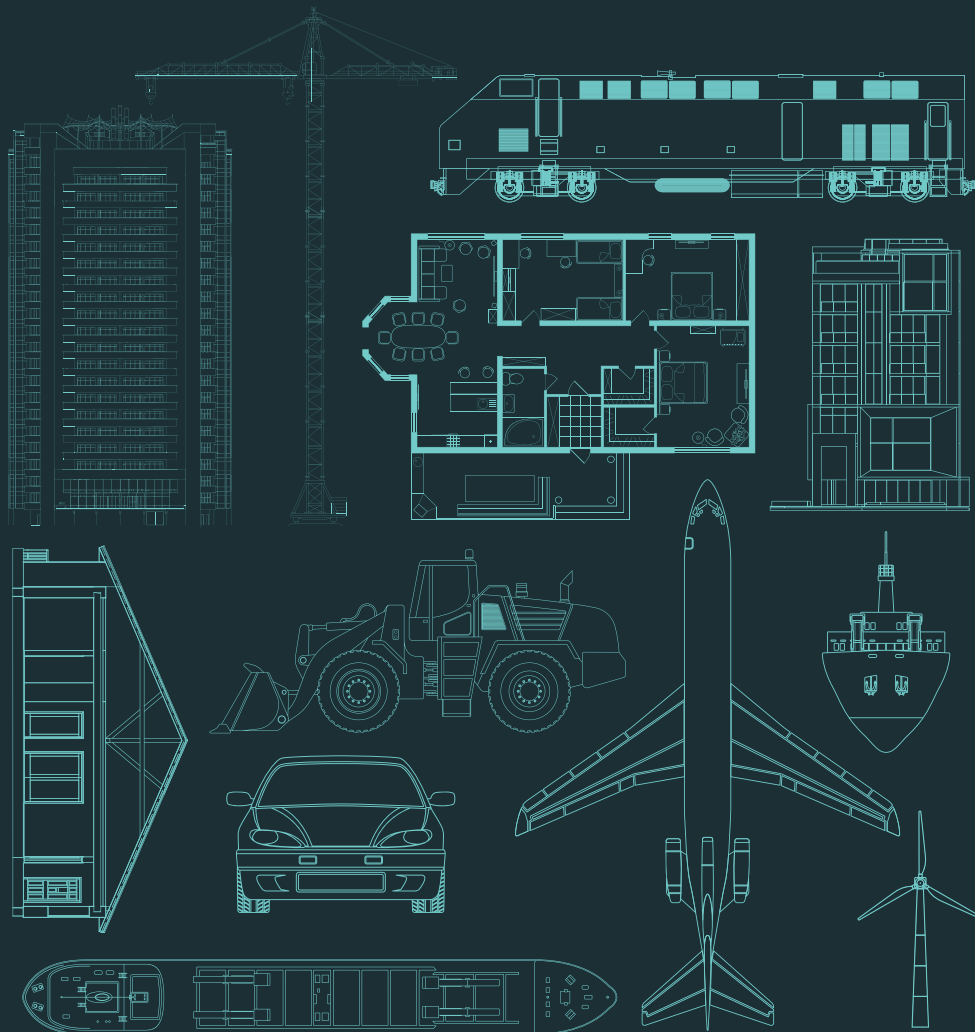


becg



Statement of Community Involvement **Land at 9 Nestles Avenue**

Created for Healey Development Solutions (Hayes) Ltd

July 2020

Contents

Executive Summary	3
Introduction	4
Site and Planning Context	5
Background	5
Previous Application	6
New Application	8
Pre-application Consultation	9
Planning Policy Framework	9
Approach.....	10
Virtual Public Consultation	11
Covid-19 Considerations	11
Virtual Consultation Display	13
Post-paid, online and 0800 comment facility	14
Number of visitors	14
Post-Application Consultation	17
Ongoing stakeholder engagement	17
Updating Material.....	17
Appendices	18

Executive Summary

This Statement of Community Involvement has been prepared by BECG on behalf of Healey Development Solutions (Hayes) Ltd, (referred to as “The Applicant”), to accompany a planning application for development at 9 Nestles Avenue, Hayes UB3 4SA (referred to as “The Site”) within the London Borough of Hillingdon.

This report provides a detailed review of the community engagement and consultation programme undertaken by the Applicant regarding amendments of the original planning application (Appeal Ref: APP/R5510/W/19/3230503) which was refused in March 2020. The proposed amendments predominantly seek to enhance the landscaping and natural public realm onsite, improve vehicle and pedestrian access, and clearly identify key access points to the site.

The objectives of the consultation were to ensure that residents and elected representatives were made fully aware of the proposed changes to the proposals and had an early opportunity to comment. As such, the Applicant implemented a programme of community consultation as follows:

Political Engagement: A briefing note was sent to ward councillors detailing the new improvements to the proposals and enhanced community benefits based on previous comments by the Planning Inspector. The Applicant also extended an invitation to meet with ward councillors via video conference, discuss the proposals in further detail, and ask questions.

