

Ideas for Hayes Park, Hillingdon, Middlesex

# Results of initial public consultation with site users, close neighbours and the wider community

Charville Lane

Bury Avenue

Hayes Park

Land owned for which your idea

Mellow Lane

Hayes Park

HN2L

Highbridge No 2 Limited

Nick Wates Associates



Highbridge No 2 Limited

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## **1 Introduction**

- 1.1 Nick Wates Associates (NWA) has been commissioned by Highbridge No 2 Limited to undertake public consultation on the future of land the company owns in Hayes, Middlesex in the London Borough of Hillingdon.
- 1.2 Highbridge No 2 Limited (HN2L) is reviewing the future of its land (described as 'Hayes Park' in this report) and, in line with good practice and the New Localism approach of the Coalition government, wants to engage with local people prior to drawing up any proposals. The Company is keen to explore what potential there is to provide public space and facilities for the area through better use of the land.
- 1.3 This report sets out the results of the first phase of public consultation which took place between Wednesday 24<sup>th</sup> November and Tuesday 21st December 2010.

## **2 Methodology**

- 2.1 The Coalition government is introducing major changes to the planning system. While the details will be emerging over the next year or so it is already clear that there will be strong emphasis on the involvement of local communities in development proposals and in the production of neighbourhood plans.
- 2.2 The approach adopted by HN2L is to ascertain the views of local people so that their needs can, as much as possible, be incorporated in any proposals for its site. It was decided to start with a blank canvas and explore the needs of the surrounding communities and find out people's thoughts on how the site might be able to contribute towards improving the quality of their lives.
- 2.3 Phase 1 involved conducting informal personal interviews with some site neighbours and other interested parties. This was done by door knocking a random sample selection of properties around the site, aiming to cover a spread of locations and housing types as well as age and ethnic groups. A range of businesses and services were also covered. This first phase was seen as a pilot exercise which would help identify some of the key issues and the nature of the community and make it possible to decide on the nature of future phases of public consultation and involvement. It was not intended to provide quantitative evidence on local views for or against any particular viewpoint or course of action.

### 3 Process

3.1 Door knocking took place on Friday 26th and Saturday 27th November. In the week prior to this:

- Internet research was undertaken to identify what relevant information was already available online;
- A telephone conversation was held with the Community Involvement Team at Hillingdon Council to seek advice on procedure;
- Courtesy emails were sent to the three councillors for the local ward (Charville Ward), informing them of the proposed door knocking exercise and attaching the documentation being used;
- The consultation materials were supplied to the Community Involvement Team at Hillingdon Council by email for forwarding to local residents groups as previously agreed.

As a result of the above, NWA was contacted by Councillor Neil Fyfe who arranged to invite several key stakeholders to meet with the interview team on 26 November and who also invited the team to attend a regular surgery session being held by the two Conservative local councillors on 27 November at Charville Library.

3.2 During the door knocking days, interviewers visited a sample of properties in streets surrounding the site. Informal interviews, loosely based on a questionnaire, were undertaken on the spot, or arrangements made for a visit at an alternative time or for a telephone call. An information pack was left with interviewees and at addresses where nobody was in at the time of calling. The pack contained a letter from HN2L, a map of the site and a questionnaire (see Appendix A). Nick Wates and Jane Freund from NWA undertook the door knocking and informal interviews on Friday 26<sup>th</sup> and Saturday 27<sup>th</sup> November. Roland Karthaus assisted on Saturday 27<sup>th</sup>.

3.3 On Friday, the team focussed on:

- The three large businesses at Hayes Park
- Schools and playgroups
- Businesses off Hayes End Road
- Kingshill Avenue shopping area

On Saturday the team focussed on:

- Homes in all streets immediately adjacent to the Hayes Park site and some nearby.
- Agricultural premises

3.4 The door knocking dates coincided with the start of exceptionally cold weather which meant that people were less inclined to spend time talking on the doorstep than might normally be expected. To make up for this, more packs were posted through letter boxes than initially intended.

3.5 Following the door knocking days:

- Electronic versions of the information pack were sent to those requesting them and to some local schools and businesses.
- Telephone enquiries were dealt with and a number of interviews were undertaken on the phone.
- Some local residents copied the packs and distributed them to neighbours and friends.
- Completed questionnaires were received by post, fax and email and the results were analysed for presentation in this report.

