trees. When seeking views on the possibility of the removal of the low-quality frontage conifer trees, the attendees did not raise any objection to this approach. The relationship between the proposed residential units and Moray House to the north, and the considered siting and positive design aspects of the proposed scheme were also discussed with attendees, some of whom lived in Moray House.

5.7 The response to the proposals at the exhibitions reinforced the approach taken by the design team to the proposed development, ensuring a positive relationship with Moray House is created and pursuing a high-quality landscape-led approach to the creation of family residential units.

5.8 Separate discussions and a presentation of the pre-application scheme has also taken place between Merchant Land Investments Limited (owner/applicant), Julian Seabrook (Architect) and Northwood College. Similarly, the proposed six family homes scheme has been positively received, alongside on-going discussions regarding additional planting on the School's grounds adjacent to the rear garden boundaries (east) of the proposed dwellings.

6.0 Conclusion

- 6.1 This SCI details the pre-application consultation that has been undertaken by the Applicant for the proposed redevelopment of the Manor Lodge site in Northwood.
- 6.2 The pre application engagement complies with best practice set out in the National Planning Policy Framework (2021). The pre-application approach has been proactive in sharing information about the scheme with members of the local community via the public exhibition and separately with Northwood College as an immediate neighbour to the Site.
- 6.3 All the feedback received has been considered carefully by the Applicant and supports the positive feedback received at the time and further refinement to the design submitted as part of this Planning Application.

Appendix 1: Sample Feedback Form

Manor Lodge, Rickmansworth Road HA6 2QT

Public Consultation Feedback Form

Name (Optional):

Address (Optional):

Contact Details (Optional):



1. What is your relationship to the area?

Local resident Work Locally Visitor Other (please specify)

Other:

2. As a vacant site, when thinking about its future development, which of these are most important to you? (choose upto 3)

Delivering new family homes; Good Design; High quality landscaping; Considerate Construction; Environmental/Sustainability; Other (please provide details)

Other:

3. On a scale of 1-10 how would you rate the design of the proposed scheme?

1 2 3 4 5 6 7 8 9 10

Comments:

4. On a scale of 1-10 how would you rate the proposed access and parking provision of the proposed scheme?

1 2 3 4 5 6 7 8 9 10

Comments:

5. On a scale of 1-10 how would you rate today's exhibition in helping you understand the proposed scheme?

1 2 3 4 5 6 7 8 9 10

Comments:

6. Any other comments?

Comments:

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