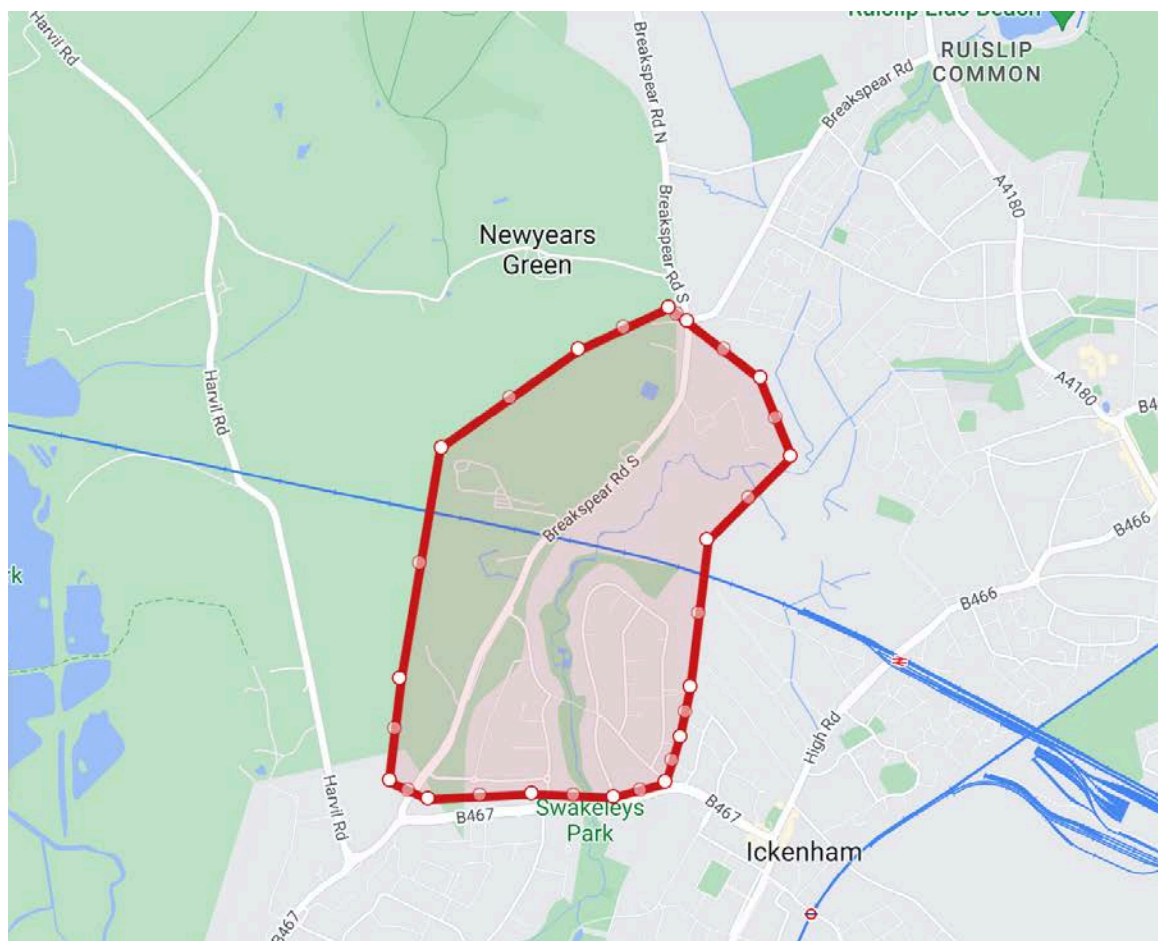


## Appendix A: Copy of the distribution area



## Appendix B: Copy of the consultation letter



131 Finsbury Pavement  
London, EC2M 6UR

T: 020 3890 7305  
conciliocomms.com

Dear Neighbour,

### **RE: REDEVELOPMENT OF THE FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH**

I am writing to you on behalf of Keltbray Group, who is looking to bring forward proposals at the former MSD facility site on Breakspear Road South, Ickenham. The site has been vacant for two years and Keltbray is looking to bring it back into use and provide local employment opportunities.

Today we are launching a public consultation on the proposed redevelopment of the site which seeks to provide sustainable operational space in Hillingdon.

Keltbray Group is one of the UK's leading specialist engineering and construction services providers. The Group is committed to achieving high quality business practices and is driven to redefine the way in which sustainable development is delivered.

Keltbray Group is seeking to adhere to highest standard of business practices. By bringing this previously developed land into continued employment use, we can provide much-needed industrial floorspace for this part of London.

