

Hillingdon Gateway

Application now submitted for a development shaped by your feedback



View across the centre of the site showing new buildings, the proposed linear park and new play space

As you may already be aware, Meyer Homes bought the Former Master Brewer site from Tesco/Spenshill in October 2015 (which we are now referring to as Hillingdon Gateway).

Since then, our project team has been working with the local community to develop fresh proposals for the site.

The purpose of this leaflet is to inform you of the submission of the planning application to Hillingdon Council and the significant changes to the plans made since we first presented them to neighbours in March 2017.

The plans have evolved as a result of our discussions with neighbours, local community groups, LB Hillingdon and the GLA's planning officers. The main changes in response to feedback have been:

Height – The storey heights across the scheme have been amended through the pre-application process. The taller elements are furthest away from existing homes and verified views produced for the planning application confirm that the proposed buildings would be barely visible from surrounding communities due to the site's context.

Parking numbers – The level of parking provision has been carefully considered as part of the pre-application process. Striking the right balance between the appropriate level of parking and the potential trip generation associated with the new spaces on site has been the objective. The provision of 0.65 spaces per dwelling proposed is the most appropriate number of spaces given the site's public transport links.

Affordable housing – The level of affordable housing delivered as part of the plans for the site will ultimately be determined by a viability assessment and tested by the Council's own advisers. It is currently proposed for 20% of the new homes to be affordable. Meyer Homes are exploring the potential for two different products to

be delivered on site in response to the feedback received during the neighbour workshop and conversations with local stakeholders. The inclusion of London Living Rent and Discount Market Sale units is being considered as part of the affordable mix. The Discount Market Sale properties will be restricted for people who live and work within the borough.

Improved landscaping – The delivery of a new linear park through the site has been an aspiration of the project team throughout the design evolution of the scheme. This responds well to the request of the local community to open up access to the Green Belt to the east of the site.

Highway improvements – As part of the development proposals, significant improvements are proposed to the highway network. These include a right-turn filter lane being introduced along Freezeland Way; improved pedestrian and cyclist crossing facilities at Hillingdon Circus, with pedestrian islands being widened; re-alignment of the southbound approach from Long Lane North. The footway at the X90 / Oxford Tube bus stop along Freezeland Way will also be widened to allow for a suitable bus shelter.

Application submission

The submitted plans include:

- 377 new homes including 20% affordable homes
- A new shop and café space (c.428.5m² of retail/café) and affordable workspace (c.340m² of business use) which could support 55 new jobs)
- Associated economic activity including construction and supply chain jobs
- Public space and landscaping improvements including an urban square and linear park connecting to the Green Belt land to the east
- A network of new outdoor green spaces within the development for the benefit of new and existing residents
- Financial contribution through Community Infrastructure Levy of c.£4.76m (Borough and Mayoral)



Birds eye view of the proposed development (view looking north west)



View from north western corner of the site looking east towards new buildings and Green Belt beyond



View looking south through the site towards the entrance

Thank you for your feedback

We would like to take this opportunity to thank all those who took the time to get involved during the pre-application consultation either at meetings, online or during the public exhibitions which have helped shape the submitted plans.

This feedback has been summarised in the Consultation Statement, submitted with the planning application.

View the planning application

To view the submitted planning application and provide your comments to the statutory consultation process, coordinated by LB Hillingdon, please visit their planning website at:

www.hillingdon.gov.uk/planning

You can find the planning application by searching reference number: **4266/APP/2017/3183**

If you have any questions or want to contact a member of the project team you can do so by:

☎ **phone:** 0344 225 0003

@ **e-mail:** hillingtongateway@glhearn.com

✉ **writing:** FREEPOST RTHZ-AKT-SABG
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For more information or to download key documents from the planning application you can visit our project website:

www.hillingdongateway.co.uk