Community Engagement: An invitation newsletter was sent out to approximately 500 local addresses outlining the key changes to the proposals and enhanced benefits of the development. The Applicant chose to consult with a distribution zone of approximately 500 addresses due to the comprehensive consultation that was conducted during the first application. Additionally, the level of interest for the proposals during the first application came mostly from within the immediate vicinity around the site. A dedicated community engagement website has been live since December 2018 at: www.9nestlesavenue.co.uk. This has provided regular updates and hosted the virtual consultation.

Virtual Public Exhibition: The Applicant invited approximately 500 local residents and stakeholders to view and comment on the emerging proposals via virtual public consultation hosted on the dedicated project website between 17th July and 24th July. This included Live Chat sessions taking place during weekdays between 9am and 5pm, where visitors could ask questions directly to the project team and provide feedback on the proposals.

During the consultation period, 22 people visited the website with 55% of all users visiting the virtual consultation page. In total, the website was viewed 42 times (returning visitors accounted for 40% of total website views). The project team initiated 22 Live Chats during the consultation period and received 2 engagements via this channel. A total of one feedback form was received via post. Feedback received questioned the costs of the affordable units and how many affordable units would be provided across the development.

Introduction

The Applicant is a leading developer specialising in the planning and development of mixed-use sites across London. The Applicant has extensive experience in delivering sustainable and high-quality developments that integrate with and enhance their local areas.

The Applicant is committed to working in collaboration with the local community throughout the development process. As such, the Applicant has undertaken extensive consultation activities to provide residents, local councillors, and other relevant third-party stakeholders the opportunity to review and comment on the proposed amendments.

This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by The Applicant in respect of its proposal for the site. This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stage, and the activity that The Applicant proposes to undertake post-application.

To assist with the community consultation and communication, The Applicant appointed Built Environment Communications Group (BECG) a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.

All feedback received is accounted for and represented within this document.

Site and Planning Context

Background

The site is located at 9 Nestles Avenue, close to Hayes town centre and Hayes and Harlington Railway station. It is 0.23 hectares in size and is currently occupied by a single-storey building with a 2-storey block to the south. The site is part of a larger industrial zone located to the south of the railway line and the Grand Union Canal, bordered by Nestles Avenue. The north of the site also shares a boundary with the Squirrels industrial estate.

The site has been identified for residential-led development by Hillingdon Council with adopted Policy SA5 seeking the delivery of the area shown below. The site shaded in red is the area that will be developed as part of this application.



Location of the site at 9 Nestles Avenue, Hayes UB3 4SA

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Previous Application

An application was submitted by The Applicant in December 2018 for a residential-led development with ground and first floor commercial space to Hillingdon Council (Ref: 51175/APP/2018/4260). The scheme proposed demolition of the existing building and redevelopment ground and first to provide:

- Approximately 80 residential units to the upper floors
- Commercial space at ground and first floor level
- A building of up to 10 storeys
- Associated landscaping and pedestrian access
- Disabled car parking and cycle parking spaces

The application was dismissed at appeal in March 2020.(Appeal Ref: APP/R5510/W/19/3230503), however, the key principles of development were considered acceptable. As a result, The Applicant has made significant improvements to the scheme based on the comments made by the Planning Inspector at appeal. This report details the community engagement The Applicant has undertaken to inform residents and stakeholders of the changes made to the application, as well as the opportunity to provide feedback during the pre-application stage of the proposals.

The adjacent table summarises the comprehensive engagement undertaken during the previous consultation period with residents and local stakeholders.

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Meeting / Event	Date	Activity
Invitation to Botwell Ward Councillors	17/10/2018	Email introduction to Ward Councillors to request meeting and provide first contact from the team to introduce the proposals
Invitation to other political stakeholders	17/10/2018	Email introduction to other political stakeholders including: • Cabinet Member for Community, Commerce and Regeneration - Cllr Douglas Mills • Cabinet Member for Finance, Property and Business Services - Cllr Jonathan Bianco • Cabinet Member for Planning, Transportation and Recycling - Cllr Keith Burrows • Leader of the Labour Group - Cllr Peter Curling • Leader of the Council - Cllr Raymond Puddifoot • The Right Honourable John McDonnell MP
Invitation to local community groups	19/10/2018	Email introduction to local community groups to request meeting and provide first contact from the team to introduce the proposals
Exhibition distribution	19/10/2018	Exhibition letters sent to 1,955 identified residencies and businesses
Public Exhibition	01/11/2018	Public Exhibition held to display the proposals to the local community and receive feedback
Consultation feedback period ends	15/11/2018	Consultation feedback period ends - preparation of the SCI begins
Meeting with John McDonnell MP	16/11/2018	Meeting with Mr McDonnell briefing him on the progress of the proposals

Summary of consultation conducted for Application (Ref: 51175/APP/2018/4260)

Several key engagements were undertaken during this consultation period to inform the wider community about the proposals. Due to the level of interest coming from mostly within the immediate area, The Applicant felt that it was appropriate to consult with a slightly reduced consultation area of approximately 500 addresses nearest to the site for the new proposals.

