

Statement of Community Involvement

Site of the former The Star Public House, Star Road, Hillingdon UB10 0QH



View from the north along Star Road

Prepared by Cratus on behalf of Crossier Properties

November 2019

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Introduction

This report has been compiled by Cratus Communications, a community consultation agency that specialises in local government and planning, and forms part of the planning application submitted by Crossier Properties. The application proposes the redevelopment of the Former Star Pub, Hillingdon and is one of two applications submitted for the site. Crossier Properties believe that both applications for the site are acceptable.

The report outlines the community consultation work that has been carried out in line with the local policy framework by Cratus Communications and the wider project team. Working collaboratively, we have implemented a consultation process informed by the practices recommended by the London Borough of Hillingdon's Statement of Community Involvement (2006). The key aims of the consultation were:

- To inform the local community of the draft proposals
- To consult the local community to canvas their views on the proposal, allow them to give their opinion and ask questions
- To engage with the local authority and elected representatives.

Throughout the design process, Crossier Properties has sought to follow best planning practice and been as transparent as possible with the local community.

Site Overview and Proposals

The application site is a corner plot previously occupied by The Star Public House. This building, together with a number of ancillary buildings has now been demolished, leaving the site derelict and boarded. The site is located on the northern site of Uxbridge Road, Hillingdon, set back from this main road on a slip road known as Marlborough Parade.

The site is within the London Borough of Hillingdon within Hillingdon East ward, close to the boundary of Brunel and Charville wards.

Crossier Properties proposals are to build 10 new flats in a four-storey building with ground floor commercial fronting onto Marlborough Parade and Uxbridge Road, and two new houses of low-three storeys running along Star Road. There will be a total of 30 Bicycle Parking Spaces and 12 car parking spaces. The flats will have large balconies and the houses small gardens. All residents will have access to a shared garden which will be suitable for children to play safely.

Local Policy Framework

The London Borough of Hillingdon Statement of Community Involvement (2006) states:

7.4 The Council encourages applicants to engage with the community at the earliest stage of preparing their development proposal (pre-application stage). Applicants should consider the benefits of involving the community in developments, which are considered likely to have an impact on the community, having regard to the thresholds referred to in Table 7.1 above. An effective pre-application consultation exercise is considered to be the best way of informing the public of the details of the proposal and provides an opportunity for the public to review the information and make a meaningful response to the proposals.

Throughout the consultation phase, the project team have been guided by London Borough Hillingdon's policy on consulting with the community. This report outlines the steps that have been taken to consult with the local community, in line with the Council's guidance.

Localism Act (2011)

This proposal has developed and met the consultation principles established with the Localism Act for consulting with the public. Principally, these are;

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time
- Have regard to the responses to consultation that have been made following the consultation process

National Planning Policy Framework (NPPF) 2019

The project team's consultation work has complied with the NPPF's Framework (2019) in relation to pre-application engagement and front-loading consultation. These principles are outlined below:

"Pre-application engagement and front loading"

39. 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.

40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

41. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

42. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

43. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

44. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two 14 years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

45. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

46. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”

Community Consultation

Leaflet

In the first instance, the project team produced a leaflet to residents in the local area. The leaflet gave a brief outline of the proposals for The Star Public House and provided contact details should any residents have any queries about the proposals.

The leaflet outlined the scope of development and invited residents to a public exhibition event at which the plans for The Star Public House were displayed in detail. The venue, dates and times for the public exhibition were also included in the leaflet. A copy of the leaflet can be found in Appendix 1.

The leaflet was delivered to properties immediately around the site. The total number of letters delivered was 460 and the delivery area can be seen below:



Invitation emails were sent to previously identified community organisations and groups operating within the local area. Those contacted included:

- Hillingdon Federation of Community Associations
- Hillingdon Community Association
- Uxbridge Community Association
- Oak Farm Residents Association

Email invites were also sent to London Borough Hillingdon councillors inviting them to the public exhibition. Those councillors included:

- Hillingdon East ward
 - Cllr Wayne Bridges
 - Cllr Alan Chapman
 - Cllr Patricia Jackson
- Brunel ward
 - Cllr Roy Chamdal
 - Cllr Richard Mills
 - Cllr Brian Stead
- Charville ward
 - Cllr Nicola Brightman
 - Cllr Neil Fyfe
 - Cllr Paula Rodrigues

Both the community groups and councillors listed above were emailed a copy of the exhibition boards after the public consultation event and invited them to share their comments. To date, no such comments have been raised.