## 4 Response

- 4.1 Views were obtained from a total of 50 people. Statistics for this phase were as follows:

Doors knocked on	65
Meetings held with key stakeholders	3
Information packs distributed by hand	89
Information packs sent by post	1
Information packs distributed by email	20
Informal interviews conducted	18
Questionnaires received by hand	3
Questionnaires received in the post	20
Questionnaires received by fax	1
Questionnaires received by email	2
Email Letters received	1
Phone calls received	3

- 4.2 Despite the cold weather, the interview team were treated with respect and many people were welcoming and happy to talk.
- 4.3 Respondents were mostly middle aged or elderly and there were insufficient responses from young people.
- 4.4 The range of ways in which people responded demonstrated that the pilot consultation process as designed worked effectively and that people were able to make contact if they wished.
- 4.5 Responses continued to be received for several months but a cut off point at 50 responses, reached on 21<sup>st</sup> December, was agreed upon as representing a reasonable sample at this stage. Preliminary analysis indicates that responses received after 21<sup>st</sup> December express similar views to those already covered in this report from the same streets.
- 4.6 The response table below shows the locations where information has been received from, the form in which it has been received and the status of the informant. Names and detailed addresses have been omitted to protect confidentiality. Reference numbers are the same as in the results section to allow readers to do their own analysis.

<i>Ref</i>	<i>Street/area</i>	<i>Nature</i>	<i>Status</i>
1	Hayes End Road	Interview, meeting	Resident
2	Charville Safer Neighbourhood	Interview, meeting	Police
3	Hurstfield Crescent	Questionnaire Hand	Resident Res. Assoc.
4	Kingshill Avenue	Interview	Business

5	Kingshill Avenue	Interview	Business
6	Charville Ward	Meeting	Ward Cllrs
7	Mellow Lane	Interview	Resident
8	Hayes End Road	Interview	Resident
9	Hayes End Road	Interview	Resident
10	Mellow Lane	Interview	Resident
11	Hayes End Road	Questionnaire Hand	Res. & Bus.
12	Kingshill Avenue	Interview	business
13	Harrow View	Interview	resident
14	Raeburn Road	Interview	resident
15	Bury Avenue	Interview	resident
16	Mansfield Drive	Interview	resident
17	Frogmore Avenue	Interview	resident
18	Mansfield Drive	Interview	resident
19	Exmouth Road	Interview	resident
20	Mellow Lane East	Interview	resident
21	Salcombe Way	Tel	resident
22	Salcombe Way	Questionnaire Hand	resident
23	Portland Way	Tel Letter	resident
24	Harrow Way	Questionnaire Post	resident
25	Pole Hill Road	Questionnaire Post	resident
26	Hayes End Road	Questionnaire Post	resident
27	Hayes End Road	Email Letter	resident
28	Balmoral Drive	Questionnaire Post	resident
29	Bury Avenue	Questionnaire Post	resident
30	Hurstfield Cres	Questionnaire Post	resident
31	Anon	Questionnaire Post	resident
32	Salcombe Way	Questionnaire Post	resident
33	Mellow Lane East	Questionnaire Email	resident
34	Portland Road	Interview	resident
35	Portland Road	Questionnaire Post	resident
36	Portland Road	Questionnaire Post	resident
37	Salcombe Way	Questionnaire Post	resident
38	Salcombe Way	Questionnaire Post	resident
39	Pole Hill Road	Questionnaire Post	resident
40	Goshawk Gardens	Questionnaire Post	resident
41	Portland Road	Questionnaire Post	resident
42	Portland Road	Questionnaire Post	resident
43	Portland Road	Questionnaire Post	resident
44	Mellow Lane East	Questionnaire Post	resident
45	Charville Lane	Questionnaire Post	resident
46	Portland Road	Questionnaire Post	resident
47	Hayes Business Park	Questionnaire Fax	Business
48	Mellow Lane East	Questionnaire Email	resident
49	N/A	Tel	School
50	Home Farm Res Assoc	Questionnaire Post	Res Assoc

## 5 Results – interviews and questionnaires

- 5.1 This section contains people's responses to questions posed in the questionnaire in the order in which they were posed. Bold numbers at the end of each point indicate the number of similar responses received. Numbers in brackets are reference numbers to allow readers to do further analysis and NWA to check back against original questionnaires if necessary. Likewise the numbers in the tables. Original phrasing has generally been kept to avoid misinterpretation. Within questions, points made have been loosely grouped in themes. Note that not everyone answered all questions.

