

# St. Andrew's Gate, Town Centre Extension, Uxbridge Hybrid Planning Application

## Statement of Community Engagement



**ST. ANDREW'S PARK**

UXBRIDGE



**ST. MODWEN**

## **St. Andrew's Gate, Town Centre Extension, Uxbridge**

### Statement of Community Engagement

*Prepared by Camargue for and on behalf of Vinci St. Modwen*

**June 2024**

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## 1. Executive summary

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- 1.1 This Statement of Community Engagement (SCE) supports the hybrid planning application submitted by Vinci St. Modwen (VSM) for the redevelopment of the St. Andrew's Gate, Town Centre Extension, Uxbridge (TCE) site at St. Andrew's Park.
- 1.2 This document describes VSM's approach to pre-application consultation and engagement with the local community and key political stakeholders, the feedback received, and how it has responded. An overview of VSM's pre-application consultation with the London Borough of Hillingdon (LBH) and Greater London Authority (GLA) is set out in the submitted Planning Statement.
- 1.3 VSM is a partnership between Vinci Plc and St. Modwen. As master developer for St. Andrew's Park since 2012, to date it has delivered 1,000 high-quality homes, a state-of-the-art primary school and a vast public park. VSM has also contributed over £10 million to support local education, over £3 million to improve local highways and wider transport links, and £600,000 towards local healthcare services. It has also made a commitment to provide £1.25 million towards social, leisure and community schemes across the borough.
- 1.4 TCE is the final phase of St. Andrew's Park. VSM is proposing a vibrant new area, with homes and commercial and leisure amenities for the community to enjoy, as well as outdoor public spaces.
- 1.5 VSM recognises the importance and value of involving local communities in the planning and development process and has been committed to consulting in a way that is relevant to the location, nature and scale of its proposals. It has proactively sought to consult key stakeholders, including the local community, resident associations and political representatives to ensure that the proposal took the views of local people into account.
- 1.6 Following the principles for the development of the site being agreed between VSM and LBH in 2021, in March 2022 VSM provided the local community with an initial opportunity to view the high-level, evolving proposals for the site and contribute views and ideas on what spaces and amenities they would like to see delivered there. This took the form of a community event and an initial consultation held over a period of three weeks. At this time VSM also engaged with key political representatives.
- 1.7 VSM then reviewed the feedback received from the community, along with its discussions with LBH and the GLA around the design of the scheme, and evolved its proposals. These proposals were then presented to the community and key political stakeholders in October 2023 when a second consultation was undertaken over a period of three weeks.
- 1.8 Throughout the programme of pre-application consultation and engagement, VSM aimed to give people the opportunity to view the plans, ask questions and provide feedback. The consultation also sought to explain the context for the proposals, and how they relate to progress across the wider development.
- 1.9 Both the initial consultation and consultation on the detailed proposals were promoted through a range of channels and centred around one-day community events which were well-attended. During both consultation periods, a dedicated email address and phone line were available for people to ask questions about the proposals.

- 1.10 The overall feedback from the community and key political stakeholders was largely positive throughout, with many people pleased to see proposals come forward for the TCE site and supportive of the planned delivery of community and social infrastructure. There were some constructive comments made about specific elements of the scheme, which VSM has carefully considered prior to the submission of this planning application.
- 1.11 VSM is committed to maintaining an open dialogue with the community and stakeholders as the proposals progress. This is part of its wider strategy to engage with the growing community at St. Andrew's Park. It will continue to keep the local community updated during determination of the planning application and, subject to approval, during the construction phase, via the development website.

## 2. Introduction

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- 2.1 This Statement of Community Engagement (SCE) supports the hybrid planning application submitted by VSM for the redevelopment of the St. Andrew's Gate, Town Centre Extension, Uxbridge (TCE) site at St. Andrew's Park.
- 2.2 It sets out the approach to, and outcomes of, VSM's pre-application consultation and engagement with the local community and key stakeholders. An overview of VSM's pre-application consultation with the London Borough of Hillingdon (LBH) and Greater London Authority (GLA) is set out in the submitted Planning Statement.
- 2.3 The existing site, which forms the final element of the St Andrew's Park development, comprises vacant brownfield land and the Grade II listed former cinema building and associated car park in the south of the site. The site is currently enclosed by construction hoardings and not in active use. It is situated within Uxbridge Town Centre and the locally listed St. Andrew's Gate is also included within the site area.
- 2.4 The application seeks a hybrid planning permission for a mixed-use development comprising the following:

In outline:

- Creation of up to no. 356 residential dwellings (Class C3) within three new build blocks, of up to 10 storeys;
- Up to 1,100sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)) at ground floor level, which will include a convenience store of up to 440sqm (GIA) located in Building Zone C and other flexible commercial floorspace at ground floor level in Building Zones B and C; and
- Associated car parking and hard and soft landscaping.

In full:

- Change of use of the former cinema building to reinstate a gym (E(d)) in the Main Hall and change of use of former squash courts to a café (E(b));
- Associated car parking and hard and soft landscaping and access alterations;
- External alterations to the building

*Note: The details of the refurbishment of the building including all internal and external alterations are to be secured by a Listed Building Consent submitted in parallel.*

- 2.5 The mixed use residential-led redevelopment of the TCE site was agreed in principle between VSM and LBH in 2021 and since then, VSM has engaged in extensive pre-application discussions with LBH and the GLA. VSM has consulted the community and key political representatives on the proposals in two stages, and evolved the plans to incorporate the

feedback received where appropriate. The submitted planning application reflects this feedback.

### 3. Methodology and approach

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- 3.1 VSM's approach to pre-application consultation and engagement has met national and local government policy and guidance provided at both at a national and local level. This encourages proactive communication between applicants, local planning authorities and local communities to help facilitate better planning decisions and outcomes.

*"The council encourages applicants to engage with the wider community at the earliest stage of preparing their development proposal where it will add value to the process and the outcome. The people involved and the level of engagement needs to be proportionate to the nature and scale of a proposed development."*

**LB Hillingdon's Statement of Community Involvement in Planning (SCI), 2021**

*"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)*

**Revised National Planning Policy Framework (NPPF), 2023**

- 3.2 The consultation was carried out in line with the NPPF published in September 2023. At the time of writing, a revised NPPF has been published (in December 2023). The guidance around engagement with local communities is consistent with the previous version of the NPPF.

#### **Approach to consultation and engagement**

- 3.3 VSM worked with specialist consultancy Camargue to develop a consultation and engagement strategy which was designed to:
- Share the proposals with the local community and political stakeholders at key stages and raise awareness of the planned development
  - Provide opportunities for these stakeholders to engage with the proposals and give feedback – which was to be incorporated into the plans where relevant and compliant with wider planning policy requirements
  - Identify and address any queries or concerns from these stakeholders before the plans were finalised
- 3.4 VSM undertook a two-stage consultation process:
- Initial presentation of the high-level proposals for TCE to the community and key political stakeholders in March 2022 – giving people the opportunity to provide comments and suggestions on the spaces and amenities they would like to see delivered.

- Presentation of the evolved proposals for TCE to the community and key political stakeholders in October 2023 – giving people the opportunity to learn more about the detailed proposals and provide specific feedback on these.

## 4. How VSM consulted

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### Initial opportunity to contribute to the evolving proposals – March 2022

- 4.1 In March 2022, VSM first provided the local community and key political stakeholders the opportunity to contribute to the emerging plans for the TCE site. At this stage VSM sought to gain insight on what the community would like to see delivered in the final part of St. Andrew's Park.
- 4.2 VSM held a community event where high-level proposals were presented and attendees were asked for comments on the types of spaces and amenities they would most like to see delivered. Ideas and early plans were shown on large exhibition panels (which can be found in Appendix A of this document) and the community was encouraged to complete feedback forms to provide comments as well as to contribute to 'ideas charts' with post-it notes.
- 4.3 The community event was well-publicised including through a flyer, newspaper advert, press release, posters and letters. It was attended by c.400 people and a consultation was then held for three weeks during which time 70 feedback forms were submitted.
- 4.4 VSM's consultation email address and a consultation telephone number were staffed by the project team throughout the consultation process.
- 4.5 At the time VSM also held meetings with St. Andrew's Park Residents' Association (SAPRA) and with political representatives including Councillor Eddie Lavery at LB Hillingdon, who at the time was Cabinet Member for Environment, Housing and Regeneration.
- 4.6 VSM then considered the comments provided by the local community and developed its proposals further. It also considered and incorporated feedback received from LBH and the GLA around the design of the scheme, changing certain elements including the retaining of the historic St. Andrew's Gate in its current position.

### Consultation on evolved proposals – October and November 2023

- 4.7 In October and November 2023 VSM presented its updated proposals for TCE to the local community and key political stakeholders.
- 4.8 This consultation centred around a community event which was well publicised and promoted, through the following channels:
  - Around 4,000 flyers sent to addresses in the immediate area – including residential properties at St. Andrew's Park and the surrounding area of the town centre and Hillingdon Road (a map of the distribution area and copy of the flyer can be found in Appendix B)
  - Promoted on the St. Andrew's Park website
  - 10 posters / signs displayed around St. Andrew's Park
  - A letter sent over email to the following stakeholders (which can be found in Appendix C).
    - Cabinet members and relevant officers at LB Hillingdon
    - Ward members for the site (Hillingdon West)
    - The Member of Parliament for the constituency the site is located in

- 4.9 The drop-in community event was held on Saturday 21 October 2023 (11am – 3pm). The proposals were presented on exhibition panels (which can be found in Appendix D) and the community had the opportunity to speak with the project team and provide their feedback. There were also community activities available including face painting, a craft market and refreshments stands. Around 230 people attended this event.
- 4.10 The community event was staffed by a team representing VSM including architects (Pollard Thomas Edwards) and community engagement (Camargue). The proposed operator of the gym at TCE was also present at the event and available to answer questions about the proposed facility.
- 4.11 At this event, and in the weeks following, people had the opportunity to provide feedback through a paper form or online form (Appendix E). 74 feedback forms were submitted in total, 39 completed on the day and 35 submitted through the online form. The feedback window was open until Saturday 11 November 2023, lasting three weeks in total.
- 4.12 At the event there was also a feedback board for people to share short comments on post-it notes.
- 4.13 VSM's consultation email address and a consultation telephone number were staffed by the project team throughout the consultation process.