Public Exhibition

To enable residents to view, comment and ask questions about the proposals for The Star Public House, the project team, held a public exhibition in the local area for residents and community groups to attend.

The exhibition event was held at:

- St John The Baptist C of E Church, Royal Lane, Uxbridge, UB8 3QP
- 4pm – 7pm

Members of the project team were present at the exhibition to talk through the plans and answer any questions attendees had.

At the exhibition, feedback forms and freepost envelopes were given to those who attended. This allowed residents to submit feedback either at the event or at more convenient time.

Over the course of the public exhibition, there were four attendees. Those that attended were nearby residents that had received the invitation leaflet. Two attendees were from Star Road, the other two came from Charles Street.

A copy of the exhibition boards displayed at the public exhibition can be found in Appendix 2.





Overall the project team's consultation process comprised of:

- Invitation leaflet to residents including project team members contact details
- Public exhibition which allowed residents to:
 - View proposals for the site
 - Ask questions of the project team
 - Leave feedback either verbally or using the feedback forms provided.
- Ad-hoc responses to resident's queries

Consultation Feedback Report

The consultation process conducted by the project team gave residents, community groups and councillors the opportunity to view the proposals for The Star Public House, ask questions of the project team and leave feedback both at the event or later using a variety of methods. Copies of the written feedback sent to and received by Cratus can be found in Appendix 3.

Summary of Issues raised

Topic	Comments
Parking	Residents were concerned that a residential development could have the potential to impact on Star Road. Owing to the busyness of Uxbridge Road, residents felt that access into the site and parking facilities were a priority. It was explained by the project team that the development would provide one car parking space for each of the 17 new residential units. 15 parking spaces for the flats would be in a ground floor car park, with the entrance on Star Road. One parking space will be provided for each house, in a private space to the front. The development would also provide 28 cycle spaces for the 17 new units.
Design	Residents commented that they felt the design was 'attractive,' and represented a good use of the site. Attendees felt that the houses on Star Road were sympathetic to existing neighbours, whilst Uxbridge Road was a more fitting location for a five-storey building. A prevailing mood was for the vacant site to be brought back into use and it was felt that this development was of acceptable design to achieve this.
Traffic	Linked to comments on parking, residents raised concerns about the safety of the junction at the top of Star Road and Uxbridge Road due the traffic levels of Uxbridge Road. It was explained that an assessment of the current levels of traffic, alongside a plan on how potential effects on traffic will be managed and mitigated.

Changes to the scheme

Since the public consultation a number of changes have been made to the proposals to reflect comments received by London Borough Hillingdon's officers and members of the public that attended the exhibition. Those changes include:

- A reduction in the height of the flat block to four-storeys
- The provision of ground floor commercial space