### **GENERAL**

- Q1 What do you **call** the area where you live or work (this area)?

<i>Response (alphabetical order)</i>	<i>Number of responses</i>	<i>Ref Nos</i>
Bury Avenue	<b>1</b>	29
Charville	<b>1</b>	42
Charville Lane	<b>2</b>	14 39
Charville Safer Neighbourhood Police Team	<b>1</b>	2
Charville Ward	<b>1</b>	28
Harrow View	<b>1</b>	13
Hayes	<b>7</b>	4 15 16 17 18 31 35
Hayes End	<b>6</b>	1 7 9 10 11 20
Hayes End Farm	<b>1</b>	47
Hayes Park	<b>1</b>	8
Hillingdon	<b>1</b>	25
Home	<b>3</b>	24 25 43
Home where it is peaceful	<b>1</b>	46
Kingshill	<b>2</b>	12 30
Mellow Lane East	<b>1</b>	33
North Hayes	<b>1</b>	40
On top of the hill overlooking Home Farm Fields	<b>1</b>	45
Portland Road	<b>2</b>	36 41
Total responses to question	<b>34</b>	



Q2 *What do you **like** about the area where you live (or work)?*

The people / neighbours. **5** (7 9 12 13 4)  
Stable population. **1** (1)  
A residential area with some good community spirit. **1** (2)  
One of the nicest wards in the borough. **1** (2)  
It is nicely spaced out and we have beautiful trees and wildlife. **1** (46)  
Not bad area. **1** (5)  
No trouble. **1** (39)  
Normal area. **1** (17)  
Quiet/peaceful. **11** (7 9 10 13 16 18 19 28 29 39 40)  
Quiet area in middle of town. **1** (8)  
The open space amongst thousands of houses and main roads, factories and schools. **1** (33)  
Still has countryside nearby. **1** (25)  
Scenic (ie view of green). **1** (8)  
Outlook on nature. **1** (21)  
Rural aspect. **1** (31)  
Last rural enclave in Hayes. **1** (11)  
Open space and quiet and sounds of nature rather than traffic. **1** (24)  
Open spaces and wildlife. **1** (35 43)  
Very private at the rear of our property and full of wildlife and very peaceful. **1** (36)  
Peaceful, abundant with wildlife and preserved trees. Wonderful outlook. **1** (38)  
It's a nice area as we have the woodland backing onto our house, and has wildlife and when you drive down the road or walk you feel as if you are in the countryside. **1** (41)  
The woodlands and fields at the rear of where we live. **1** (42 43)  
The trees protect us from the high winds. **1** (43)  
Open spaces and views. Not being closed in like other streets. **1** (45)  
The fields, the open spaces, the woodland. **1** (47)  
Relative peace, tranquillity and the views across open land to Hertfordshire. A sense of being off the beaten track which is probably unique in Hayes. **1** (48)  
Horses. **1** (19)  
Lived here all life. **1** (14)  
Easy access public transport, airport, motorways. **1** (16)  
Go into town or country easily. **1** (19)  
Lots of parking. **1** (10)  
U7 bus route much improved. **1** (6 15)  
More facilities than a few years ago, e.g. new children's centre. **1** (6)  
Reasonable middle class houses. **1** (1)  
Residential good quality housing. **1** (30)  
Shops - local and Uxbridge. **1** (30)