#### **Engagement with political stakeholders and community organisations**

- 4.14 VSM has engaged with all relevant political stakeholders throughout the consultation process, including writing to the following stakeholders and inviting them to the consultation events:
- **Steve Tuckwell**, MP for Uxbridge and South Ruislip
  - **Councillor Adam Bennett**, Ward Member for Hillingdon West
  - **Councillor Reeta Chamdal**, Ward Member for Hillingdon West
  - **Councillor Ian Edwards**, Leader of the Council
  - **Councillor Jonathan Bianco**, Deputy Leader and Cabinet Member for Property, Highways and Transport
  - **Councillor Eddie Lavery**, former Cabinet Member for Environment, Housing and Regeneration at LB Hillingdon
- 4.15 Of these, VSM has met with the following stakeholders to discuss the proposals in person:
- Steve Tuckwell MP
  - Councillor Adam Bennett
  - Councillor Jonathan Bianco
  - Councillor Eddie Lavery
- 4.16 VSM also engaged with residents' association SAPRA to let them know about the consultation and invite them to the community events.

## 5. Feedback

### Initial consultation on high-level proposals – March 2022

- 5.1 VSM gave the local community and key political stakeholders an initial opportunity to provide feedback on the high-level proposals for TCE in March 2022, at a community event and through a three-week consultation.



- 5.2 Feedback received verbally at the event was overwhelmingly positive, with residents supporting the redevelopment of the site and positive about the delivery of non-residential spaces in particular. Residents were engaged with the proposals and had lots of ideas of what they would like to see.
- 5.3 In the written feedback forms, the significant majority (87.1% of respondents) supported the proposals for the final part of St. Andrew's Park.
- 5.4 We have summarised the main themes of the feedback received at this stage in the table below.

Feedback from the community	How VSM responded
Many people wanted to see <b>spaces for health and wellbeing</b> created on site	VSM considered this feedback and developed proposals for the creation of a new gym in the former cinema building. This will be a space for the community and local residents to enjoy, and will include facilities for fitness classes such as yoga as well as gym space.

Feedback from the community	How VSM responded
<p>People expressed the desire for more <b>restaurants, cafés and convenience stores / shops</b> in the area</p>	<p>The proposals were developed to provide a local convenience store, a café and flexible floorspace which could accommodate restaurants and shops.</p>
<p>The need for <b>performance / events space, and space for arts and cultural activities</b></p>	<p>The initial intention was for the former cinema building to be transferred to ownership of LBH, in line with site wider hybrid planning consent, to provide a community / cultural space.</p> <p>However, LBH later advised that it already had three venues that provide a significant programme of cultural and community events and that there was no longer a business case for LBH to take over the building.</p> <p>VSM retained ownership of the former cinema building and agreed to pay LBH a £1.25 million contribution to fund leisure, social, environmental, recreation and community projects across the borough.</p> <p>VSM has since engaged with local arts and culture societies and organisations, and invited these groups to come forward with proposals for using the space. However, the listed status and restrictions associated with converting the building mean no commercial offers were progressed.</p>
<p>The desire for <b>green, open spaces</b> including areas for markets and community activities</p>	<p>The scheme has been developed to provide areas of public realm which incorporate soft landscaping and connect seamlessly with the wider St. Andrew's Park. A public square is located centrally within the scheme and provides a space for the community to use, which could accommodate markets in the future.</p>

Feedback from the community	How VSM responded
<p>The desire for space to <b>come together as a community</b>, such as a community centre, a library or play space for children</p>	<p>VSM appreciates that the community would like to see spaces to come together developed.</p> <p>While there are no specific plans to create a community centre, VSM will be delivering flexible spaces which could accommodate a range of uses including local community uses.</p> <p>The proposal includes a new pocket park which will incorporate children's play features.</p>
<p>The desire for more spaces to work, such as <b>flexible workspaces</b></p>	<p>VSM will be creating flexible spaces as part of the TCE redevelopment, which could be used as a workspace.</p>
<p>The desire for better public infrastructure including a <b>GP surgery or health centre</b></p>	<p>The proposals for TCE include flexible floorspace which could accommodate a medical use including a GP Surgery (Use Class E (e)), subject to demand being confirmed by an operator (such as the Primary Care Trust / NHS). In addition. The Community Infrastructure Levy contribution generated by the development could be used by LB Hillingdon to support the creation or expansion of these facilities in the local area.</p> <p>Attendees at the consultation event in October 2023 noted that the original planning consent for the redevelopment of St. Andrew's Park included the provision of a GP surgery.</p> <p>The original planning consent required VSM as owners of the land to issue a written notice to the Primary Care Trust requesting confirmation as to whether the healthcare facility was required.</p> <p>VSM issued the notice and attempted to secure a healthcare facility on site. However, the planning consent and associated S106 Agreement, also stated if the Primary Care Trust confirms the facility is not required or fails to agree a lease for</p>

	<p>the facility within six months of the notice being issued then the requirement to provide a healthcare facility will cease to have effect and a healthcare contribution must be paid.</p> <p>LBH confirmed the healthcare contribution must be paid in July 2014 as it had been over six months since the notice had been issued and genuine attempts had been made to secure onsite provision for a healthcare facility. The total health care contribution of £624,507.94 was paid to LBH in August 2014.</p>
Feedback from the community	How VSM responded
<p>People wanted to see <b>improved parking</b> in the local area</p>	<p>VSM has considered the importance of parking throughout the development of its proposals for TCE.</p> <p>Following the consultation in October 2023, VSM discussed parking provision extensively with LBH and the GLA, given the planning policy requirement for the site is to be car free.</p> <p>The scheme incorporates parking provision for the non-residential elements, visitors and future residents. The level of car parking proposed has been developed to positively respond to the pre-application feedback received alongside the site's accessibility, context and car ownership levels.</p> <p>A draft Car Parking Management Plan has been submitted in support of the planning application and sets out key principles for how car parking will be managed once the TCE site is occupied.</p>
<p>People wanted to see the <b>underpass</b>, which is owned by LB Hillingdon, improved as part of the proposals</p>	<p>The connection through the underpass has been considered throughout the redevelopment of St. Andrew's Park and a scheme of improvement works was secured via the original site-wide hybrid consent.</p> <p>VSM has sought to work with LBH to ensure the improvement works are delivered.</p>

	LBH as owners of the underpass are leading on the improvement works. VSM has paid a financial contribution of £1.9 million to cover the scheme of improvement works agreed via the hybrid consent.
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### Consultation on detailed plans – October and November 2023

- 5.5 VSM gave the local community and key political stakeholders an opportunity to provide feedback on the evolved, more detailed proposals for TCE in October 2023.
- 5.6 At the community event, many attendees took the time to view the proposals, speak with the project team, ask questions and give verbal feedback.



- 5.7 Many people were positive about the development of the TCE site, and the plans to create new community and social infrastructure at St. Andrew's Park, particularly the redevelopment of the former cinema building into amenities for the local community.
- 5.8 Many people offered constructive comments about what they would like to see delivered, which can be summarised into the themes listed below. These themes were also prevalent in written feedback, as set out later in this section.
- *Proposed uses for the commercial units* – people were positive about the delivery of a café and small convenience store, but also wanted to see spaces for use by children

or teenagers, a community meeting space, or the provision of spaces such as a bar or restaurant.

- *Parking and vehicle strategy* – some people were concerned about the impact of the new development on traffic at St. Andrew's Park and many expressed an ambition for the new homes to have their own parking spaces to limit impact on surrounding roads, as well as supporting the provision of parking spaces for visitors to the commercial spaces.
- *Provision of sports, exercise and leisure facilities* – some people expressed a desire to see alternative leisure facilities delivered in the proposed new gym, such as badminton courts, a bouldering wall or space for pilates classes.
- *Delivery of affordable housing* – attendees wanted to know more about the provision of affordable homes, whether these would be accessible for local people in Uxbridge, particularly young people and if they would be available to buy or rent.
- *Provision of community and social infrastructure* – some people felt that the new development should be delivering a GP surgery or dentist, as these amenities are in demand in the local area.
- *Speed of delivery* – many residents wanted the final phase to be delivered as soon as possible to enable them to benefit from the proposed uses and new connections to the surrounding area.

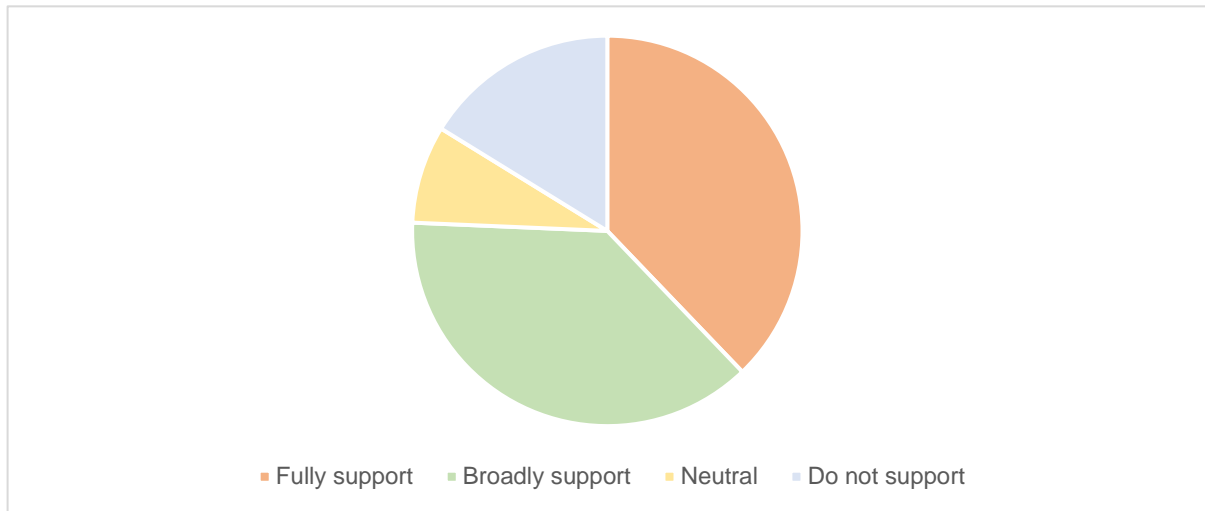
5.9 The feedback form posed six questions, a mix of qualitative and quantitative.