New Application

The revised scheme has been substantially improved to address several key concerns raised at appeal by the acting Planning Inspector, which included:

- Providing clear and identifiable entrances for public access
- Creating more attractive spaces around the development through landscaping improvements
- Providing a more meaningful setting around the proposed building

The Applicant took the Planning Inspector’s comments on board and implemented the following key changes to the proposals:

- The building footprint has been substantially reduced at ground floor, moving away from the western boundary to create a new service road. This means vehicle access is now separated from pedestrian access and has allowed for the creation of a Garden Walk
- Duplex apartments have been introduced along the main frontage of Nestles Avenue and the Garden Walk to replicate a traditional street frontage and provide identifiable entrances directly from the public realm
- Landscaping and natural surveillance has been increased on the frontage of Nestles Avenue and along the Garden Walk, creating attractive spaces and a more meaningful setting
- A colonnade has also been introduced to mark the entrance to the Garden Walk which will also act as a key feature to the site
- The commercial space at the ground floor level has been removed. Technical design amendments have allowed for an additional floor to be added, increasing the height of the building very marginally compared to the previous scheme.

Overall, the new application will provide:

- 103 new homes which also include Duplexes at street level
- A new Garden Walk and landscaped amenity space linking into the wider masterplan
- 3 roof garden terraces
- 4 disabled car parking spaces and 10 additional car parking spaces
- 182 cycle spaces

Pre-application Consultation

Planning Policy Framework

Both the Localism Act 2011 (‘the Act’) and the revised National Planning Policy Framework 2018 (‘NPPF’) include provisions relating to pre-application public consultation with respect to planning applications.

Section 122 of the Act was drafted to amend the Town and Country Planning Act 1990 to introduce a statutory duty for pre-application consultation prior to the submission of planning applications for classes of development prescribed by development order. However, so far only applications relating to certain wind turbine development have been so prescribed. As such, section 122 does not yet apply to most planning applications made under the Town and Country Planning Act 1990.

Published in July 2018, the revised NPPF seeks to frame pre-application consultation as a mechanism that can assist applicants and improve planning applications.

Paragraph 39 states that “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community”.

Paragraph 124 states that “effective engagement between applicants, communities, local planning authorities, and other interests throughout the [planning] process” can lead to better-quality design, create better places, and make development acceptable to communities.

Paragraph 128 states that “applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”. The NPPF acknowledges in paragraph 40 that local planning authorities (‘LPA’) cannot require an applicant to consult, but states that the LPA should “encourage” applicants “to engage with the local community before submitting their applications”.

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Approach

The consultation period sought to follow national and local engagement strategies by providing the local community with an opportunity to comment on and shape the proposals before the submission of the planning application. The consultation sought to:

- Inform the key changes and improvements made to the proposals since the previous planning application
- Provide a mechanism for interested individuals and parties to comment on the scheme and related issues
- Open lines of communication with residents and stakeholders that will continue throughout the planning process

The Covid-19 pandemic presented challenges in delivering traditional consultation methods, with no physical events or face-to-face meetings permitted since mid-March 2020. As a result, The Applicant has undertaken much of the consultation through remote and virtual means. This has involved:

- More traditional methods, such a printed newsletter delivered to approximately 500 households closest to the site and emails to key stakeholders
- A virtual exhibition was hosted on the project website, which allowed visitors to view materials outlining the key changes to the scheme. Visitors were also able to engage with the team directly through online ‘Live Chat’ sessions via the dedicated project website on weekdays from 9am – 5pm (during the consultation period). Additionally, online feedbacks forms were available for visitors to register their views on the proposals

The Applicant invited key stakeholders to meet via video conference to discuss the proposals in further detail. To date, The Applicant has not received a response to meet with stakeholders but remains committed to ongoing face-to-face communication with the community as soon as government guidance allows.

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Virtual Public Consultation

Covid-19 Considerations

Due to the social distancing measures implemented by the Government, the Applicant held a virtual public consultation to provide an opportunity for the community to view and comment on the revised proposals. The virtual exhibition was accessible online between **Friday 17th July and Friday 24th July 2020**.

Alongside the virtual consultation, the project team offered interested parties and key stakeholders the opportunity to participate in Live Chat sessions and video conference meetings during the consultation period (weekdays between 9am – 5pm).

Newsletter invitations were distributed to approximately 500 households (including businesses) in the local area advising of the proposals and inviting them to view the virtual consultation. Newsletter invitations were sent out to those homes and businesses in the area most affected by the proposals and were distributed in the week commencing 13th July 2020. The following map illustrates the distribution area:



For interested parties who did not have access to the internet, a freephone telephone number was listed on the newsletter invitation for individuals to call and request a hard copy of the proposals via post.