Q3 *What do you **dislike** about the area where you live (or work)?*

Nothing. **14** (7 8 10 11 17 21 28 33 36 38 40 41 46 47)  
Not much **1** (20)  
Nothing that cannot be solved by the residents. **1** (43)  
Its great as it is. **1** (38)  
The area is perfect at this time. Any more development will overcrowd the area. **1** (33)  
Traffic. **2** (15 25)  
The increasing amount of local traffic caused by poor local infrastructure. **1** (48)  
Too much through traffic. **1** (30)  
Speeding is an issue. **1** (2)  
Lorries using it as cut through. **1** (9)  
Articulated lorries (to and from Home Farm) – photos supplied. **1** (26)  
Dangerous bend in Hayes End Lane. **1** (1)  
Traffic lights junction Hayes End Lane and Uxbridge Road. **1** (1)  
Lack of parking / garage space for residents. **2** (29 31)  
Lack of parking. **1** (4)  
Isolation. Lack of good transport. **1** (13)  
Limited public transport links. **1** (24)  
Crime /theft/burglary. **3** (14 18 30)  
Burglary is a problem due to the number of residential properties. **1** (2)  
Minor antisocial behaviour by youths. **1** (2)  
Sometimes gangs of youths are seen hanging around the streets at night which can be intimidating for the elderly. **1** (42)  
Groups of kids. **1** (12)  
Vandalism - kids seem to be in charge. **1** (4)  
Grown up kids creating problems in front of Charville Primary School. **1** (29)  
Hoof holes in fields. **1** (1)  
Not enough people. **1** (5)  
Wind. **1** (10)  
Housing Association housing - council tax reduced due to effect. **1** (13)  
New people in the area. **1** (14)  
Noisy benefit scroungers (in past, better now) . **1** (19)  
Lack of management of the trees (photos supplied). **1** (23)  
Too many empty commercial premises. **1** (30)  
Properties being let out has increased. **1** (30)  
Bollards in Hayes End Road (installed by council on HN2L land) which mean residents don't have enough spaces for parking – (details of recent petition hearing with Hillingdon council supplied). **1** (27)  
Being over developed. **1** (35)  
Buildings that are privately owned but still look like a council estate. **1** (39)  
The amount of houses and residential areas being built putting pressure on local amenities and schools, etc. **1** (45)

Q4 *What would **improve** the area where you live (or work)?*

Nothing needed. **6** (21 28 38 40 41 43)  
Hayes Park is almost perfect. **1** (47)  
Does not need any improvement. Already at saturation point. **1** (33)  
Traffic control. **2** (25 30)  
Closure of Mellow Lane to stop rat running. **1** (1)  
Better parking. **1** (4)  
Stop lorries using it as cut through. **1** (9)  
Traffic management and parking provision at Hayes End Shops. **1** (11)  
Better road maintenance. **1** (13)  
Better policing. **1** (42)  
More resources for the police in terms of staff and resources. **1** (2)  
Interesting leisure. **1** (4)  
More people. **1** (5)  
Maintain hedges. **1** (8)  
Tree planting. **1** (8)  
Looking after tenants. **1** (12)  
Overgrown gardens and rubbish. **1** (15)  
Cafes, amenities, restaurants. **1** (16)  
Better use of public space (e.g. for events). **1** (19)  
More management. **1** (19)  
Reducing size of trees in the Scrub. **1** (22)  
Maintaining open spaces nearby, not building on those spaces. **1** (24)  
More parking space. **1** (29)  
Police patrolling to control unsocial behaviour of kids. **1** (29)  
Reduce crime. **1** (30)  
No more residential properties. **1** (30)  
People who will look after their properties, take pride in the area. **1** (30)  
Less noise and white light coming from the business park. **1** (35)  
Making the area of Hayes Park green belt land so no buildings can be built on it. **1** (36)  
Areas for the community to use. Elderly, children too sometimes. **1** (39)  
More leisure facilities. **1** (45)  
For you not to come along and put a load of houses up. **1** (46)  
The land/ditch to the North of Mellow Lane East requires attention so as to avoid the risk of flooding. **1** (48)

**HAYES PARK SITE** (see map showing boundary)

Q5 *What could be provided on the Hayes Park site that would make the place that you live better?*