- Do you support the key elements of our proposals for St. Andrew's Park (new homes, a new public square and green spaces, a gym and café, flexible commercial spaces)?
- Are you supportive of our proposals to transform the former RAF Cinema building into a new gym and café for the local community?
- Our plans will provide around 380 new homes for the Uxbridge community. Are you supportive of these proposals?
- What would you like to see in the public realm and green spaces at St. Andrew's Park?
- We will be creating flexible commercial spaces at St. Andrew's Park – which things would you most like to see at the development?
- Do you have any further comments on our proposals you would like to share?

5.10 74 feedback forms were submitted in total (39 on the day and 35 online throughout the consultation period). Written comments received on the submitted feedback forms have been analysed and are summarised below.

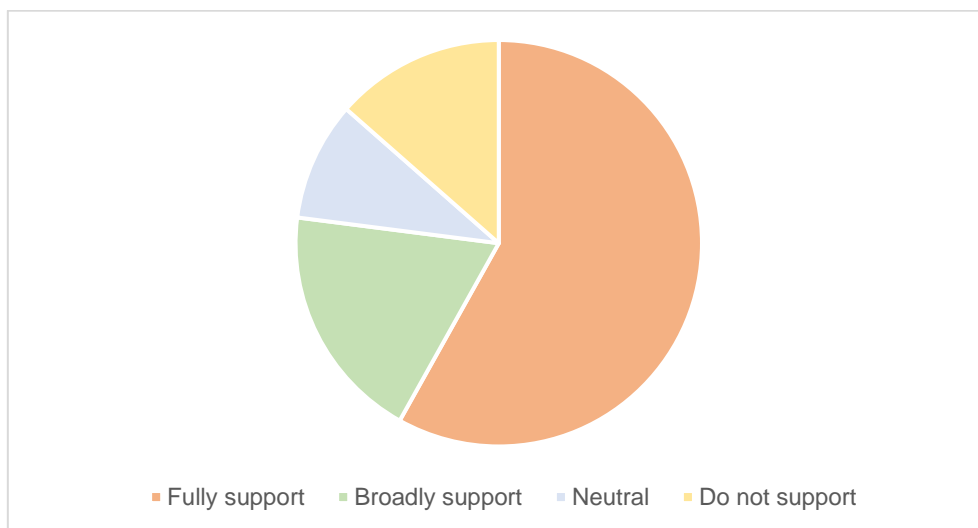
**Question 1: do you support the key elements of our proposals for St. Andrew's Park (new homes, a new public square and green spaces, a gym and café, flexible community spaces?)**

- 5.11 The majority of respondents (75.7 per cent) either broadly supported or fully supported the key elements of the proposals.



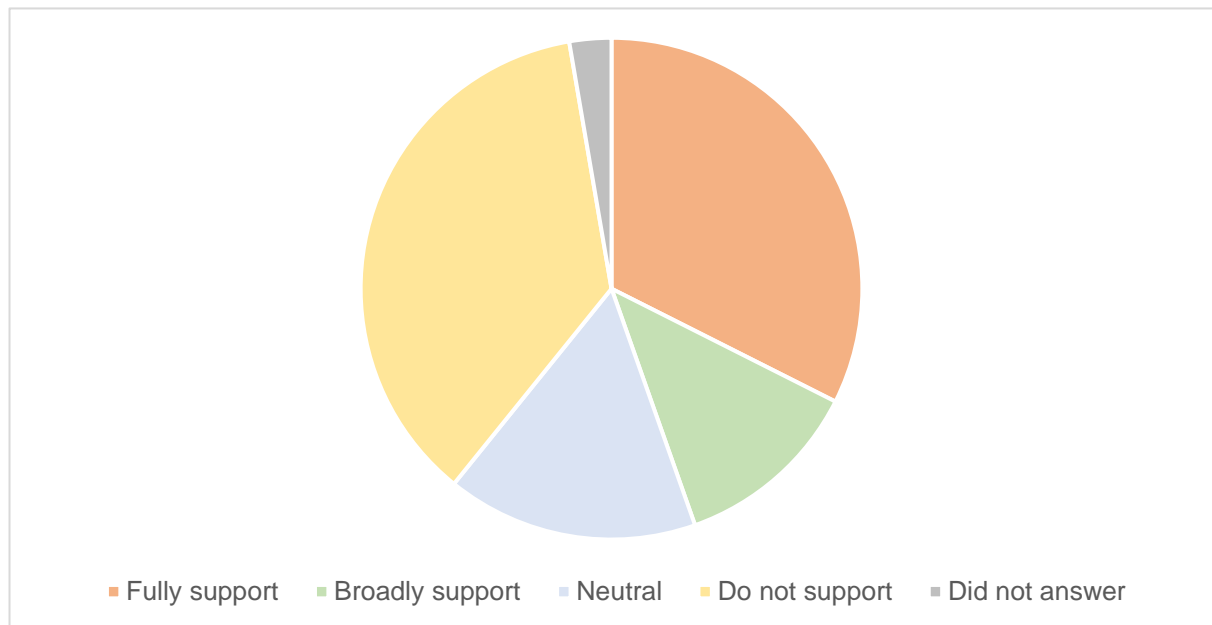
**Question 2: Are you supportive of our proposals to transform the former RAF cinema building into a new gym and café for the local community?**

- 5.12 The majority of people (77 per cent) either broadly supported or fully supported the proposals to transform the former RAF cinema building into a gym and café.



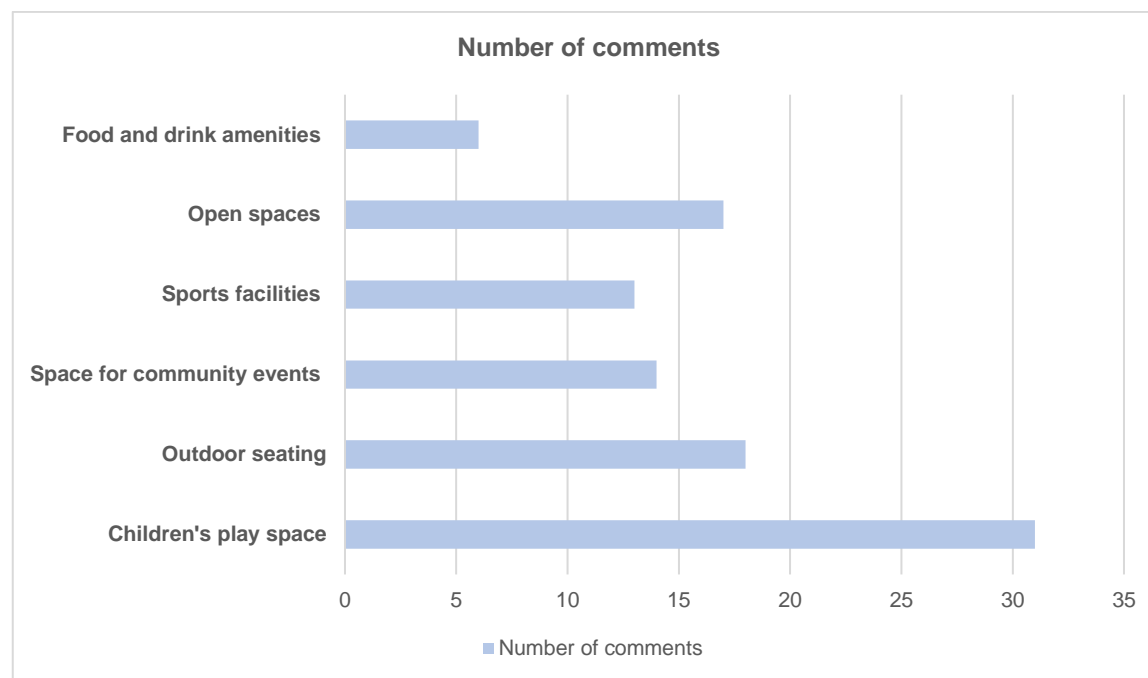
**Question 3: Our plans will provide around 380 new homes for the Uxbridge community. Are you supportive of these proposals?**

- 5.13 Just under half of the respondents (44.6 per cent) either broadly supported or fully supported the proposals to deliver new homes.
- 5.14 36.4 per cent of respondents said they did not support the proposals to deliver new homes in this part of the site, and two respondents did not provide a response to this question.



**Question 4: What would you like to see in the public realm and green spaces at St. Andrew's Park?**

- 5.15 While this question focused on the public realm and green spaces, many people also provided comments related to the wider site – including the homes and community and commercial spaces. These are summarised in the table below, with the most popular themes shown in the chart.



Theme	Number of comments	Sub-theme	Number of comments	Example comments
<b>Children's play areas (outdoor and indoor)</b>	<b>31</b>	Space for younger children	26	<p><i>"Children's play area"</i></p> <p><i>"Parks and swings"</i></p> <p><i>"Better kids swings"</i></p> <p><i>"Children's play area (or indoor soft play) as there is only one in Chimes and it's tiny"</i></p>
		Space for older children (e.g. ice rinks, skate parks)	5	<p><i>"Things to do – bowling, mini golf"</i></p> <p><i>"Why not have an ice rink, a skate park, a climbing wall, a theatre school, why is there is no provision for kids or teenagers?"</i></p> <p><i>"Facilities for kids and teenagers, e.g. a skate park, adventure playground, climbing wall"</i></p>

Theme	Number of comments	Sub-theme	Number of comments	Example comments
Open space provision	17	Green spaces	10	<p><i>"Gardening for residents"</i></p> <p><i>"Wild native plants and trees"</i></p> <p><i>"Sensory planting"</i></p> <p><i>"Well-maintained green areas. Focus more on the standard of delivery than trying to think up an interesting idea"</i></p> <p><i>"Seating or maybe a small quiet garden space with water features"</i></p>
		Open space for events	6	<p><i>"A stage for public events from small festivals or concerts or outdoor theatre"</i></p> <p><i>"Outdoor mixed venue for residents"</i></p> <p><i>"Space for events: concerts, outdoor theatre, markets during Christmas etc."</i></p>
		Dog park	1	