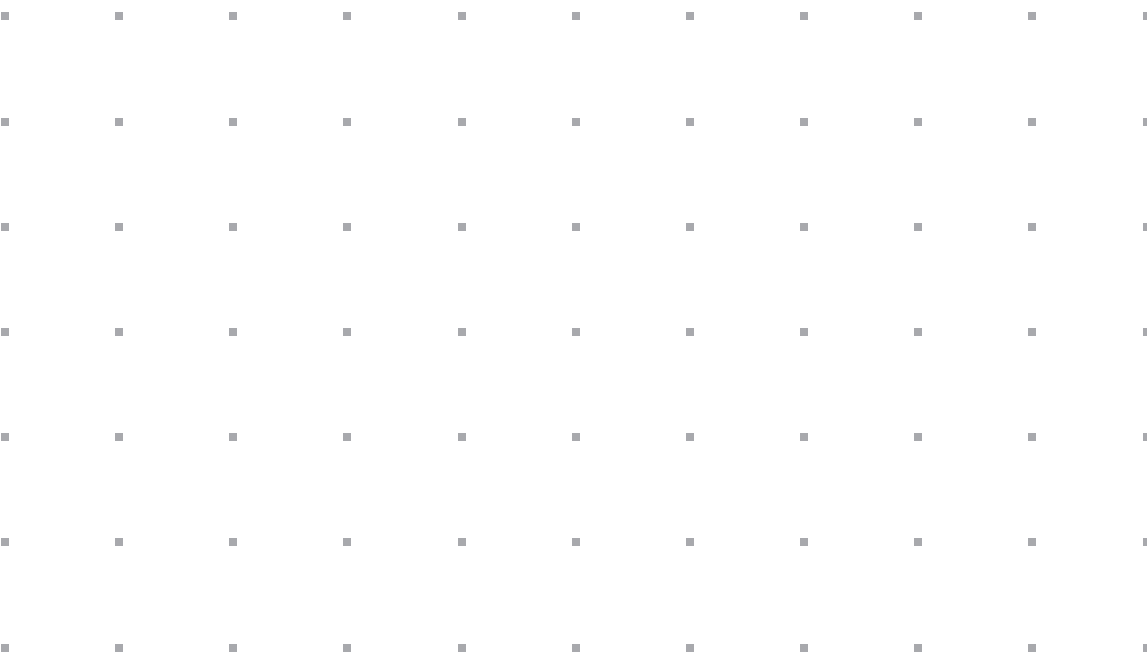
The newsletter invitation distributed to households contained the following information:

- Project update
- New changes and improvements made to the proposals (including images)
- Details of the forthcoming virtual public consultation and how to access this online
- A feedback form for respondents to fill complete and return via free-post envelope
- Contact details:
 - Freephone information line
 - Website URL
 - Dedicated email address

A copy of the virtual consultation newsletter invitation can be found in the appendices. A briefing note of the proposals was also sent to the following Botwell ward councillors on 14th July 2020:

- Cllr Scott Farley
- Cllr Janet Gardner
- Cllr John Oswell

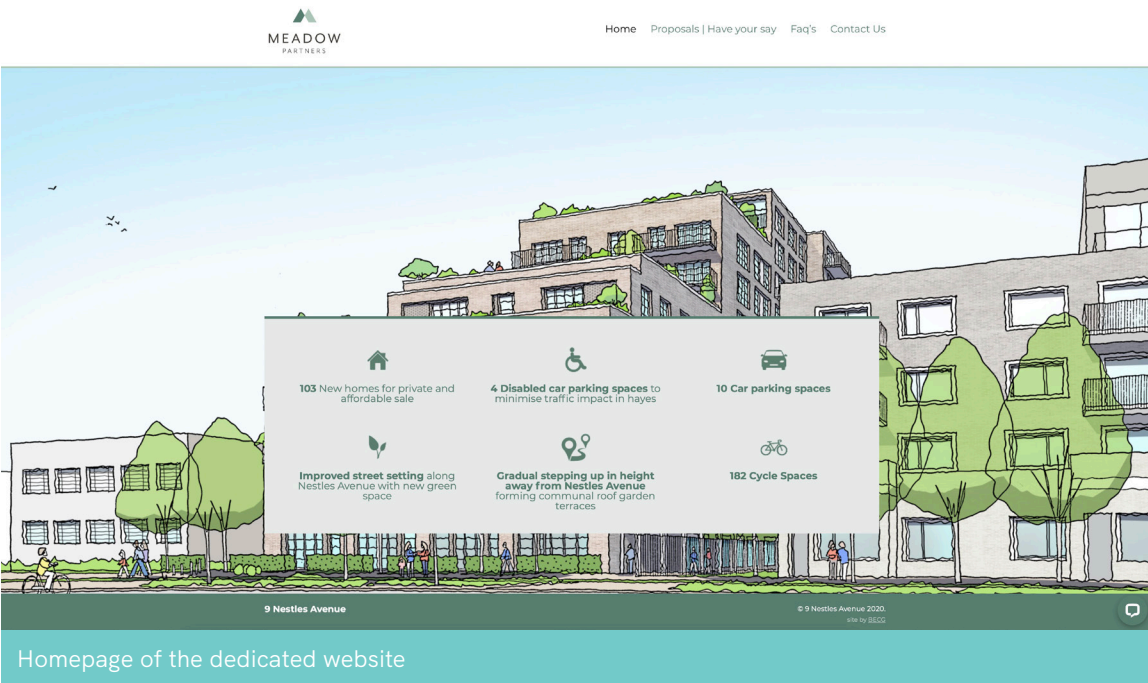
A copy of the briefing note and email communication with ward councillors can also be found in the appendices.