Conclusion

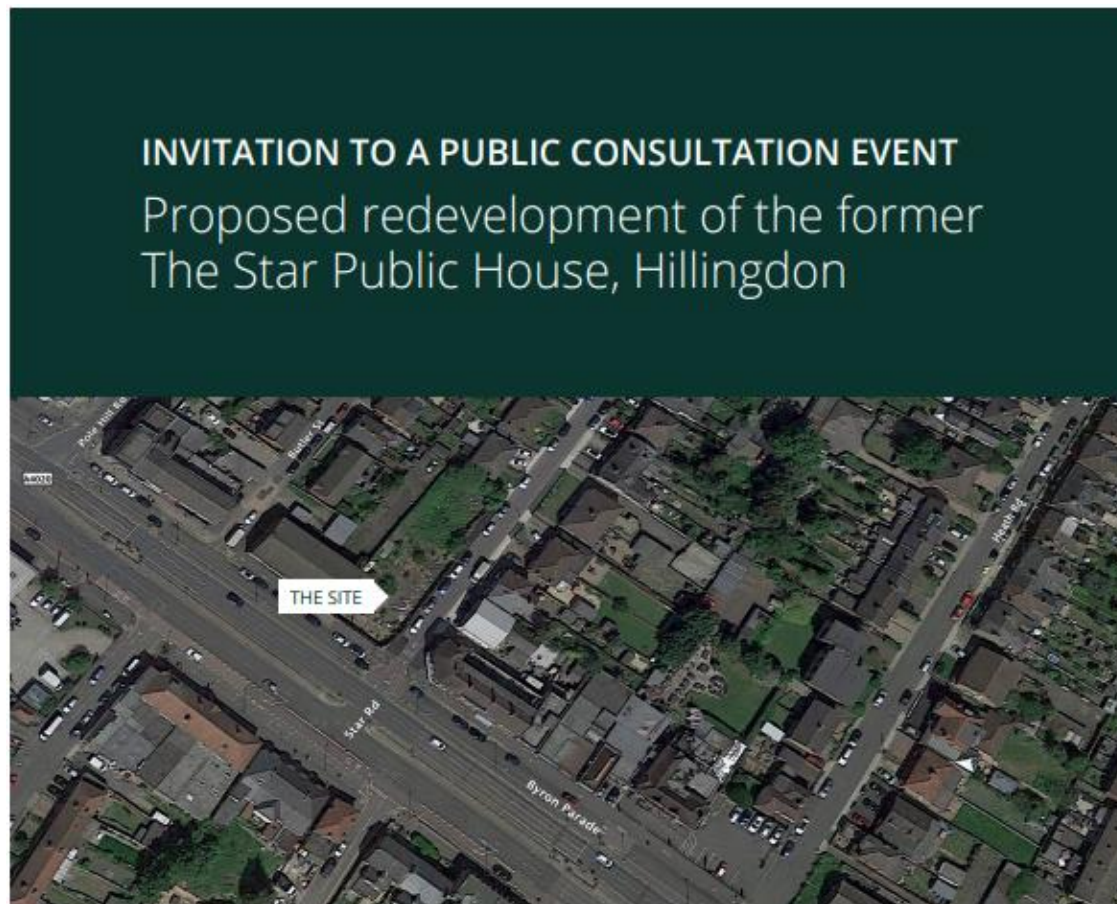
The community consultation work undertaken by the project team has met the requirements set out by the London Borough Hillingdon's Statement of Community Involvement (2006) and gave the community the opportunity to pass on their comments on the proposed development through:

- Leaflet to residents in the area which outlined the scope of development and included email and telephone contact details for the project team.
- Hosting of a public exhibition held on 16th July at St John The Baptist C of E Church, Royal Lane, Uxbridge, UB8 3QP.
- Enabling residents to comment on the proposals either using:
 - Feedback forms and associated freepost service
 - Emailing Cratus through the dedicated consultation email address: thestar@cratus.co.uk
 - Contacting Cratus using the contact details provided on the invitation leaflet and exhibition boards
- Attending the public exhibition event as advertised on the invitation leaflet
- Ad-hoc responses to queries from local residents

The responses received have been addressed in the design evolution and as part of the planning application in the supporting documents.

Appendices

Appendix 1 – Leaflet to residents inviting them to the public exhibition event –16th July 2019



Crossier Properties has been working up plans to redevelop the site of the former The Star Public House, Star Road, Hillingdon, UB10 0LZ. The proposals will:

- ▶ Bring a vacant site back into use
- ▶ Provide new, high-quality homes
- ▶ Improve the street-scene of both Uxbridge Road and Star Road

Crossier Properties wants to create a scheme that responds to the views of the local community and are therefore hosting a drop-in exhibition in the local area. The exhibition will give residents a chance to come and see the plans for the site, ask questions of the project team, and leave feedback comments on the day.

The exhibition will be held on **16th July 2019, between 4:00pm and 7:00pm.** Full details of the public exhibition are overleaf.