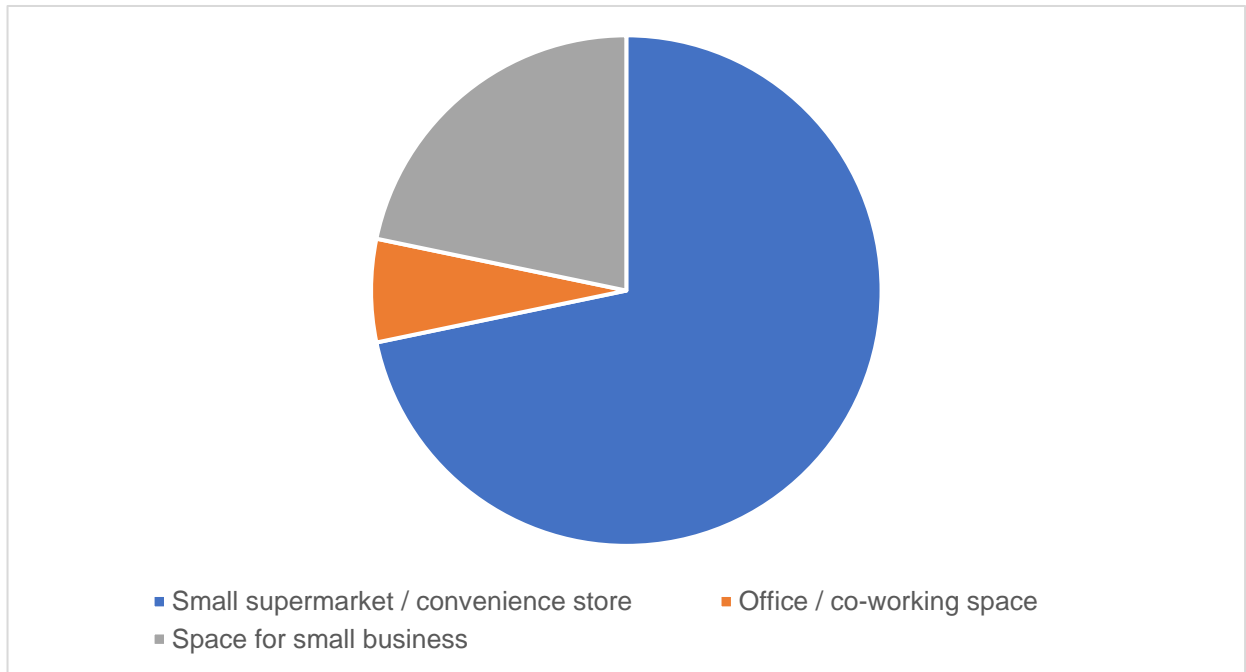
Theme	Number of comments	Sub-theme	Number of comments	Example comments
Space for community events	14	<i>"Community events"</i> <i>"Space for community"</i> <i>"Community centre for residents would be very good for holding community events, children's drop in play sessions and adult groups"</i> <i>"A venue for parties and kids activities"</i>		
Outdoor seating	18	<i>"Tables, chairs and benches for outdoor games (chess / checkers)"</i> <i>"Picnic area"</i> <i>"Outdoor seating"</i>		
Sports facilities	13	<div>Outdoor sports facilities (inc. courts, cycle hub)</div> <div>Swimming facilities</div> <div>Gym</div>	<div>8</div> <div>4</div> <div>1</div>	<i>"Tennis court / basketball court"</i> <i>"More green spaces and parks with gym facility"</i> <i>"Cycling infrastructure"</i> <i>"Swimming pool integrate with the gym. Or happy even If its just swimming pool. Overwhelming load on leisure centre [sic] currently. For gym, there are other options."</i> <i>"Outdoor lido"</i>

Food and drink amenities	6	Cafés	3	“A more of a café culture within the space”  “Non-chain restaurants”
		Restaurants	2	
		Gastropub	1	
Parking (incl. restrictions)	5	“Car parking spaces”  “The entire St. Andrew’s Park hasn’t got enough parking spaces. Residents are scavenging among themselves to find a space to park let alone if anyone visits”		
Shopping units	4	“Space for small business”  “Weekend market / farmers market”		
Theme	Number of comments	Sub-theme	Number of comments	Example comments
Medical infrastructure (e.g. GP surgeries, pharmacies)	3	“A healthcare centre”		

<b>Waste provisions</b>	<b>3</b>	<i>"More dust bins"</i>  <i>"More dog bins"</i>  <i>"Plenty of litter bins"</i>		
<b>Theatre</b>	<b>3</b>	<i>"An amphitheatre for performances"</i>		
<b>Educational facilities</b>	<b>2</b>	<i>"Secondary school for children – similar to John Locke primary school"</i>		
<b>EV charging infrastructure</b>	<b>1</b>			
<b>Theme</b>	<b>Number of comments</b>	<b>Sub-theme</b>	<b>Number of comments</b>	<b>Example comments</b>
<b>Passive crime prevention</b>	<b>1</b>	<i>"Passive crime prevention – designed to avoid creating spaces where crime and graffiti can occur, and where gangs of youths won't congregate because they have more places to be in the town centre"</i>		

**Question 5: We will be creating flexible commercial spaces at St. Andrew's Park – which things would you most like to see at the development?**

5.16 46 people chose one of the options below – with the most chosen option being the small supermarket / convenience store (33 people).

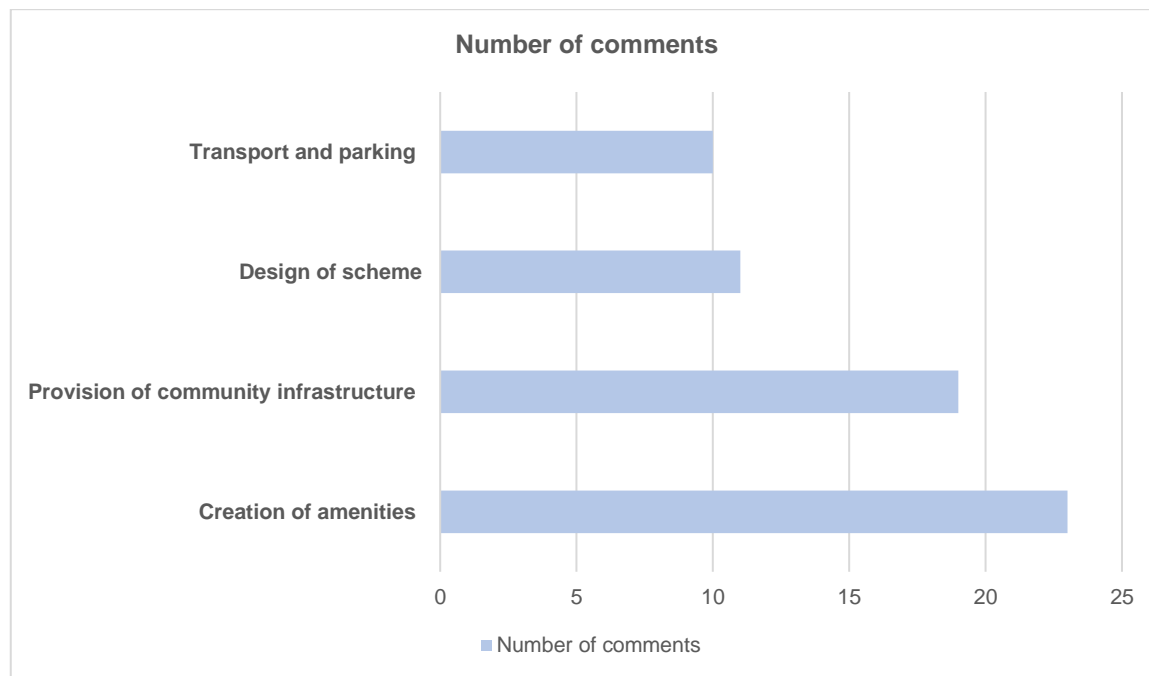


5.17 There was also an option to pick 'other' and identify an alternative use for the commercial spaces – these responses are set out below.

- 8 people said they wanted to see medical amenities (such as GP surgeries, pharmacies or dentists) delivered on site
- 7 people said they wanted to see sports facilities delivered, with 3 comments related to a rock climbing / bouldering wall
- 4 people said they wanted to see social spaces delivered, with 2 people suggesting a community hall
- 1 person said they wanted to see a DIY / hardware store on site
- 1 person said they wanted to see a hairdresser or barber delivered
- 3 people said they would like to see a restaurant, café or takeaway delivered
- 1 person said they wanted to see childcare provision such as a nursery
- 1 person wanted to see a theatre built
- 1 person commented on the need for parking to be delivered

**Question 6: Do you have any further comments on our proposals you would like to share?**

5.18 The final question on the feedback form asked people for further comments on the proposals. A summary of the comments received is in the table below, with the most popular themes shown in the chart.