Virtual Consultation Display

The virtual public consultation was hosted on the dedicated project website at: www.9nestlesavenue.co.uk and provided a detailed overview of the proposals which included:

- Home page
- Summary of key characteristics of the site
- Proposals/Have your say
 - Outline of the proposals (the site, design, landscaping, transport and parking, homes) with interactive feedback questions at the end of each section
- FAQ's
- Contact Us



Post-paid, online and 0800 comment facility

Due to the Covid-19 restrictions, several virtual methods were implemented allowing additional channels of communication for local residents and community stakeholder to provide comments on the proposals:

- An online feedback form portal was available on the project website
- A Live Chat function was also operational on the project website allowing residents and stakeholders to speak directly with members of the project team during the consultation period (weekdays between 9am to 5pm)
- A dedicated phone line on **0800 298 7040** was in operation Monday – Friday between the hours of 9am and 5.30pm for residents and stakeholders to leave a voicemail (referencing their name, contact details, and the project site). A member of the project team would return their call via phone or email.
- A dedicated email address at **georgina.walker@becg.com** was also listed for local residents and stakeholders to request further information or provide additional feedback.

All feedback received has been reviewed and analysed by the project team.

Number of visitors

During the consultation period (17th July to 24th July), a total of **22** visitors have accessed the website, with 55% of all users visiting the consultation page. 60% of all visitors were new to the site, with 40% being returning visitors. The website received an average viewing time of 4 minutes 48 seconds. In total, the website was viewed 42 times.

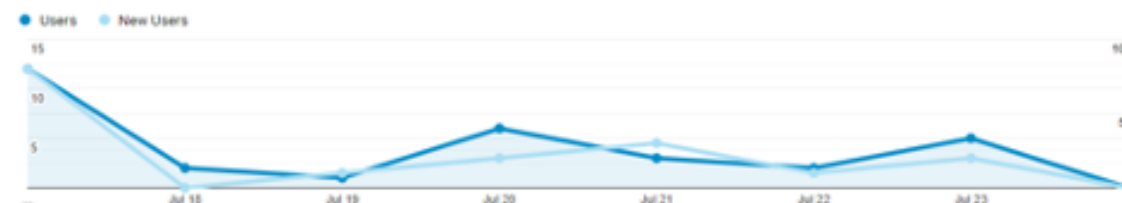


Chart of website activity between 17th July to 24th July 2020

Virtual Public Consultation Feedback

As of Friday 24th July 2020, the project team has received **one** feedback form that was completed and returned via post. No feedback forms have been received via the online feedback portal.

Q1. I am happy with the design approach of the building			
Yes	Unsure	No	No opinion
			X

Q2. I like the landscape-led approach			
Yes	Unsure	No	No opinion
	X		

Q3. I can see myself making use of the future public realm			
Yes	Unsure	No	No opinion
		X	

Q4. I am satisfied with the proposed amount of homes and affordable homes			
Yes	Unsure	No	No opinion
		X	

Q5. I am pleased that the plans have been made more sustainable and encourage the use of sustainable transport			
Yes	Unsure	No	No opinion
X			

Q6. I am pleased that pedestrian and vehicle movements have been separated			
Yes	Unsure	No	No opinion
X			

The respondent did not leave any additional written comments. Based on the answers provided, the respondent is largely indifferent regarding the design of the building which can be viewed as a neutral response. Although the respondent noted that they were not satisfied with the proposed amount of homes to be provided, they indicated their support of the increased sustainability and pedestrian safety features of the new proposals. The respondent had no additional comments to note regarding. Overall, this can be viewed as a mostly neutral/positive response with no key concerns raised.

Individuals were also given the opportunity to participate in Live Chat sessions with members of the project team on weekdays between 17th July and 24th July 2020 (9am-5pm). During the consultation period, a total of **2** Live Chat engagements have been held. Overall, 22 conversations were initiated by the project team to the visitor and 1 conversation initiated by the visitor (after a period of inactivity) to the project team. The content of the Live Chat sessions is listed below.



Response to comments

All comments received have been reviewed by the project team. The main concerns highlighted during the consultation and the Applicant’s response to each are detailed in the following table.

Key comments received from the virtual exhibition Live Chats:

Comment	Response
"Good afternoon. How much will the affordable rent be for a 3-bedroom property?"	We are working diligently with the local authority to agree affordable rent and shared ownership levels.
"Just looking through your website and planning report GLA/4801/01. I am aware the amount of affordable housing is still being calculated but do you have an estimate of how much there will be? I was just curious as the original application was 18% and the GLA report and Hillingdon Council were recommending somewhere in the region of 50%! Ouch, I do sympathise with your development and planning team. No real other pressing questions but good luck with your application approval".	The level of affordable housing will be dependent on tenure, but we will be looking to provide the maximum viable amount of on-site affordable housing in the scheme.

Post-Application Consultation

Ongoing stakeholder engagement

The Applicant will ensure that information about the proposals continues to be communicated to residents and all key stakeholders within the local community. Correspondence will be sent to all addresses within the distribution area, informing them once the application has been submitted.

Access to a freephone telephone enquiry line on **0800 298 7040** will remain in operation post-application to allow members of the public to enquire about the progress of the proposals.