Nothing. **9** (9 12 13 38 41 42 43 46 48)  
Does not need any improvements. **1** (33)  
Leave it as it is. **3** (24 40 41)  
Leave natural. **1** (5)  
Leave as open space. **1** (28)  
It is perfect the way it is. **1** (46)  
Heathland (like Hampstead Heath). **1** (1)  
Park during the day with paths for prams, children's play area, sufficient car parking. Closed in evening. **1** (2)  
Housing. **1** (4)  
Access to site. **1** (7)  
Access as a nature park. **1** (25)  
Community meeting place. **1** (7)  
Nature trail. **1** (8)  
Indoor facilities for children. **1** (16)  
Nature reserve with access. **1** (19)  
It should be left undeveloped. **1** (24)  
I don't want to see any more development on this land. **1** (26)  
More houses, play area, sports facilities (7-13), etc. **1** (29)  
Country park. **1** (30)  
Not interested in what happens over there. **1** (34)  
Less traffic and noise, more maintenance of woods you call Hayes Shrub, full of wild life. **1** (35)  
Make it green belt land. **1** (36)  
Up to date designed buildings and children's facilities. **1** (39)  
More leisure facilities with open spaces. **1** (45)  
More horses. **1** (47)

Q6 *What concerns would you have about any development taking place on the Hayes Park site?*

Increase in traffic. **6** (1 7 10 30 39 40)  
Vehicles being targeted by criminals. **1** (2)  
Antisocial behaviour. **1** (2)  
No housing because infrastructure cannot cope. **1** (2)  
Security / safety. **1** (1)  
Slippery slope for greenbelt **1** (1)  
No point of raising hopes if nothing is going to happen **1** (6)  
Country lanes all around. **1** (6)  
Noise. **2** (7 40)  
Prefer no development. **5** (8 9 13 15 16)  
More people. **1** (10)

None 2 (12 29)  
 Affect wildlife 1 (21)  
 Very upsetting 1 (21)  
 People using it and looking into property 1 (21)  
 Further commercial/ residential properties and losing the open space that adds significantly to the pleasant ambience of the location. 1 (24)  
 Congestion, noise, overpopulation 1 (25)  
 Overload on facilities already here 1 (28)  
 No residential at all – its green belt. 1 (30)  
 Impact on local services 1 (30)  
 Size. Loss of infrastructure to concrete, brick and tarmac 1 (31)  
 Already too many buildings and houses in this area and too much traffic for the roads in and out. 1 (33)  
 Traffic overcrowding local area. Noise and pollution and new type cheap building methods and a strain on council services. 1 (35)  
 Overpopulating a small area, loss of wildlife and trees. Lack of privacy. 1 (36)  
 Lots: Drug dealers, antisocial behaviour, drunks, extra cars, noise, eradication of our wildlife and rare species, privacy 1 (38)  
 Already saturated with schools and offices, etc 1 (40)  
 It would be unbearable with increased housing, shops, traffic, more people. 1 (41)  
 It would have a damaging effect on the environment 1 (42)  
 It would destroy habitat for wildlife and building on the park would intrude on the way we live. 1 (43)  
 Building new residential area on the entire site putting pressure on local transport and surrounding roads and amenities. 1 (45)  
 It would spoil our quiet place. 1 (46)  
 Any development would be detrimental to the beauty and to the experience of the Park. There should be no development. 1 (47)  
 Whilst not exhaustive, concerns would include increased pollution, vehicular traffic, destruction of habitat for some animals, reduction in the quality of the views currently available, adverse affect on house prices AND the perceived impossibility due to cost of making the local infrastructure capable of supporting any planned development.  
 Increased criminality and land becoming a dumping ground for waste of all sorts, including abandoned vehicles. Finally, I mention the disruption to local life whilst any plans are progressed. 1 (48)

## POSSIBLE USES - Hayes Park site

Q7 Please rate the following types of possible development on the Hayes Park site. Tick one column on each line.