Theme	Number of comments	Sub-theme	Number of comments	Example comments
Provision of amenities	23	Supermarket / grocery store	4	<p><i>"Supermarket is essential"</i></p> <p><i>"The addition of a small shop for groceries is desperately needed"</i></p> <p><i>"Please can we have a small café and convenience store"</i></p>
		Children's spaces	3	<p><i>"Please enable the spaces to allow for children. For example request the gym to have a bouldering (climbing wall) for supervised kids so adults and kids can go together"</i></p>
		Bars / restaurants	2	<p><i>"There is a huge footfall of people in St Andrew's Park who would regularly use brunch cafés, restaurants, mini supermarkets, gym and cinema"</i></p> <p><i>"A nice restaurant licensed, with outdoor seating for summer months so residents don't have to walk right into Uxbridge would be nice for the St Andrew's community"</i></p>
		Indoor climbing	2	<p><i>"Can we please have a climbing centre"</i></p> <p><i>"A climbing gym would be a great addition instead of a normal gym since there isn't one close by at all and it is very popular"</i></p>
		Local markets	1	<p><i>"Can we please have local markets"</i></p>
		Support for local businesses	2	<p><i>Support local businesses, not franchises"</i></p> <p><i>"Spaces for small business would be beneficial."</i></p>
		Theatre	1	<p><i>"I do not support a gym and café – these are already available in town. A theatre would be much better because this is not available in the town. The theatre could include a café and bar"</i></p>

		Allotment	1	<i>"Use space on gun range for allotment"</i>
		Cycle hub	1	<i>"Use space on gun range for bicycle hub – community mechanic and cycle storage"</i>
		Leisure facilities	1	<i>"It would be great to see more leisure facilities such as crazy golf, a skate park (similar to Oxhey Activity Park in Watford). Use this opportunity to create a space that will attract people to visit Uxbridge and regenerate the town centre."</i>
		Too many gyms already	2	<i>"Uxbridge already has many gyms I feel like that space could have been used for co working since many people work remotely or hybrid."</i>
		Community space for events	3	<i>"Community hall"</i> <i>"Community centre or space for baby groups, yoga etc"</i>
<b>Provision of community infrastructure</b>	<b>19</b>	Requirement for healthcare / public services	11	<i>"We need medical health care / infrastructure"</i> <i>"No NHS GP proposed – large new population needs extra health provision"</i> <i>"Your proposal to provide a supermarket is supported, but what about other essential facilities such as a doctors surgery a dentist surgery and a community centre. These facilities would be more useful than office space and retail units. Uxbridge already has several empty retail units - we don't need any more."</i> <i>"Happy with the proposals overall. It's a far better use of the space, however adding more housing without the appropriate medical facilities is poor foresight in my opinion. It's already extremely difficult to register at a local surgery or dentist"</i>

		General infrastructure provision	5	<p><i>"Not supporting the 380 new homes – there is no infrastructure to support that many people."</i></p> <p><i>"Until we have more GPs, schools and hospitals, we aren't able to accommodate more housing in [sic] area"</i></p> <p><i>"Investment in infrastructure is needed before any new housing is developed."</i></p>
		EV charging points	2	<i>"Need for more charge point parking"</i>
		School provision	1	<i>"Without increasing capacity at the new primary school and having strict parking restrictions (to avoid parking being pushed outside other houses) it will make existing challenges in the area even worse."</i>
<b>Design of scheme</b>	<b>11</b>	Too many flats	3	<i>"Too many flats"</i>
		High rise buildings	3	<p><i>"No further high rise buildings (3 storeys please)"</i></p> <p><i>"I do not want high rise buildings, this would ruin the look of the development."</i></p>
		Too focused on housing	1	<i>"Too much focus on selling homes with a lack of services for the community."</i>
		Concerns about architectural design	1	<i>"Please avoid repeating the architectural disaster on St. Andrew's Road where the buildings are too close together – it's an oppressive experience walking through there"</i>
		Opposition to provision of more units	1	<i>"Don't like to have any new units"</i>

		Desire to maintain heritage assets	1	<i>"Keep existing brickwork"</i>
		Accessibility provisions	1	<i>"The area is generally accessible for all including wheelchair access... There may never be enough parking spaces. It is crucial parking for both, residents and visitors is provided else it creates vast disputes amongs all by people parking their cars along main roads near school/park areas"</i>
<b>Transport and parking</b>	<b>10</b>	Requirement for more parking provision	7	<i>"There are problems with parking and blockades for residential parking and complained but nothing happened. Please do provide some support to this."</i>  <i>"Too many flats being developed with little consideration for car parking."</i>  <i>"Space for visitor parking."</i>  <i>"It is crucial parking for both, residents and visitors is provided else it creates vast disputes amongs all by people parking their cars along main roads near school/park area"</i>
		Tighter parking restrictions	1	<i>"Parking restrictions should be tightened, otherwise people like to occupy visitors spaces as well. Brand Avenue should be covered by Encore, only road not being maintained"</i>
		Traffic concerns	1	<i>"I am concerned about rapid traffic around new development considering the school in the vicinity"</i>
		Pedestrian routes through the development	1	<i>"There is no clarity on how the pedestrian route through the roundabout will be changed or improved."</i>

5.19 At the community event held in October 2023 attendees could also place comments on a board which asked the question 'What are you most looking forward to about the final part of St. Andrew's Park?'

- The need for a small food convenience store or shops such as a florist
- The desire for a community hall / community space
- The desire for alternatives sports facilities such as a rock climbing / bouldering wall, badminton court and a swimming pool
- The need for more facilities for children in the local area
- The need for open spaces which could be used for community markets
- The need for public infrastructure such as a GP surgery in the local area



*Comments left on the feedback board at the October 2023 community event*

### Feedback from political representatives and resident groups

- 5.21 VSM has engaged with key political representatives throughout the consultation process. The specific feedback from these stakeholders is set out below.
- 5.22 In April 2022, VSM met with **Councillor Eddie Lavery**, who at the time was Cabinet Member for Environment, Housing and Regeneration at LBH. He was supportive of the initial, high-level proposals for TCE.
- 5.23 In October 2023, VSM met with **Councillor Jonathan Bianco**, Deputy Leader and Cabinet Member for Property, Highways and Transport at LBH, to discuss the proposals. He was glad to see the final phase of St. Andrew's Park coming forward, and welcomed the provision of new homes in Uxbridge and the proposals for non-residential commercial uses. He supported the proposals to create a gym and café in the former cinema building, but advised the scheme must include parking for residents and visitors to reflect the site's Outer London location.
- 5.24 **Councillor Adam Bennett** (ward member for Hillingdon West at LBH) attended the community event in October 2023 and was positive about the proposals, noting the proposed mix of uses would be a welcomed addition to St. Andrew's Park .
- 5.25 **Steve Tuckwell**, MP for Uxbridge and South Ruislip, also attended the community event in October 2023 and was positive about the proposals.
- 5.26 VSM has also engaged with **SAPRA** (St. Andrew's Park Residents' Association) throughout the consultation process and representatives of SAPRA attended the consultation events.

## 6. Response to feedback

- 6.1 VSM welcomes the feedback that has been submitted throughout the consultation. The planning application submitted has benefited from feedback from the local community and key political representatives, as well as additional technical and design work.
- 6.2 The table below outlines VSM's response to the main themes raised in the feedback to the consultation on detailed plans in October and November 2023.
- 6.3 It is intended as summary only, and the various technical documents submitted with the planning application provide a comprehensive analysis and justification for the proposals, dealing with each of the issues.

Theme	VSM's response
<b>Provision of parking for the new development</b>	<p>VSM understands the need to provide an adequate level of car parking within the scheme. We note that residents would like as much parking to be provided as possible, however VSM has to consider the requirements of strategic planning policy which promotes car free developments, the feedback received from LBH and the site's location within Uxbridge Town Centre.</p> <p>Off street residential parking will be incorporated within the proposed new blocks to serve TCE residents.</p> <p>Parking will also be provided at grade to support the proposed non-residential uses and visitors of St. Andrew's Park.</p> <p>Full details of the parking strategy are set out in the Healthy Street Transport Assessment submitted with the planning application.</p>
<b>There are already enough homes available in the local area</b>	<p>The UK, and London in particular, is experiencing a housing crisis and there is high demand for new homes. The proposal contributes to the supply of new homes suitable to the local area, including flats which are suited to first-time buyers, in the context of acute local and strategic housing need.</p>
<b>Provision of space for community events</b>	<p>The proposed scheme includes a range of outdoor public spaces where community activities could be held, including a new public square and a pocket park. The outline element of the scheme incorporates flexible floorspace which could be used for a range of uses.</p> <p>The café in the former cinema building can also be used as a meeting place for the community. The flexible</p>

	nature of the floorspace in the outline elements means they may include flexible co-working space or spaces where events could be held.
Theme	VSM's response
<b>Provision of sports and health and wellbeing facilities</b>	<p>A new gym is proposed within the former Cinema building. The gym will include spaces for exercise classes.</p> <p>We note other leisure uses (such as a swimming pool and bouldering wall) were suggested at the consultation event. However, the proposed gym uses is considered the only viable option available to bring the historic building back into use. VSM has undertaken extensive engagement with potential occupiers of the former cinema building. There are no other reasonable alternative development scenarios that would re-introduce an active use on the site. If the gym use is not progressed then the former Cinema building will remain vacant, inaccessible and unusable. The redundant space will not function as a use of public value or benefit the existing and future residents of St. Andrew's Park.</p> <p>The former cinema is Grade II listed and is on Historic England's 'At Risk' register. The proposed gym use is compatible with the constraints associated with the existing building, the proposed use would complement the existing internal layout and form of the Grade II listed building and require minimal interventions.</p>
<b>Provision of spaces for children and teenagers</b>	<p>The new public realm is to include a pocket park which will incorporate children's play space, while the wider green, open spaces will include outdoor seating for older children and teenagers to meet and socialise.</p> <p>Communal amenity space will also be provided within the future blocks for use by residents and can include elements of play.</p>
<b>Provision of a theatre, arts space or museum in the former RAF Cinema building</b>	<p>VSM has undertaken extensive consultation with the local community and key political stakeholders and understands that there is currently a surplus of community floorspace within Uxbridge which is underutilised.</p> <p>VSM met with a councillor in March 2022 and October 2023 who advised that LBH has a number of buildings in the town centre and wider Uxbridge that could be used for flexible, multi-purpose community uses by local charitable organisations, while acknowledging that due to the costs of the refurbishment of the building, it was more</p>

	<p>important to bring the building back into use as quickly as possible at a commercially feasible level.</p> <p>The Section 106 Agreement associated with the outline consent for St. Andrew's Park ref. 585/APP/2009/2752 sought to gift the former cinema building and adjacent land to LBH on occupation of the 700th unit.</p> <p>It required VSM to serve a transfer notice on LBH on completing the 700<sup>th</sup> unit, indicating that the freehold was available for transfer. LBH was then required to give information within three months on whether it would accept the transfer. A transfer notice was served on LBH on the 19th December 2019 which was subsequently extended by mutual agreement until 29th April 2022.</p> <p>On the 14th October 2021, LBH's Cabinet <i>"agrees[ed] that there is [was] no longer a business case for a new Theatre on the former RAF Uxbridge [St. Andrew's Park] site or for the Council to take ownership of the former Cinema building, noting that the Borough already has three existing entertainment venues that provide a significant programme of cultural and community events"</i>.</p> <p>A Deed of Variation (DoV) to the Section 106 Agreement was agreed to reflect the Council's decision not to accept the transfer of the Cinema land. This requires VSM to pay a £1.25 million contribution towards the provision of social, leisure, recreational, community and environmental schemes in the borough.</p> <p>VSM has discussed the proposals for the site with Hillingdon Arts Association, Windmill Studios, Brunel University, nursery providers, Hillingdon Music Club, Foodhall Operators, Vibration Group, Participatory City Foundation and Special Needs Schools. Unfortunately, no commercial offers were progressed in relation to these uses.</p>
<b>Delivery of affordable housing</b>	<p>VSM will be providing 35 per cent affordable housing (by habitable room) at TCE in line with planning policy requirements. The affordable housing will provide affordable rented and intermediate units. This forms a key benefit of the future development.</p>
<b>Provision of public services infrastructure (such as healthcare facilities and a secondary school)</b>	<p>Expansion of and upgrades to existing healthcare facilities and secondary schools is covered by VSM's Community Infrastructure Levy payments.</p>