Updating Material

The consultation website at: www.9nestlesavenue.co.uk will be updated on an ongoing basis as the proposals continue to progress through application process. The website will act as a central hub of information for the project in which residents and stakeholders within the community can access.

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Appendices

Invitation Newsletter

Consultation on New Homes at 9 Nestles Avenue

Welcome to our newsletter, providing you with the latest news regarding our emerging plans for 9 Nestles Avenue.



Artists impression of the proposed development

We would like your views on plans to deliver purpose-built new homes at 9 Nestles Avenue. The site is within a masterplanned area identified by the Council for growth. A previous planning application was submitted in 2018, but we have made several changes to improve the plans. Enhanced landscaping has been the forefront of the revised designs and we would like to know what you think before we submit a new application in late summer 2020.

Our Vision

- 103 private and affordable new homes
- 4 disabled car parking spaces
- 182 cycle spaces
- 10 accessible car parking spaces to minimise traffic impact in Hayes

- Improved street setting along Nestles Avenue with new green space
- New Garden Walk and landscaped amenity space linking into the wider masterplan
- Duplex homes along Nestles Avenue and Garden Walk
- Gradual stepping up in height away from Nestles Avenue forming communal roof garden terraces

About you

If you would prefer your comments to be anonymous, please provide us with your comments on our consultation where you live or relate to the site.

Title (Mr/Ms/Ms/Ms/Ms/Ms)

First Name or Initial Surname

Address

Postcode Telephone

Email address

Age Group (please check)

Under 15	15-24	25-34	35-44	
45-54	55-64	65-74	75-84	85+

If you would like to be contacted further about the proposal, please tick this box.

Q1 I am happy with the design approach of the building

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q2 I like the landscaping approach

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q3 I can see myself making use of the future public realm

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q4 I am satisfied with the proposed amount of homes and affordable homes

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q5 I am pleased that the plans have been made more sustainable and encourage the use of sustainable transport

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q6 I am pleased that pedestrian and vehicle movements have been improved

Yes ☐ Unsure ☐ No ☐ No Option ☐

Q7 Do you have any additional views/comments on the approach taken to improve the previous design and layout of the scheme?

Yes ☐ Unsure ☐ No ☐ No Option ☐

Privacy Statement

We (BECG) in this form, you are agreeing that B&C Environmental Communications Group (B&C) will hold and process your personal data in order to be able to communicate with you.

B&C will only share your personal data with the project team for planning evaluation purposes.

Your identifiable personal data will not be used for any other purposes without your consent.

B&C and Meadow Partners will use your data to:

- Conduct a consultation about the proposed scheme and provide you with your contact details.
- Provide a statement of community consultation or other document about the plan.
- Consultation that will be submitted to the planning authority or other body who will be a publicly available document. Your comments will be anonymised and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask more about the comments you make. B&C acts on behalf of Meadow Partners, to run public consultation activities.

Data Protection

We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (2016/679) and your personal data will not be transferred outside of the European Economic Area. You can view our full Privacy Statement (Data Protection Policy) under Information Policy and contact us to make a Subject Access Request or the following website address: being.com/9a or by contacting us on 0203 882 8827 / dataprotection@being.com

Business Reply Plus

License Number RUBE-GYRA-EUTA

Exhibition Response

B E C G
8-10 Mansion House Place
London
EC4N 8B





Aerial Plan

How the plans have changed

- Commercial space at the ground floor has been replaced with duplexes designed to give the street a more residential feel
- Building footprint has been reduced, maximising opportunity for green space
- Vehicle movements have been separated from pedestrian space improving the environment for those on foot
- Increased and improved level of landscaping
- Plans have been made more environmentally friendly by encouraging sustainable travel such as cycling

Let us know your views

We'd like to know what you think of the plans before we submit an application. To do that you can:

1. Complete the tear-off feedback form at the bottom of this page and return it to us via freepost or email
2. Go online at www.9nestlesavenue.co.uk where you can view the plans or chat directly to one of the project team on Monday-Friday between 9am-5pm
3. Call us on 0800 298 7040 or email Georgina.Walker@becg.com

Thank you for taking the time to read through our revised proposals for the site. Please let us know what you think by filling out this feedback form which can be torn off from the main newsletter and mailed back to us via freepost.

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Business Reply Plus

License Number RUBE-GYRA-EUTA

Exhibition Response

B E C G
8-10 Mansion House Place
London
EC4N 8B



Councillor Briefing Note

9 Nestles Avenue Briefing note

A summary of the main changes from the previous scheme are as follows:

- The building footprint has been reduced, moving away from the western boundary to create a new service road. This means vehicle access is now separated from pedestrian access. This has allowed for the creation of a Garden Walk to the east.
- Family home apartments have been introduced along the main frontage of Nestles Avenue and along the Garden Walk, to replicate a traditional street frontage and help provide identifiable entrances.
- The landscaping has been significantly increased and improved on the frontage with Nestles Avenue and along the Garden Walk, creating attractive spaces and a more meaningful setting.
- A colonnade has been introduced to mark the entrance to the Garden Walk and provide a key feature.
- The commercial space at ground floor level has been removed, meaning that with technical design amendments an additional floor has been added. However, this only increases the height of the building very marginally when compared to the height of the previous scheme.