At this site we are looking to provide:

- Maintenance of the openness of the Green Belt
- Enhanced biodiversity with wildflower planting and green roofs
- Planting of new native trees and shrubs to support the existing woodland
- High-quality sustainability initiatives
- Job opportunities for local people
- A new and comprehensive drainage strategy unique to the site

We are keen to hear the thoughts of local residents and stakeholders on these proposals. We are therefore launching a consultation website where you will be able to view our proposals, provide feedback, and ask questions. You can visit our website at: **[breakspearroadsouth.co.uk](https://breakspearroadsouth.co.uk)**

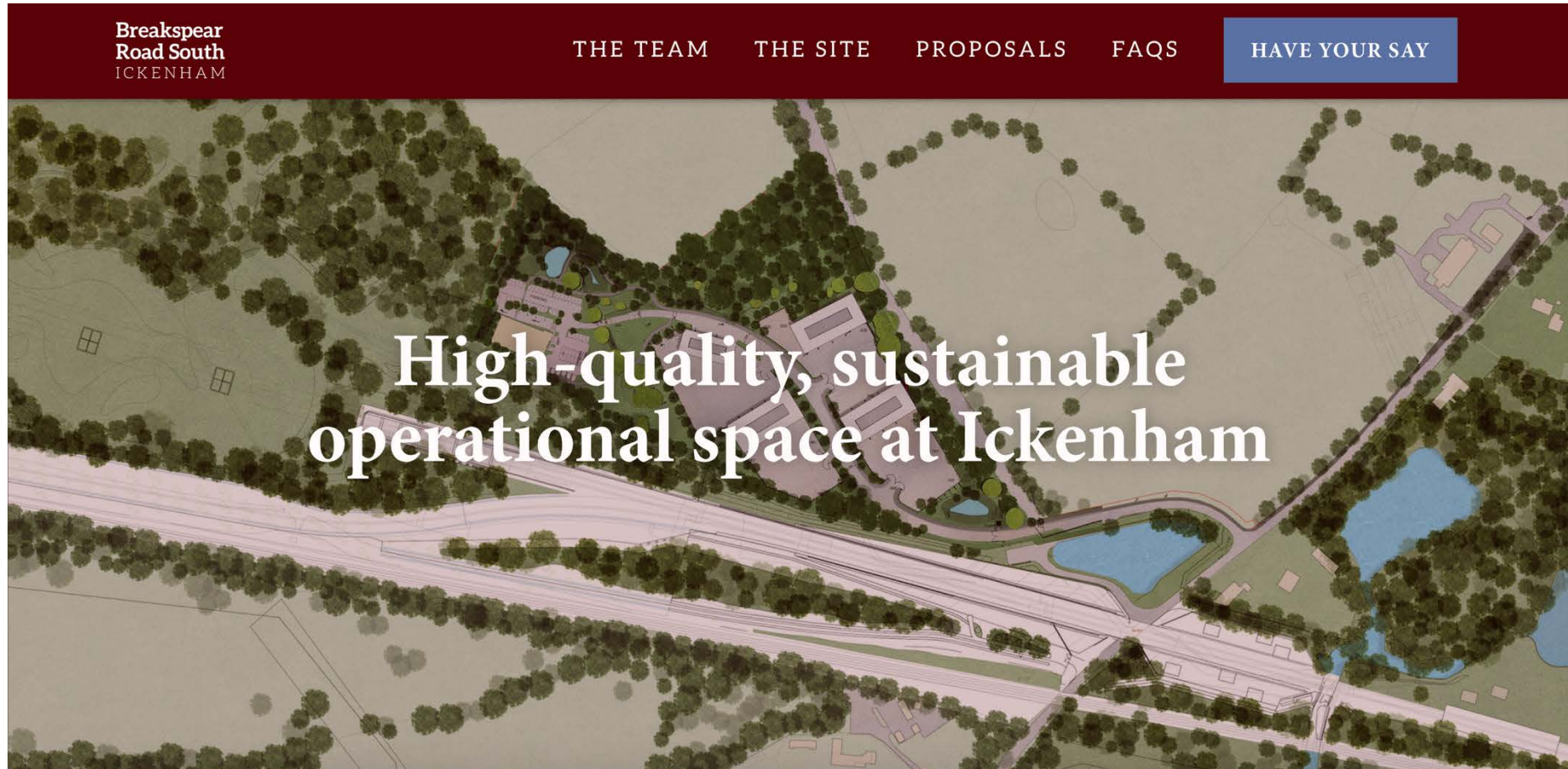
If you have any questions, or would like printed versions of the consultation material, please do not hesitate to get in touch by emailing **[ibath@conciliocomms.com](mailto:ibath@conciliocomms.com)** or calling or freephone number **0800 994 9322**.