	The flexible spaces being created on the ground floor of the development could include a healthcare facility but the exact uses for these spaces are to be agreed.
<b>Provision of a small supermarket or convenience store</b>	The proposed scheme includes a 418sqm local convenience store. This is located centrally within the scheme, adjacent to the public square.
<b>Provision of space for local businesses, bars, restaurants and a café.</b>	<p>The proposed scheme includes flexible floorspace which could include spaces for small businesses. The proposed units have been designed to be flexible so they can meet operators requirements.</p> <p>A new café will be provided within the former cinema (Squash Courts). The café will introduce an active use adjacent to newly created public realm and will be a space for the community to come together.</p>


## 7. Conclusion

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- 7.1 VSM has demonstrated its commitment to community consultation and engagement in bringing forward proposals for the final part of St. Andrew's Park, TCE.
- 7.2 The consultation was tailored to the nature and scale of the proposals, and ensured the local community and key stakeholders were made aware of the proposals and given access to key information.
- 7.3 The consultation provided appropriate opportunities to comment on and raise questions about the plans, as well as opportunities to engage with VSM and its project team.
- 7.4 Throughout the consultation the local community and key political stakeholders demonstrated overall support for the proposals and the redevelopment of the site, and many people expressed that they were looking forward to seeing this part of St. Andrew's Park delivered.
- 7.5 The feedback received a range of comments, opinions, questions and suggestions which were considered in detail by VSM as it developed its plans. The comments received have been important in shaping the scheme, however it is noted that some of the matters raised, in particular in relation to the level of the car parking and community infrastructure, are not under the control of VSM and are dictated by local and strategic planning policies. The extensive pre-application engagement with LBH has led to a number of amendments to the scheme throughout the design evolution process, to ensure the proposal aligns with the site character, context and policy requirements.
- 7.6 VSM is grateful to members of the community and political stakeholders who engaged with the consultation process and provided comments on the proposals for TCE. It will continue to keep local residents, businesses and elected representatives updated during determination of the planning application and, subject to approval, during the construction phase.


## 8. Appendices

### Appendix A – exhibition boards on display at March 2022 event



## WELCOME

Thank you for attending this community event to learn more about our proposals for the final part of St. Andrew's Park.



INDICATIVE VIEW FROM ST. ANDREW'S GATE

**Vinci St. Modwen** is bringing forward this vibrant new area which will connect the development with the town centre and wider Uxbridge. It will create new homes, new commercial and leisure amenities, new spaces for the community and a new public square.

We are excited to share our evolving proposals with you and hear your views on them. We want the community to help shape our plans and will be considering all feedback ahead of submitting a planning application to Hillingdon Council later this year.

**TIMELINE**


**2012** – planning permission to redevelop the RAF Uxbridge base secured

**2014** – John Locke Primary School opens

**2018** – Dowding Park delivered and transferred to Hillingdon Council

**2020** – 950 homes, including affordable housing, completed

**2022** – proposals announced for final part of development



**ABOUT VINCI ST. MODWEN**

Vinci St. Modwen (VSM) is a partnership between Vinci Plc and St. Modwen. Together we are bringing forward St. Andrew's Park.

We are committed to delivering a sustainable development which respects the local area and the natural environment. Our aim is to boost biodiversity and deliver new development in an environmentally responsible way.

**THE STORY SO FAR**

St. Andrew's Park is a new community with a rich heritage, building on the site of the former RAF Uxbridge base.

To date, we have created over 950 high quality homes, a state-of-the-art new primary school and a vast public park which is already being enjoyed by our residents and the wider community.

This part of St. Andrew's Park we are consulting on now is the final piece of the development.

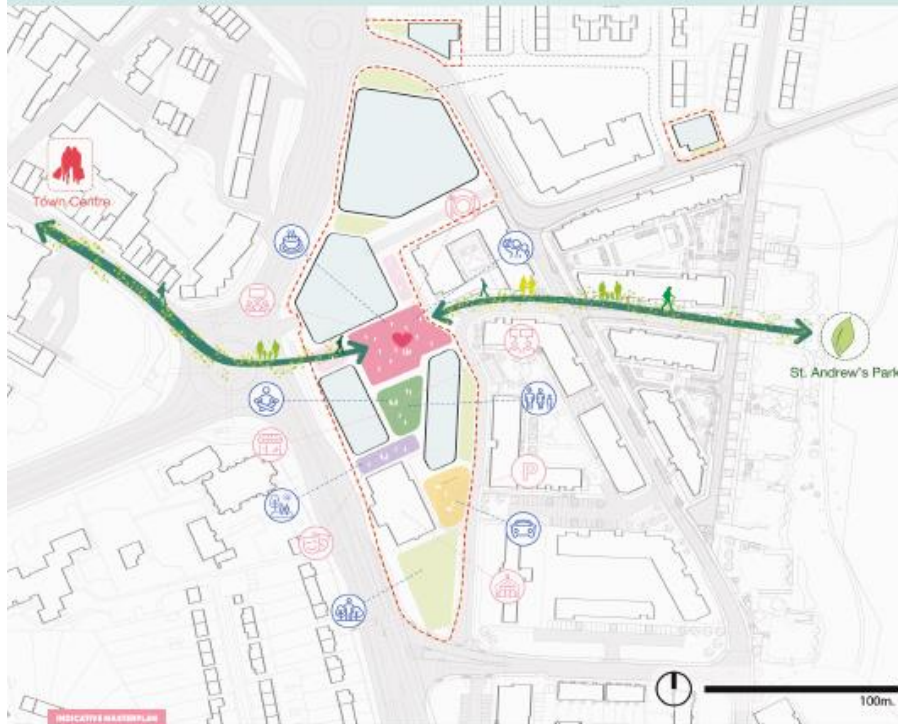
**YOUR VIEWS ARE IMPORTANT TO US**

Please take the time to view our plans, speak to the team, and provide comments on the interactive boards and feedback form.



## THE FINAL PART OF ST. ANDREW'S PARK

We are now developing our proposals for the final part of St. Andrew's Park which will include new homes, new community spaces and new leisure and local retail spaces for the Uxbridge area.



In recent months Vinci St. Modwen has been developing the proposals for this part of the site in conversation with Hillingdon Council.

Late last year the council confirmed there is no longer a business case for a new theatre within the site.

Following this decision we are working to finalise our revised proposals and bring forward a vibrant new area of the development which provides a range of benefits for the community.



**WE WANT TO HEAR YOUR THOUGHTS ON OUR PROPOSALS**  
Please give your views through our feedback boards or by submitting a form today.

### OUR EVOLVING PROPOSALS FOR THE AREA INCLUDE:

-  **New, high quality homes** – to suit the needs of a range of buyers
-  **A vibrant new public square** – a place for the community to meet, socialise and enjoy green, open space
-  **Commercial, leisure and local retail** – providing more amenities for the Uxbridge area
-  **New community spaces** – creating new places for people to come together
-  **Refurbishing the Grade II listed former RAF cinema building** – bringing this historic building back to life and creating a space for future generations



## DEVELOPING OUR VISION

We have been speaking with residents of St. Andrew's Park to understand what they want to see in their community. In recent months we have also been speaking with potential future residents of the Uxbridge area. We've found the following things are most important to them.

### WHAT IS IMPORTANT TO THE COMMUNITY?

**Pride** – people want to feel proud of where they live and celebrate the history behind the place.

**Green, open space** – all the more important over the last few years, people want to see open, green space on their doorstep and to be able to enjoy the outdoors and nature close to home.

**Social spaces** – people want to feel connected to others within their community, and socialise with those around them.



### WHAT MAKES A GOOD DEVELOPMENT?



**Spaces for sports, health and wellbeing**



**Spaces for young people** – especially teenagers and young adults



**Creative spaces** – including maker studios, space for the arts, dance, theatre, music, performance



**Cafés and restaurants** – spaces to meet with friends and enjoy food and drink



**Spaces for clubs and societies** – to spend time with others and learn new skills



**Community spirit** – a place to showcase the community and local people, such as through a market or community events



**Green, outdoor space** – spaces to meet with friends and enjoy nature

### WHERE LIFE TAKES FLIGHT



These conversations with the community have helped us to develop our evolving vision for the final phase of the development.

We want the final part of St. Andrew's Park to be a vibrant new destination – somewhere exciting for people to come together as a community, socialise, embrace culture and enjoy their surroundings.

We want to build on the rich history of the development while propelling the area to suit the needs of today's community.

**Where life takes flight** is the vision we have created for this new part of the development. Building on the RAF heritage of the site, it will be a new place for recreation and community, and a space for people to embrace life and culture for years to come.





## A NEW PUBLIC SQUARE

The final phase of St. Andrew's Park will centre around a new public square – a vibrant, green space which will be the welcome point of the development.

We want this to be a space for people to come together to socialise and enjoy the outdoors, for people to relax and children to play. There will be features throughout including seating and high quality landscaping, and amenities to encourage outdoor activities.

The public square will build on our vision for the development – where life takes flight – and reflect the history of the RAF Uxbridge community hub and social spaces, bringing people together to enjoy a shared space.

**WHAT WOULD YOU LIKE TO SEE IN THE PUBLIC SQUARE?**  
Let us know by filling in a feedback form or speak to a member of the team.



### THE UNDERPASS

Vinci St. Modwen is also working with Hillingdon Council to develop ideas for improving the underpass which connects the development with Uxbridge Town Centre.