Artists impression of the proposed development



Perspective view of the development

Revised scheme

- 103 private and affordable new homes
- 4 disabled car parking spaces
- New Garden Walk and landscaped amenity space linking into the wider masterplan
- 3 Roof garden terraces
- Family apartments at street level
- 182 Cycle spaces
- 10 accessible car parking spaces



Aerial Plan

- Nine Nestles Avenue
- Sustainability corridor
- Rain Gardens (SUDS)
- Reception courtyards
- Private terraces
- Service Mews
- Play zones
- Garden walk
- North boundary
- Level 04 Communal terrace
- Level 06 Play terrace
- Level 09 Communal terrace
- Level 11 Biodiverse roof and PV panels
- Roof top plant



Artists impression of the garden walk



Examples of landscaped frontages

Privacy Statement

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B&C will only share your personal data with the project team for planning evaluation purposes.

Your identifiable personal data will not be used for any other purposes without your consent.

B&C and Meadow Partners will use your data to:

- Conduct a consultation about the proposed scheme and provide you with your contact details.
- Provide a statement of community consultation or other document about the plan.
- Consultation that will be submitted to the planning authority or other body who will be a publicly available document. Your comments will be anonymised and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask more about the comments you make. B&C acts on behalf of Meadow Partners, to run public consultation activities.

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Business Reply Plus

License Number RUBE-GYRA-EUTA

Exhibition Response

B E C G
8-10 Mansion House Place
London
EC4N 8B



18

Copy of Councillor engagement


Georgina Walker
 To: [Redacted]
 Bcc: [Redacted]

This message was sent with High importance.


 Meadow Partners - 9 Nestles Avenue Briefing Note.pdf
 5 MB

Dear Ward Councillors,

Healy Development Solutions is consulting on new plans for private and affordable homes at 9 Nestles Avenue, after the previous application (Ref 51175/APP/2018/4260) was refused by Hillingdon Council in 2019. The application was subsequently heard by the Planning Inspector where although the Inspector agreed that Hillingdon's main reasons for refusal could not be substantiated, the Inspector concluded that there were still a number of ways in which the scheme could be improved.

Following this, we remain keen to work with the Council to progress new plans for the site and have now appointed a new architect to progress the scheme and address the comments made by the Inspector. Please find a briefing attached which outlines the changes that have been made to the proposals, which will form part of a new planning application. The target submission date for the new application is late July 2020. Before submission we will also be undertaking a remote consultation of immediate neighbours to gain their views on the revised plans.

If you would like to discuss the plans further, or would like to know more about the plans for consultation, we would be happy to arrange a conference/video call to update you on the proposals and hear your views in advance of submission.

If this is something you would be interested in, please let me know.

Kind regards,
Georgina


Georgina Walker
 To: [Redacted]
 Cc: [Redacted]

This message was sent with High importance.

Dear Ward Councillors,

You may recall we contacted you recently regarding Healy Development Solutions' consultation on new plans for private and affordable homes at 9 Nestles Avenue after the previous application (Ref 51175/APP/2018/4260) was refused by Hillingdon Council in 2019.

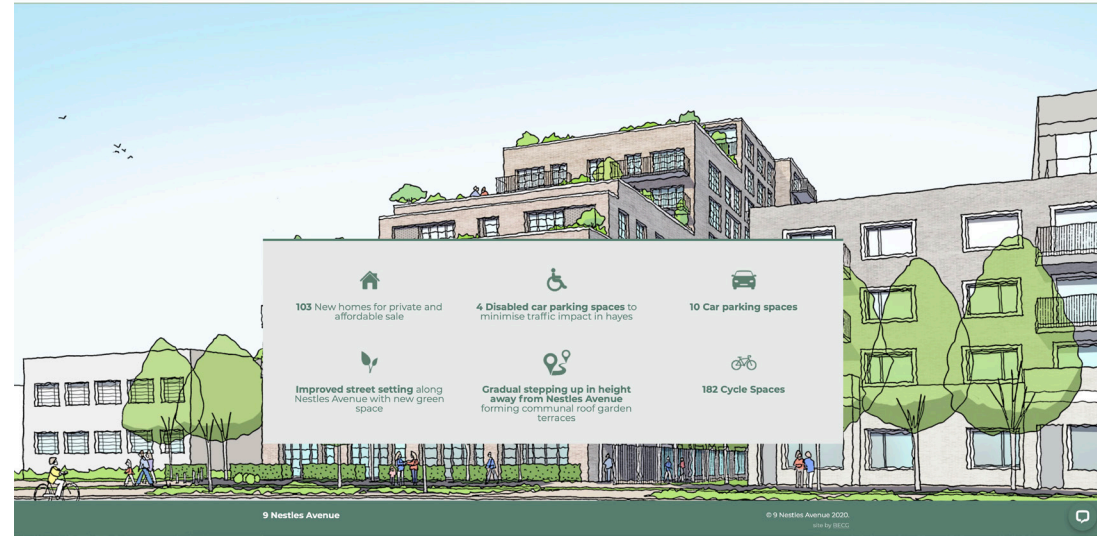
The virtual consultation is currently live on our dedicated project website that you can find at <https://9nestlesavenue.co.uk/>. We would appreciate hearing your views on the amended proposals and remain keen to work with the Council to progress new plans for the site.