Your sincerely,

Imogen Bath  
Senior Account Manager  
Concilio

**WE BRING PEOPLE TOGETHER  
TO CREATE BETTER PLACES.**

## Appendix C: Homepage of the consultation website



## Appendix C: The Team page of the consultation website

**Breakspear  
Road South  
ICKENHAM**


THE TEAM

THE SITE

PROPOSALS

FAQS

HAVE YOUR SAY



## Keltbray Group Applicant

Keltbray Group has developed into one of the UK's leading specialist engineering and construction services providers. The Group is committed to achieving high quality business practices and is driven to redefine the way in which sustainable development is delivered.

Sustainability sits at the heart of our core purpose and influences everything we do. This allows Keltbray to deliver solutions that are more valuable for customers, attract the best people, drive productivity improvements, manage risks and seize opportunities, and support local communities and society as a whole.

FIND OUT MORE ABOUT KELTBRAY



## Appendix C: The site page of the consultation website

**Breakspear  
Road South  
ICKENHAM**


THE TEAM

THE SITE

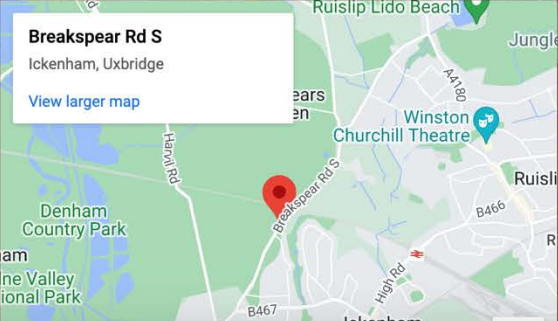
PROPOSALS

FAQS

HAVE YOUR SAY



# The Site

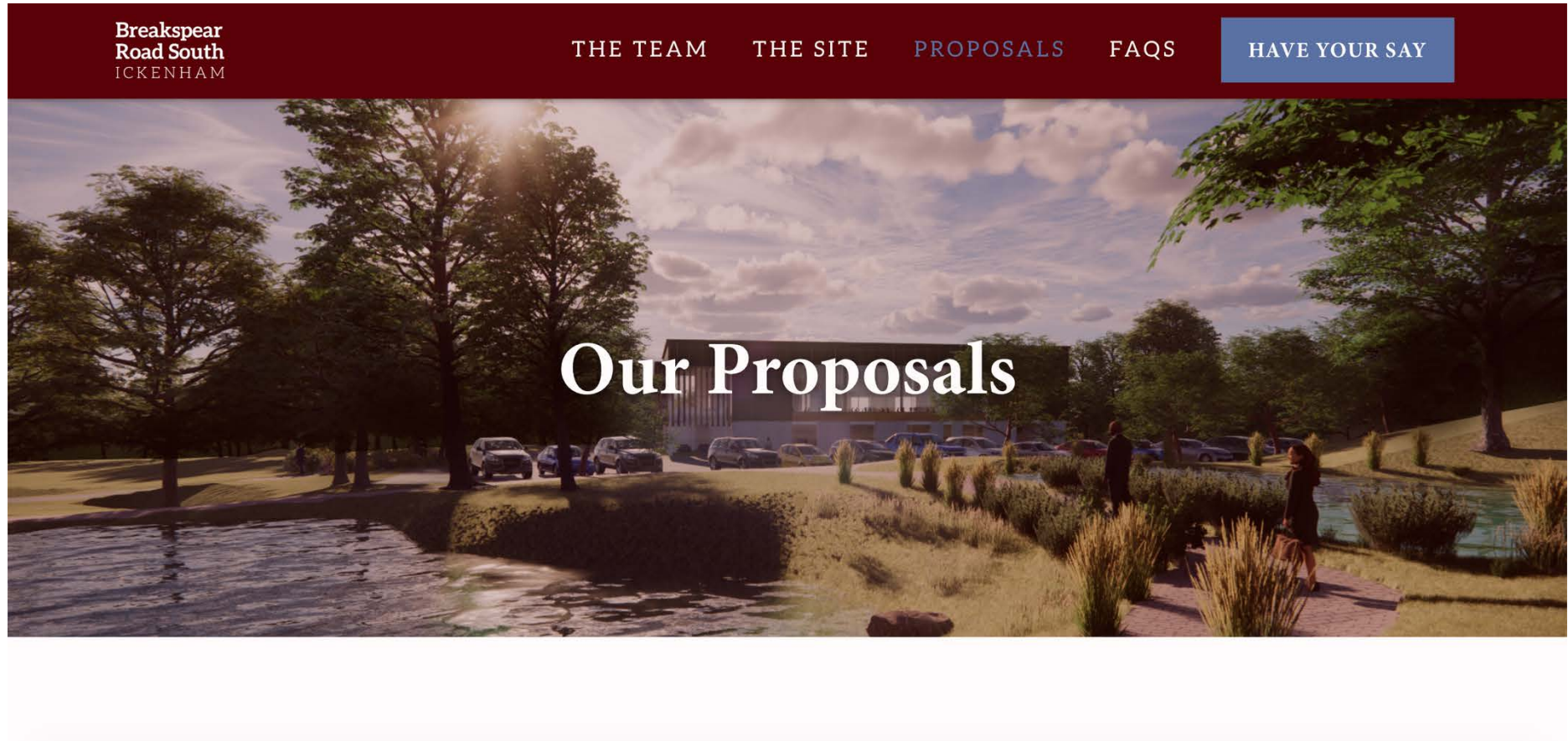


**Breakspear Rd S**  
Ickenham, Uxbridge  
[View larger map](#)

Denham Country Park  
Winston Churchill Theatre  
Ruislip Lido Beach  
Jungle  
B467  
B466  
High Rd  
Ickenham