We are looking to establish a **working group** to discuss ideas for this – please let us know if you would like to take part in this by speaking to a member of the team or through the feedback form.





## NEW RETAIL, LEISURE AND COMMUNITY SPACES

The final part of St. Andrew's Park will deliver new spaces for the community. This will be a mix of social spaces, retail and leisure facilities and community spaces.

We will be delivering new community spaces and new leisure and local retail spaces, including in the former RAF cinema building.

Potential uses include:

-  Spaces to eat and drink
-  Spaces for health and wellbeing
-  Spaces to shop
-  Spaces to enjoy culture
-  Spaces to work
-  Spaces to come together



WHAT SPACES, FACILITIES AND AMENITIES WOULD YOU LIKE TO SEE CREATED HERE?  
Let us know by contributing to our feedback board.



### REFURBISHING THE FORMER RAF CINEMA BUILDING

St. Andrew's Park is steeped in heritage, situated on the site of the former RAF Uxbridge base. As part of this final part of the development, we will be refurbishing the Grade II listed former cinema building.

Originally built in 1928, the building was used historically by the RAF as a cinema, lecture hall and a concert hall. It includes a large auditorium inside and was a meeting point for servicemen and a place for them to socialise and relax.

Vinci St. Modwen will be sensitively restoring this building and bringing it back into use. We want to create a vibrant, diverse destination which respects the historic uses and fabric of the building. We want to get your views on what the building could include.





## WHAT'S NEXT?

Please let us know what you think of our evolving plans by using the available post-it notes and sticking them on the large boards. You can also fill in one of the feedback forms and put in the ballot box. Alternatively let one of our team here today know your thoughts.



We will consider all comments as we develop and finalise our proposals ahead of submitting a planning application to Hillingdon Council at the end of this year. Please submit all feedback by Saturday 2 April 2022.

We hope you found this consultation event useful and that it answered any questions you might have had regarding our plans for the final part of St. Andrew's Park.

### CONTACT US

For more information or to get in touch, please contact us on:

- ✉ [standrewsparkconsultation@camargue.uk](mailto:standrewsparkconsultation@camargue.uk)
- ☎ 020 7323 3544
- 📍 St. Andrew's Park, c/o Camargue, 7 Bayley Street, London, WC1B 3HB

### INDICATIVE TIMELINE

#### Today

First community event to share proposals

#### This summer

Further opportunities to comment on our plans

#### Later this year

Planning application submitted to Hillingdon Council

**Appendix B** – promotional flyer for October 2023 consultation event and distribution area



**ST. ANDREW'S PARK**  
UXBRIDGE

# CONSULTATION COMMUNITY EVENT






**Saturday 21st October**  
11am - 3pm

Vinci St. Modwen will be delivering new homes and flexible non-residential floorspace including a gym, cafe, and local convenience store. The proposals have been revised following the previous consultation in March 2022 and discussions with the London Borough of Hillingdon and the Greater London Authority.

WHERE

Public Square boarded by  
Barrett Place, Churchill Road  
and Burbridge Gardens

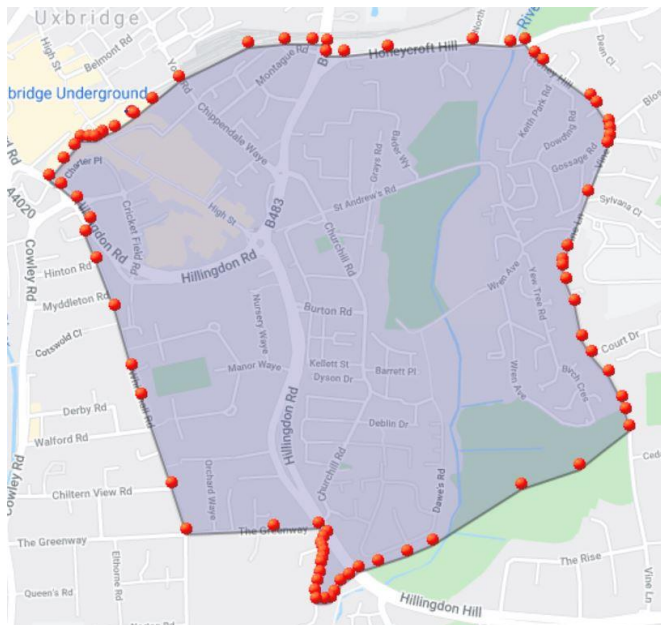
CONTACT US

✉ [standrewsparkconsultation@camargue.uk](mailto:standrewsparkconsultation@camargue.uk)  
☎ 020 7323 3544  
📍 St. Andrew's Park, c/o 7 Bayley Street, London, WC1B 3HB

THINGS TO DO

Share your comments on the emerging plans  
Activities and games for children  
Enjoy coffee and crepes  
Name the square competition





## Appendix C – letter sent to political stakeholders to invite them to attend October 2023 consultation event



Cllr Steve Tuckwell MP  
Conservative Group Office,  
London Borough of Hillingdon,  
Civic Centre,  
High Street,  
Uxbridge, UB8 1UW

29<sup>th</sup> September 2023

Dear Councillor Tuckwell,

**RE: Invitation to Consultation Community Event - St. Andrew's Park, Uxbridge- 21<sup>st</sup> October – 11am-3pm**

We would like to invite you to learn more about Vinci St. Modwen's plans for the final phase of St. Andrew's Park, following on from our event last year.

The site is located adjacent to the Town Centre West phase, that is currently under construction. Our scheme proposals will be seeking to provide new homes, non- residential floorspace including a gym, café and a local convenience store. We would be seeking to introduce new and improved routes across the site that will improve connectivity across the wider development and to Uxbridge Town Centre.

The event is to be held at St. Andrew's Park, in the square bordered by Barrett Place, Churchill Road and Burbridge Gardens and we would welcome your attendance. We would also like to offer you a meeting to discuss the proposals in more detail if this is your preference. This could take place virtually or we are happy to meet in person.

We have continued to build upon our collaborative approach to engagement with Council Officers to ensure that the principles of our proposals are more closely aligned with that of the Council. This is on-going and we have since had a positive meeting with the GLA which provided further encouragement that the fundamentals of our scheme should be progressed further.

Following on from these Officer meetings, we are working to finalise our revised proposals to bring forward a vibrant new area of St. Andrew's Park which will provide a range of benefits for the community.

VSM Estates (Uxbridge) Limited  
Registered Office: Two Devon Way,  
Longbridge, Birmingham, B31 2TS  
Company Registration: England & Wales  
05732806  
stmodwen.co.uk  
0121 222 9400



## Appendix D – exhibition panels on display at October 2023 consultation event

# Welcome



**ST. ANDREW'S PARK**  
UXBRIDGE

Thank you for attending this community event to learn about our emerging proposals for the mixed-use redevelopment of the 'Town Centre Extension, St. Andrew's Gate' (TCE) site, the final phase of St. Andrew's Park, Uxbridge.



**Drone Image of TCE Site**

The site is located to the east of Hillingdon Road / Park Road and to the north of St. Andrew's Road.

The proposed vibrant new area will include new homes, commercial floorspace, leisure amenities for the community to enjoy and outdoor space, including a landscaped public square.

It will connect the existing development with Uxbridge Town Centre and the wider area and bring historical elements back to life, including the Grade II listed former RAF Cinema building and St. Andrew's Gate.

We were pleased to receive many positive comments on our proposals when we presented them to the community in March 2022.

Since then, we have been working to update our plans to reflect the feedback received.

We are here today to present the revised scheme and to hear your views ahead of submitting a planning application to Hillingdon Council by the end of this year.

Members of the project team are available to discuss the proposals and hear your feedback.

**Please do take the time to fill in a feedback form and place it in the box provided.**

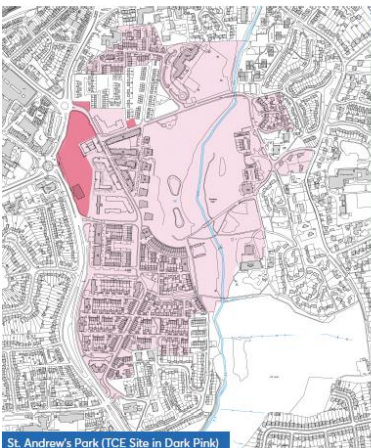
### TCE Timeline

**July 2021**  
The mixed-use residential led redevelopment of the TCE site is agreed in principle between Hillingdon Council and VSM.

**August 2021 - March 2022**  
VSM develops proposals for the scheme, including the design concept and vision.

**March - April 2022**  
Consultation takes place on emerging proposals for TCE.

**April 2022 - October 2023**  
VSM considers feedback received from the community, Hillingdon Council and the Greater London Authority and revises the proposals.



### About Vinci St. Modwen

The site is owned by Vinci St. Modwen (VSM). VSM is a partnership between Vinci PLC and St. Modwen Developments who have together brought forward St. Andrew's Park.

To date, we have delivered over 1,000 high-quality homes, a state-of-the-art primary school and Dowding Park.

VSM have contributed over £10 million to support local education, over £3 million to improve local highways and wider transport links and £600,000 towards local healthcare services. We've also made a commitment to provide £1.25 million towards social, leisure and community schemes across the Borough.

**St. Andrew's Park (TCE Site in Dark Pink)**

# Developing the Design



In developing our revised proposal for TCE, the final part of St. Andrew's Park, we have considered certain factors and taken on board feedback received during the previous consultation. The key design drivers are set out below.

## New Connections

We are developing a new principal east-west pedestrian route through the scheme. This will make best use of St. Andrew's Gate in its existing location, ensure the Civic Centre clock tower is visible from the development and connect will connect into the existing route through the wider development to Dowding Park.



## The Heritage Context

Our proposals respond positively and sensitively to existing heritage assets, including the former RAF Cinema building and St. Andrew's Gate, as well as considering assets in the wider area such as the Mons Building and the Civic Centre clock tower.



## New Public Realm

We are creating new public realm in accessible locations for the existing and future community of St. Andrew's Park.



## Land Uses

We are providing a range of spaces for non-residential uses, including a cafe, local food store and flexible spaces. The new development will also provide new homes in an accessible and sustainable location.



## Building Layout & Heights

The proposed buildings have been arranged to integrate with the site context, new connections and areas of public realm. A new gateway building is proposed to aid legibility and define the public square. Heights vary from 3 to 10 storeys.