INVITATION TO A PUBLIC CONSULTATION EVENT

Proposed redevelopment of the former The Star Public House, Hillingdon



Crossier Properties has been working up plans to redevelop the site of the former The Star Public House, Star Road, Hillingdon, UB10 0LZ. The proposals will:

- ▶ Bring a vacant site back into use
- ▶ Provide new, high-quality homes
- ▶ Improve the street-scene of both Uxbridge Road and Star Road

Crossier Properties wants to create a scheme that responds to the views of the local community and are therefore hosting a drop-in exhibition in the local area. The exhibition will give residents a chance to come and see the plans for the site, ask questions of the project team, and leave feedback comments on the day.

The exhibition will be held on **16th July 2019, between 4:00pm and 7:00pm**. Full details of the public exhibition are overleaf.

Public Consultation Invitation

Crossier Properties will be hosting a drop-in exhibition in July to share their outline plans for the site of the former The Star Public House.

Key members of the project team will be on hand to talk through the exhibition boards and answer any questions you may have. Feedback forms will also be provided for you to share your comments on the proposed development for this site.



Public Event

Date & Time Tuesday 16th July 2019, 4:00pm - 7:00pm

Location St John The Baptist C Of E Church, Royal Ln, Uxbridge UB8 3QP

If you require any further information or are unable to attend the exhibition, please feel free to either email bward@cratus.co.uk or call 020 8629 7198.

Appendix 2 – Exhibition boards

Welcome



Thank you for taking the time to attend today's public exhibition outlining the plans to redevelop the former The Star Public House.

Crossier Properties wants to share its vision for this site and to hear your thoughts on what is planned to come forward. Crossier Properties is looking to redevelop the site to:

- ▶ Provide 17 new high-quality homes
- ▶ Improve the street-scene of both Uxbridge Road and Star Road
- ▶ Bring a vacant site back into use

Key members of the project team are here today to talk you through the plans for the site and answer any questions you may have. Feedback forms and freepost envelopes are also provided so you can share your thoughts on the proposals.





The Star Public House

Hillingdon

✉ the-star@cratus.co.uk

☎ 020 8628 7195

Proposal: R251-BY16-CEET

Cratus Communications

25 Lexington Street

London, SE1 1NG

Site context



The site lies on the corner of Uxbridge Road and Star Road, on the set-back slip-road of Marlborough Parade. The site is in the London Borough of Hillingdon within Hillingdon East ward, close to the boundary of Brunel and Charville wards.

The site was previously occupied by The Star Public House fronting onto Marlborough Parade and Uxbridge Road, with ancillary buildings running up Star Road. All buildings on site have since been demolished, leaving a vacant site and providing the opportunity to create a new residential development.

There has been a previous planning application for this site submitted to LB Hillingdon which was refused in 2016. Crossier Properties has since acquired the site and is bringing forward and consulting residents on a separate, new planning application.

Crossier Properties has endeavoured to bring forward plans that address the previous reasons for refusal and are more amenable to the local area whilst still providing new, high-quality homes.



Proposals



New homes

- ▶ Crossier Properties propose creating 17 new, high-quality homes across two separate elements:
- ▶ Two new houses of low-three storeys running along Star Road
- ▶ 15 new flats in a five-storey building fronting onto Marlborough Parade and Uxbridge Road

Massing

The height of the new buildings has been designed to be sympathetic to the surrounding area. Close attention has also been paid to the differing contexts of both the more residential Star Road and the busier Marlborough Parade/Uxbridge Road.

- ▶ Star Road: The new houses are a low-three storeys, with the top floor containing attic bedrooms ensuring the houses are in-keeping with the residential street.
- ▶ Uxbridge Road: The new flats will be within a five-storey building, with the top storey set back to reduce its impact whilst harmonising with the larger scale nature of Uxbridge Road.



The Star Public House
Hillingdon

✉ thestar@cratus.co.uk
☎ 020 8639 7195

✉ Proposals: RICH@YMC-CEET
Cratus Communities
25 Lexington Street
London, SE1 0NZ

Proposals

Amenities

Each flat within the building on Uxbridge Road will have access to large, private balconies. The houses along Star Road will each have a small garden and a front yard space.

All future residents will also have access to a first-floor shared garden space provided in-between the flat building and the new houses.