**The former MSD facility is located to the west of Breakspear Road South and lies just outside**

## Appendix C: Our Proposals page of the consultation website





## Appendix C: FAQs page of the consultation website

Breakspear  
Road South  
ICKENHAM

THE TEAM

THE SITE

PROPOSALS

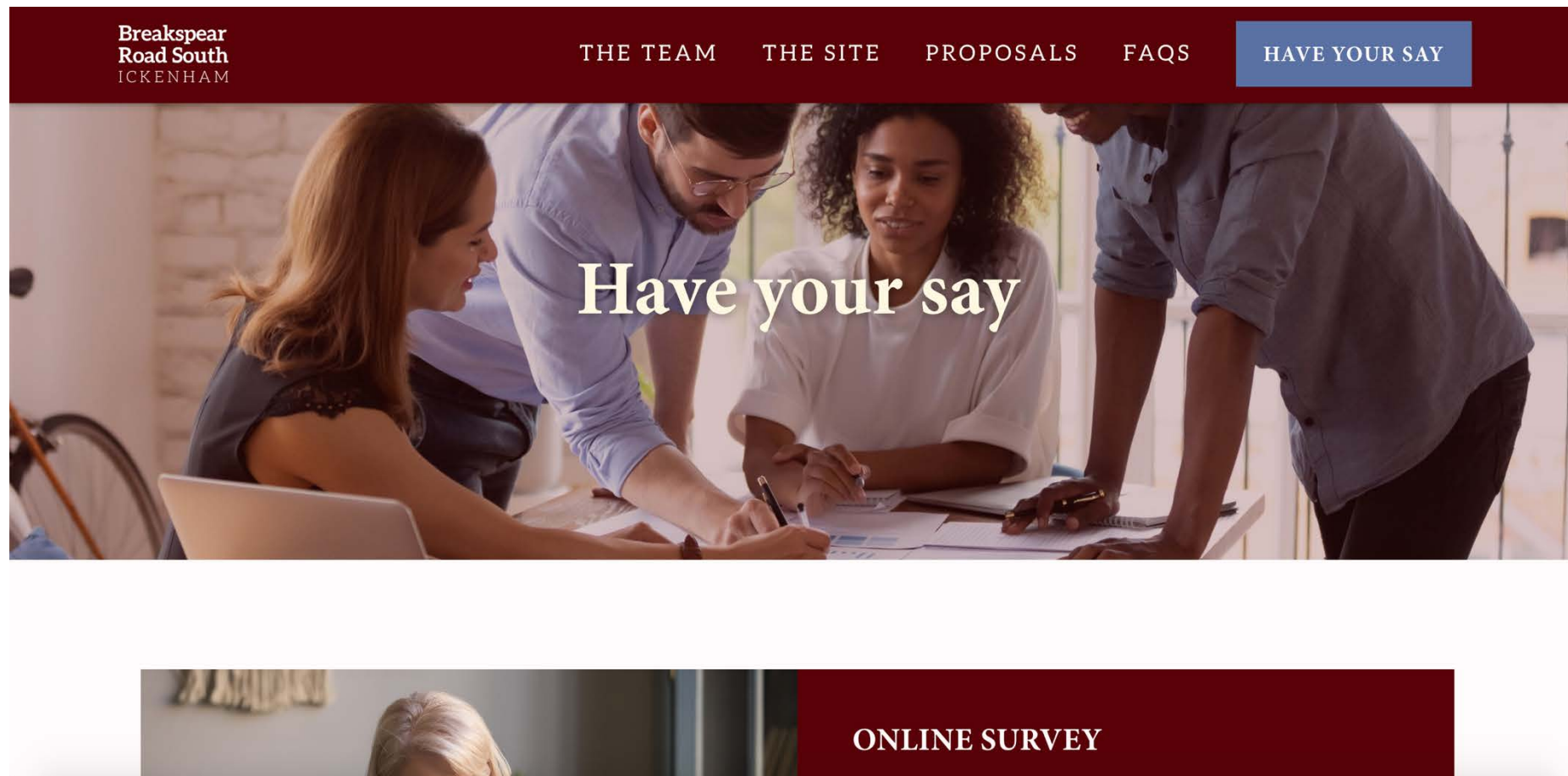
FAQS

HAVE YOUR SAY



FAQs

## Appendix C: Have Your Say page of the consultation website





## Appendix D: Stakeholder presentation



### Ickenham Residents Association Presentation

Former MSD Facility, Breakspear Road South, Ickenham

## Appendix E: Responses to frequently asked questions

Question	Answer
There is a new road as part of the proposal. What will this new road be used for?	There is no 'new' road proposed off Breakspear Road South. The existing access road to the former MSD site will have minor improvements made to it.
What is the estimated number of vehicles that will be entering the site on a daily basis?	We have been undertaking detailed survey analysis of existing local Keltbray sites which will inform our forecasts of estimated vehicle activity. The data indicates that on average there may be around 260 two-way (i.e. inbound and outbound combined) vehicle movements associated with the site across the whole day on a weekday, with an average of just 10 to 30 movements per hour between 0600 and 1800. 80% of these vehicles will be cars or small vans. A small number of vehicles might arrive outside of these hours. 260 two-way movements equates to just 130 vehicles, and compared to today would add less than 2% to the 13,500 vehicular movements passing the site across an average weekday.
What type of vehicles will be entering the site?	Vehicle movements will be predominately associated with cars and light goods vehicles (LGVs of less than 3.5T) with these accounting for over 80% of the movements. There will be a requirement for larger vehicles for some plant, refuse and concrete plant deliveries. It is anticipated however that the number of HGVs will be low, typically fewer than 10 per day.
Will the industrial space be used for manufacturing?	No. The proposed floorspace will fall under Use Class B8, and will comprise the storage and subsequent distribution of goods. The site will be occupied by Keltbray. A retained building to the rear of the site will be repurposed as new office accommodation.