## Parking

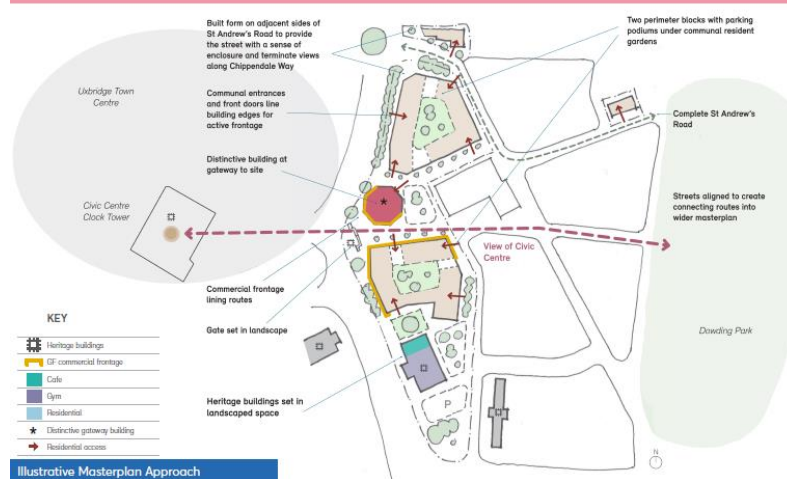
We are providing off-street residential parking to serve the new blocks. Parking will also be provided for visitors and in relation to the proposed non-residential uses.



# The Proposal

ST. ANDREW'S PARK  
UXBRIDGE

The proposed scheme seeks to complete the wider development at St. Andrew's Park and deliver a range of substantive benefits for the existing and emerging communities.



The proposed TCE scheme will:



**Provide new homes**  
Around 380 new, high-quality homes including one, two and three-bedroom properties. The new homes will support Hillingdon Council in meeting local housing needs.



**Create new spaces for the community and introduce local amenities**  
The scheme includes a gym, cafe, local food store and flexible non-residential spaces.



**Deliver key areas of public realm**  
The scheme proposes a new public square, landscaped entrance to the development and a pocket park, as well as new areas of public realm for the community to meet and socialise.



**Improve connectivity**  
The scheme completes the St. Andrew's Park development and connects the wider site with the Town Centre and Dowding Park.



**Protect and support local heritage assets**  
The former RAF Cinema building will be refurbished and St. Andrew's Gate will be restored. The heritage assets will be sensitively integrated into the scheme to reflect the site's history.



## The Underpass

The Hillingdon Road / Park Road underpass provides a pedestrian connection from St. Andrew's Park and the TCE scheme to the Town Centre. The underpass is owned by Hillingdon Council.

VSM have paid a £1.9 million contribution to Hillingdon Council to renovate, refurbish and deliver improvements to the pedestrian experience of the underpass.

The refurbishment of the underpass is being progressed by Hillingdon Council as part of the emerging Uxbridge Town Centre masterplan. The Council's consultation on the masterplan is being led by Brunel University.

If you wish to discuss the Council's emerging proposals and engage within the consultation process, then please contact [gcavallaro-ng@hillingdon.gov.uk](mailto:gcavallaro-ng@hillingdon.gov.uk).

Details of the Council's consultation process can be viewed via the QR code below:



# Creating Place & Community ...



## ... Through a Mix of Uses & Range of Spaces

The proposed scheme will create new spaces for the community to use and introduces new local amenities.

### What is important to the community?

When we spoke to the community about our proposals in 2022, lots of people told us they wanted spaces for health and wellbeing, to come together as a community and somewhere to grab a bite to eat and drink.

The scheme includes a range of flexible non-residential spaces close to the public square, Hillingdon Road and Park Road.

These spaces could accommodate a range of uses such as spaces to eat, drink, work, or shop.

A local convenience-style food store will be provided adjacent to the new public square. It will serve the existing and future residents of St. Andrew's Park.

A gym and café will be created within the former RAF Cinema building. Proposals for this building have been developed based on robust building surveys and investigations, and to reflect community feedback from 2022, as well as comments from Hillingdon Council. We are ensuring the building can be brought back into use with minimal intervention to safeguard the historic fabric both internally and externally.



Public Square with a Mix of Uses



Local Foodstore

Cafe Gym

Flexible Ground Floor Uses

Flexible Ground Floor Uses



Drone Image Showing Location of Indicative Uses

# Creating Place & Community ...



## ... Through Key Public Spaces & Landscaping

The proposed scheme will create new areas of public realm and green spaces for residents to enjoy, including:

### A Public Square

A new space will be located at the heart of the scheme. This will be an active and vibrant hub for the community with landscaping, seating and space for community activities.



Public Square



St. Andrew's Gate

### St. Andrew's Gate

St. Andrew's Gate was formally opened in December 1957 to celebrate the close links between residents of Uxbridge and the RAF.

The gate will be retained in its current position and will be refurbished and opened to define the entrance gateway into the site and main walking route towards Dowding Park.

### Roundel Place

A landscaped green space situated to the north of the existing former RAF Cinema building will incorporate the existing Horse Chestnut Tree.

It will provide a welcoming area for people to relax and socialise and will provide a new connection through to Hillingdon Road.



Roundel Place

### A Pocket Park

A new green neighbourhood space located to the east of the former RAF Cinema which incorporates a children's play space and areas to exercise outdoors.

### Tree-lined Streets

Streets and spaces throughout the scheme will be lined with trees including Hillingdon Road and Park Road.



Landscape Masterplan

# Former RAF Cinema Building



The former RAF Cinema building is a key part of our proposal. The Grade II listed building is on Historic England's 'Heritage at Risk' register which identifies historic buildings which are at risk of deterioration.



The proposed scheme seeks to sensitively restore the building. Our aim is to bring the building back into active use, removing it from this register and creating a space for existing and future residents of St. Andrew's Park to enjoy.

The building was used as a cinema and theatre from 1919 to 1960. It was converted and extended to accommodate the RAF gym in the 1960s. This deeply respected building will once again become a place for local people to come together.

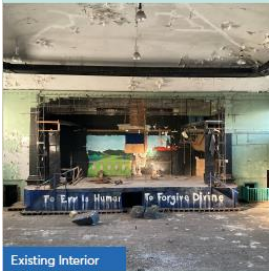
## The Main Hall

A new gym, operated by Anytime Fitness, is proposed in the former Main Hall.

The existing parking area to the south of the building will be retained to provide parking spaces for the gym, café and users of the non-residential uses provided throughout the site.



Proposed Gym Exterior



Existing Interior



Proposed Gym Interior

## Former Squash Courts

A new café is proposed in the former Squash Courts.

The proposed café will open onto a new area of public realm, Roundel Place.



Proposed Cafe Exterior



Existing Structure



Proposed Cafe Interior

## Your Thoughts & What's Next



Thank you for attending today's event. Please, see below details on how to provide your comments on the proposal.

Please let us know what you think of our plans by filling in one of our feedback forms and putting it in the box provided. You can also let us know your thoughts on our feedback board and wooden aeroplanes.

If you'd prefer to complete a form online, then please scan the QR code below:



Please submit all feedback to us by **Saturday 11th November 2023.**

We will consider all comments as we develop and finalise our proposal, ahead of submitting a planning application to Hillingdon Council.

We hope you enjoy this community event and find it helpful in answering any questions you might have regarding our proposal for TCE, the final part of St. Andrew's Park.



### Contact Us

If you have any questions or wish to get in touch please use the contact details set out below:



Email us at:  
[standrewsparkconsultation@camargue.uk](mailto:standrewsparkconsultation@camargue.uk)



Call us on:  
**020 7323 3544**



Write to us at:  
St. Andrew's Park, c/o Camargue, 7 Bayley Street,  
London, WC1B 3HB

### Next Steps

**By Saturday 11th November 2023**

Feedback on proposals to be provided.

**November / December 2023**

Design development and finalising the proposals in response to feedback.

**Late 2023**

Planning application to be submitted to Hillingdon Council.



**Appendix E – feedback form available at the October 2023 consultation event and online**



## **MIXED USE REDEVELOPMENT OF THE 'TOWN CENTRE EXTENSION, ST. ANDREW'S GATE' (TCE) SITE, ST. ANDREW'S PARK**

### **Feedback Form**

Thank you for attending our community event.

We welcome your comments on our proposals for TCE, the final part of St. Andrew's Park.

Please complete a feedback form today and place it in the box provided. This feedback will be considered as we finalise our plans before submitting a planning application to Hillingdon Council later this year.

Alternatively, you can:

- Take the form away with you and return it later to our postal address: St. Andrew's Park. c/o Camargue, 7 Bayley Street, London WC1B 3HB; or
- Provide feedback through our online form by scanning this QR code



Please submit your feedback by **Saturday 11<sup>th</sup> November 2023**.

Should you have any questions or issues while completing the form, please ask a member of the project team for help.

**Q1: Do you support the key elements of our proposals for St. Andrew's Park (new homes, a new public square and green spaces, a gym and café, flexible commercial spaces)? Please tick one of the options below.**

- ☐ Fully support
- ☐ Broadly support
- ☐ Neutral
- ☐ Do not support

**Q2: Are you supportive of our proposals to transform the former RAF Cinema building into a new gym and café for the local community? Please tick one of the options below.**

- ☐ Fully support
- ☐ Broadly support
- ☐ Neutral
- ☐ Do not support

**Q3: Our plans will provide around 380 new homes for the Uxbridge community. Are you supportive of these proposals? Please tick one of the options below.**



- ☐ Fully support
- ☐ Broadly support
- ☐ Neutral
- ☐ Do not support

**Q4: What would you like to see in the public realm and green spaces at St. Andrew's Park?** (for example, space for community events; outdoor seating; children's play space)

**Q5: We will be creating flexible commercial spaces at St. Andrew's Park – which things would you most like to see at the development?**

- ☐ Small supermarket / convenience store
- ☐ Office / co-working space
- ☐ Spaces for small business
- ☐ Other (please specify below)

**Q6: Do you have any further comments on our proposals you would like to share?**

**About you**

☐ I confirm that I am happy to share the following information with Vinci St. Modwen (please tick box if you are)