Transport

The site has been designated with a Public Transport Accessibility Level (PTAL) of 2 and is close to a number of bus routes providing access in and around the London Boroughs of Hillingdon and Ealing.

The closest train stations are Uxbridge Station, approximately 2 miles to the north, and Southall station, approximately 3.5 miles to the south east. These stations provide access into central London via the Metropolitan and Piccadilly Lines in the former, and both TfL Rail and National Rail from the latter.

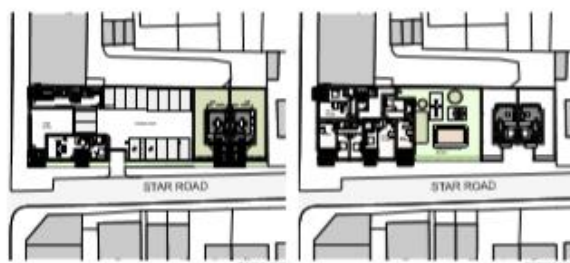
This development will provide 28 cycle parking spaces on site and 17 car parking spaces, split thus:

Cycle parking

- ▶ 6 spaces allocated to the new houses on Star Road
- ▶ 22 spaces allocated to the new flats on Uxbridge Road

Car parking

- ▶ 1 space for each new house on Star Road
- ▶ 15 spaces allocated for each flat unit on Uxbridge Road, housed in a covered building in-between the new flat building and the houses on Star Road.



The Star Public House
Hillingdon

✉ info@cratus.co.uk
☎ 020 3638 7195

Project: KTS-BYNG/CEST
Cratus Communications
25 Leighton Street
London, SE1 0NZ

Scheme Benefits



Thank you for visiting



Thank you for taking the time to come and view the proposals for the site of the former The Star Public House, Hillingdon.

Crossier Properties is committed to listening and engaging with the local community to develop proposals that respond to your views for the site, so please do let us know your comments on the proposed development.

Letting us know your thoughts is easy, simply fill out a feedback form and leave it with us today or use one of our freepost envelopes if you would like to post a form at a later date.

Alternatively, you can share your comments with us using the following contact details:



The Star Public House
Hillingdon

thestar@cratus.co.uk
020 8629 7198

Freepost RTSY-BYWK-CZZT
Cratus Communications
25 Lavington Street
London, SE1 0NZ

Appendix 3 – Exhibition Feedback

The Star Public House, Hillingdon

FEEDBACK FORM

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other Number

First Name

Last Name

Email

Address

Your comments

Interesting development. Parking might be a problem as usually "full" in Star Road. Experience in Charles St. suggests that "new people" do not always have just one vehicle.

DATA PROTECTION: The information you provide will be held by Cratus Communications LTD on behalf of Crossier Properties Limited. We may need to share your data with the local planning authority - London Borough of Hillingdon - as part of the planning application for The Star Public House, Star Road. We will not sell your data to third parties.

The Star Public House, Hillingdon

FEEDBACK FORM

Mr ☐ Mrs ☒ Miss ☐ Ms ☐ Other

Number

First Name

Last Name

Email

Address

DOB

UB

Your comments

Attractive looking new development. Main concern would be the junction at the top of Star Road/ Uxbridge Road. It is already a very busy, dangerous junction and more added traffic at peak times would add to the noise and level of traffic along the whole road.

DATA PROTECTION: The information you provide will be held by Cratus Communications LTD on behalf of Crossier Properties Limited. We may need to share your data with the local planning authority - London Borough of Hillingdon - as part of the planning application for The Star Public House, Star Road. We will not sell your data to third parties.

The Star Public House, Hillingdon

FEEDBACK FORM

Send soft copy via email

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other

First Name

Last Name

Email

Address

Number

UB100QH

Your comments

PARKING COULD BE AN ISSUE AS THE STREET IS ALREADY OVERCROWDED & IF ANY PROPERTY HAS MORE THAN 1 VEHICLE IT WILL PRESENT FURTHER PROBLEMS

DATA PROTECTION: The information you provide will be held by Cratus Communications LTD on behalf of Crosser Properties Limited. We may need to share your data with the local planning authority - London Borough of Hillingdon - as part of the planning application for The Star Public House, Star Road. We will not sell your data to third parties.