Will there be noise or lighting from the site that could impact residential properties?	Is important to us that any lighting proposed on the site will be sensitive to the surrounding area, and we are working closely with our ecologist to create a scheme which does not harm any of the wildlife migration or biodiversity at the site. We are also very conscious of surrounding residential occupiers and will ensure that any lighting proposed is low level and will not impact residential properties.

<p>Do the proposals extend beyond the existing site boundary?</p>	<p>No, the proposals do not expand beyond the existing boundary of the site. They seek to maintain and enhance the quality of the existing landscaped areas within the site. We have engaged with HS2 to ensure that our proposals do not hinder any of their works on site, specifically from a landscape, biodiversity and drainage perspective.</p>
<p>Can you give an indication of the levels of pollution that will come from the site?</p>	<p>Sustainability sits at the heart of our core purpose and influences everything Keltbray do. This allows Keltbray to deliver solutions that are more valuable for customers, attract the best people, drive productivity improvements, manage risks and seize opportunities, and support local communities and society as a whole. We believe sustainability is not just an obligation; it is a source of competitive advantage. The proposals include electric charging points throughout the site, and a commitment to minimising diesel vehicle usage going forward. As part of the full application, we are preparing a site specific energy and sustainability strategy, together with a full commitment to promoting the Circular Economy and complying with the GLA Whole Life Carbon initiatives. We are excited to promote a truly sustainable and landscape led site which will set an example for future applications in the area. This will be a long term base for Keltbray and as such sustainability is at the core of the construction and operational phases, ensuring all measures taken are industry leading for years to come.</p>
<p>What steps will you take to ensure that there will not be high levels of noise? Will there be any noise restrictions on future occupiers?</p>	<p>Yes. Noise limits on any plant machinery noise will be set, to ensure that when operational, any noise will be negligible.</p>
<p>How many jobs will be provided on site? Will there be opportunities for local people?</p>	<p>Keltbray continue to grow and local employment is key to this. Future job opportunities will be advertised in the local area and we would encourage all those interested to register with our in-house recruitment agency.</p>