	Strongly Preferred	Preferred	No opinion	Undesirable	Very Undesirable
<i>Rights of way</i>	<b>7</b> (19 25 28 30 31 45 47)	<b>11</b> (2 4 5 7 8 10 13 16 17 39 48)	<b>4</b> (15 18 20 24)	<b>2</b> (9 41)	<b>11</b> (11 29 32 33 35 36 38 40 42 43 46)
<i>Cycle ways / Bridleways</i>	<b>5</b> (19 25 30 39 47)	<b>14</b> (2 4 5 7 8 10 13 16 17 20 24 33 45 48)	<b>5</b> (11 15 18 31 41)	<b>2</b> (9 28)	<b>9</b> (29 32 35 36 38 40 42 43 46)
<i>Apartments</i>	<b>0</b>	<b>3</b> (4 5 16)	<b>4</b> (18 20 30 39)	<b>5</b> (9 13 15 17 19)	<b>23</b> (7 8 10 11 24 25 28 29 30 31 32 33 35 36 38 40 41 42 43 45 46 47 48)
<i>Newsagent / Convenience store</i>	<b>2</b> (32 39)	<b>4</b> (16 20 29 45)	<b>2</b> (5 18)	<b>7</b> (4 9 13 15 17 19 31)	<b>19</b> (7 8 10 11 24 25 28 30 33 35 36 38 40 41 42 43 46 47 48)
<i>Post Office</i>	<b>1</b> (32)	<b>3</b> (16 20 45)	<b>4</b> (5 18 29 39)	<b>7</b> (4 9 13 15 17 19 31)	<b>19</b> (7 8 10 11 24 25 28 30 33 35 36 38 40 41 42 43 46 47 48)
<i>Other local shops</i>	<b>1</b> (32)	<b>3</b> (16 20 45)	<b>3</b> (5 18 39)	<b>8</b> (4 9 13 15 17 19 29 31)	<b>19</b> (7 8 10 11 24 25 28 30 33 35 36 38 40 41 42 43 46 47 48)
<i>Business incubator units</i>	<b>0</b>	<b>0</b>	<b>7</b> (5 18 19 20 29 39 32)	<b>6</b> (4 9 13 15 16 17)	<b>21</b> (7 8 10 11 24 25 28 30 31 33 35 38 36 40 41 42 43 45 46 47 48)
<i>Workshops</i>	<b>1</b> (39)		<b>7</b> (5 18 19 20 24 29 32)	<b>6</b> (4 9 13 15 16 17)	<b>20</b> (7 8 10 11 25 28 30 31 35 33 36 38 40 41 42 43 45 46 47 48)

<i>Nature area – perhaps Nature trail</i>	<b>11</b> (4 8 17 19 24 25 28 30 39 45 47)	<b>10</b> (2 5 7 13 16 20 31 32 33 41)	<b>2</b> (11 18)	<b>4</b> (9 15 29 48)	<b>8</b> (10 35 36 38 40 42 43 46)
<i>Ecology centre</i>	<b>5</b> (4 17 19 45 47)	<b>6</b> (5 7 8 16 24 32)	<b>6</b> (11 20 29 31 39 41)	<b>6</b> (8 9 13 15 41 48)	<b>11</b> (10 25 30 33 35 36 38 40 42 43 46)
<i>Health facilities</i>	<b>3</b> (19 39 45)	<b>6</b> (5 16 28 29 30 32)	<b>6</b> (7 18 20 24 31 47)	<b>6</b> (4 8 9 13 15 17)	<b>12</b> (10 11 25 35 36 38 40 41 42 43 46 48)
<i>Education / Training facilities</i>	<b>2</b> (19 39)	<b>6</b> (2 4 5 20 29 45)	<b>2</b> (18 32)	<b>7</b> (7 8 9 13 15 16 17)	<b>18</b> (10 11 24 25 28 30 31 33 35 36 38 40 41 42 43 46 47 48)
<i>Sports facilities</i>	<b>1</b> (39)	<b>6</b> (4 5 16 17 20 45)	<b>6</b> (11 18 29 31 32 47)	<b>6</b> (7 9 13 15 19 41)	<b>15</b> (8 24 10 25 28 30 33 35 36 38 40 42 43 46 48)
<i>Play facilities (under 7)</i>	<b>1</b> (39)	<b>9</b> (2 4 5 7 15 16 17 20 45)	<b>5</b> (13 18 29 32 47)	<b>5</b> (8 9 19 41 48)	<b>15</b> (10 11 24 25 28 30 31 33 35 36 38 40 42 43 46)
<i>Play facilities (7 to 13)</i>	<b>1</b> (39)	<b>7</b> (4 5 15 16 17 20 45)	<b>4</b> (13 18 29 32)	<b>4</b> (8 9 19 41)	<b>18</b> (7 10 11 24 25 28 30 31 33 35 36 38 40 42 43 46 47 48)
<i>Play facilities (14 and over)</i>	<b>2</b> (15 39)	<b>5</b> (4 5 16 17 20)	<b>4</b> (13 18 29 32)	<b>4</b> (8 9 19 45)	<b>19</b> (7 10 11 24 25 28 30 31 33 35 36 38 40 41 42 43 46 47 48)
<i>Hotel</i>	<b>1</b> (4)	<b>2</b> (20 30)	<b>3</b> (5 18 39)	<b>4</b> (9 13 16 17)	<b>23</b> (7 8 10 11 15 24 25 28 29 31 32 33 35 36 38 40 41 42 43 45 46 47 48)
<i>Residential care home</i>	<b>2</b> (19 39)	<b>4</b> (5 16 20 30)	<b>4</b> (18 31 32 45)	<b>5</b> (4 7 9 15 17)	<b>18</b> (8 10 11 13 24 25 28 29 33 36 38 40 41 42 43 46 47 48)
<i>Housing for sale</i>	<b>2</b> (29 39)	<b>3</b> (4 16 20)	<b>2</b> (5 18)	<b>3</b> (15 17 19)	<b>24</b> (7 8 9 10 11 13 24 25 28 30 31 32 33 35 36 38 40 41 42 43 45 46 47 48)