The target submission date for the new application is late July 2020. If you would like to discuss the plans further, we would be happy to arrange a conference/video call to update you on the proposals and hear your views in advance of submission. If this is something you would be interested in, please do not hesitate to get in contact.

Kind regards,
Georgina

Copy of web pages


 Home | Proposals | Have your say | Faq's | Contact Us



9 Nestles Avenue

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PROPOSALS | HAVE YOUR SAY

We would like to invite you to read through our proposals where we demonstrate the key features of the development and many community benefit to that will be delivered as a result of our scheme. We welcome all feedback and if you would like to have your say, please email to the bottom of the page, and fill out the questions for each section of the proposals. Alternatively, please feel free to read through the proposals and you can contact us here should you have any further queries at a later date.

1 The Site 2 Design 3 Landscape 4 Transport and Parking 5 Homes 6 Submit

THE SITE AND PLANNING BACKGROUND

The site has been identified for residential development by Hillingdon Council, when the Council and the QLA wanted to develop a strategy to develop the wider area shown below. The site shaded in red is the area which will be developed as part of this application.



Several of the surrounding sites benefit from planning consents or are currently being built on, and our site will contribute to completing the missing pieces and delivering the wider vision for the area.

As a new planning application was submitted in 2018, but we have made several changes to improve the plans which will form the basis of a new planning application, and will be submitted to the Council in the coming weeks.



Q1. Do you think the development of the site will enhance the surrounding area and help complete the vision of the masterplanned area?

☐ Yes
 ☐ Unsure
 ☐ No
 ☐ No Opinion

Comments:

Q2. What are your biggest concerns regarding the development here?

1 The Site 2 Design 3 Landscape 4 Transport and Parking 5 Homes 6 Submit

REVIEW AND SUBMIT

Your contact details

Address

United Kingdom

Privacy Statement

By filling in this form you are agreeing that Built Environment Communications Group (BECG) can hold and process your personal data in relation to this public consultation exercise.

- BECG will only share your personal data with Meadow Partners for planning evaluation purposes only.
- Your identifiable, personal data will not be used for any other purposes without your consent.

BECG and Meadow Partners will use your data to:

- Send you updates about the project (where you provide us with your contact details).
- Develop a Statement of Community Consultation (or similar document) about this public consultation that will be submitted to the planning authority or similar body; this will be a publicly available document. Your comments will be anonymous, and we will only identify you in these reports with your express permission.

If you provide us with your contact details, we might also contact you to ask you more about the comments you've made.

BECG acts on behalf of Meadow Partners to run its public consultation activities.

YOUR DETAILS

If you choose not to fill in all parts of this section, we will not be able to include your comments in the consultation process.

Name *

Title ▼ First name or initial Last

Postcode *

Age group *

☐ Under 16
 ☐ 16-18
 ☐ 19-24
 ☐ 25-34
 ☐ 35-44
 ☐ 45-54
 ☐ 55-64
 ☐ 65-74
 ☐ 75-84
 ☐ 85+

YOUR CONTACT DETAILS

We will use these details to contact you and update you on the proposals. You don't have to fill in this section if you'd rather we didn't contact you.

Address

Street Address

Address Line 2

Town/City County

Email

Phone

If you would like to receive updates about the project, please check the appropriate box below, otherwise, leave blank.

☐ Email
 ☐ Post
 ☐ Telephone

Data Protection

We hold all personal data in accordance with the General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of the European Economic Area. You can see our Full Privacy Statement, Data Protection Policy, Data Retention Policy and find out how to make a Subject Access Request at the following website address becg.com/da or by contacting us on 07602 893 893 / data.protection@becg.com.

PREVIOUS SUBMIT

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FREQUENTLY ASKED QUESTIONS

How will it affect the local area? ▼

Will the plans affect my privacy? ▼

How will construction impact local residents? ▼

Will this affect my ability to park? ▼

Will there be affordable housing? ▼

How will this development impact the local environment? ▼

Will I have further opportunity to view and comment on the plans? ▼

MEADOW PARTNERS Home Proposals | Have your say Faq's Contact Us



CONTACT US

Thank you for taking the time to read through our revised proposals for the site. If you have any additional queries or would like to discuss the proposals in further detail, please do not hesitate to contact us:

Online at: www.nestlesavenue.co.uk

Call us on: 0800 298 7040 (please leave your name, number and reference the project name 'Nestles Avenue', and a member of the team will return your call)

Email at: georgina.walker@becg.com

We look forward to hearing from you.

Unrivalled national, regional & local networks

East

Cambridge: 01223 608 000
Norwich: 01603 567 991

London

020 3697 7630

Midlands

Birmingham: 0121 728 3870

North

Manchester: 0161 359 4100
Leeds: 01134 681 210

South

Winchester: 01962 893 893

West & Wales

Bristol: 0117 247 0151
Cardiff: 029 2167 0468

becg

becg.com

enquiries@becg.com