<i>Affordable housing</i>	<b>0</b>	<b>5</b> (4 16 20 29 39)	<b>3</b> (5 18 32)	<b>3</b> (15 17 19)	<b>23</b> 7 8 9 10 11 13 24 25 28 30 31 33 35 36 38 40 41 42 43 45 46 47 48
<i>Retirement housing</i>	<b>2</b> (19 39)	<b>4</b> (4 5 16 20)	<b>3</b> (18 30 32)	<b>4</b> (13 15 17 29)	<b>21</b> 7 8 9 10 11 24 25 28 31 33 35 36 38 40 41 42 43 45 46 47 48
<i>Other – Please specify</i>			<b>3</b> (40 41 47)		<b>4</b> (42 43 46 48)
Other - small warehouses	<b>1</b> (4)				
Other - a decent farm	<b>1</b> (14)	<b>1</b> (4)			
Other – equestrian centre		<b>1</b> (20)			
Other – ice rink		<b>1</b> (28)			
Other – community centre	<b>1</b> (39)				

**Q8** *Add further details about any of the above uses or suggested other uses not listed above.*

Housing good for business - more people. **1** (4)  
 New link road to A40. **1** (6)  
 Affordable housing very very undesirable. **1** (8)  
 Play facilities attract gangs of youths. **1** (10)  
 Any development will increase traffic on already overloaded roads **1** (11)  
 Anti social issues would come with some of options. **1** (11)  
 Tennis **1** (17)  
 More for dogs **1** (17)  
 No business / residential properties **1** (24)  
 Return the land to a working farm **1** (33)  
 Make if green belt so nothing but wildlife can inhabit it. **1** (36)  
 This is greenbelt and should not be built on. It should be preserved because of global warming, localised flooding and already a heavily populated area. **1** (44)  
 Leisure facilities and the great options of nature trails and open spaces. **1** (45)  
 Please leave it as it is. It is our “lung”. **1** (50)

**9** *Any other comments and information.*

Wood needs work doing on it - lots of dead wood. **1** (1)



Barn on farm - 17th Century protected? 1 (1)

Entrance to business park used to be by Home Farm. 1 (1)

Fifteen years ago there were proposals for a science park and American Embassy on the site. 1 (1)

Possible workshop venues: Charville Community Centre - Paul; Beck Theatre; hospitality suite condemned. 1 (1)

Workshops - one during day; one in evening. 1 (1)

Police need sponsorship. 1 (1)

Good to get experience of Minnet Park - Sarah Leederman. 2 (1 3)

Development not a problem if you get the right balance. 1 (5)

No buildings. Clean open area. For walkers. Garden. 1 (17)

Two neighbours burgled. 1 (18)

Have newts in garden 1 (21)

Concern that not everyone has had opportunity to comment. 1 (21)

I object to any redeveloping of Hayes Park and surrounding area. 1 (22)

Long running campaign by elderly people living in Portland Road to have trees in the Scrub opposite their homes pruned to improve light. (Photographs and correspondence with MP and Pelham Associates supplied.) 1 (22)

This document leads us to believe that there are already plans in place – we wonder why the area needs to be developed at all. 1 (24)

Would like to see a self-sufficient good area with houses (no flats / apartments), play area, sports facilities and some shops. 1 (29)

Development in this area is not desirable or required. The area is already over populated with loads of industrial areas already available for development. Roads into this area are not suitable, two routes are past schools, Hayes Park workers are already not allowed access via Mellow Lane and Hayes Park Road. 1 (33)

Not interested in talking about it. 1 (34)

Your canvassing was about 1% of properties that will be affected by your development proposals and I will hope the same chance as the other attempt which included Mellow Lane School in deals with Hillingdon Council. 1 (35)

You are using the way of loaded questions to get the planning permission you want for whatever you and the Council agree on. You left out the box for 'No'. 1 (35)

I oppose any redeveloping or nature trails. 1 (37)

Please keep it as it is. 1 (41)

This is a beautiful open area that could be developed as (?, ?) and not be built as a huge housing estate which would be a real shame for the area. 1 (45)

These are valuable green fields and woodland sites that should not be developed for any reason, the least of which being the weak infrastructure. 1 (47)

Our strong preference would be that the land remains designated as Green Belt. 1 (48)

Possibility of a land swop should be considered to improve facilities at a local school. 1 (49)

**ABOUT YOU** (optional - but please complete if you want to be kept informed directly)

*How long have you lived or worked in or near Hayes Park?*

<i>Number of years</i>	<i>Number of responses</i>	<i>Reference numbers</i>
0 - 5	<b>6</b>	(2 9 10 12 18 32)
6 - 10	<b>5</b>	(7 16 20 29 41)
11 - 20	<b>8</b>	(5 12 13 17 22 33 39 44)
21 - 40	<b>3</b>	(8 30 45)
41 - 60	<b>12</b>	(11 14 15 19 28 31 35 40 42 43 48 50)
61 and over	<b>3</b>	(14 19 35)

*Your age group (please circle)*

<i>Age group</i>	<i>Number of responses</i>	<i>Reference numbers</i>
0-19	<b>0</b>	
20-34	<b>2</b>	(5 20)
35-49	<b>11</b>	(2 9 10 12 16 22 29 39 44 45 46)
50-64	<b>10</b>	(4 7 11 17 30 32 33 41 42 48)
65+	<b>11</b>	(1 8 13 14 15 28 31 35 40 43 50)

## **6 Results – other**

- 6.1 The local Member of Parliament, John McConnell, launched a ‘Campaign to save Charville Fields’ in December 2010. A letter was sent to residents (extent of distribution unknown) and an article and video was posted on his website on 10 December ([www.john-mcdonnell.net](http://www.john-mcdonnell.net)). He invited local residents to a public meeting at Charville Primary School at 10.30am on Saturday 8<sup>th</sup> January which was attended by some 400 to 500 people. See Appendix B.
- 6.2 The ‘campaign’ undoubtedly made people more interested in the future of Hayes Park and more questionnaires were returned as a result. (Questionnaires with reference numbers from 35 onwards most probably completed as a result of the ‘campaign’.)
- 6.3 HN2L approached the MP requesting a meeting but their requests have so far been ignored.

## **7 Emerging themes**

### **7.1 Concern about change**

A good number of residents, particularly those living immediately adjacent to Hayes Park, are currently hostile to any kind of development taking place on the site. They want it to remain as it is and certainly do not at present see HN2L's initiative to review the future of its land as an 'opportunity' for them. This attitude is in part a result of fear that a massive development is going to be proposed resulting in a desire to build a 'campaign' against whatever is eventually proposed. Those most fearful appear to be those immediately adjacent to the site, particularly those with gardens backing onto the woodlands known as the Shrub.

### **7.2 Access**

Few people currently use the site and most appear unaware that it is wholly private. The possibility of greater access to Hayes Park and providing ecological resources is welcomed by some, but others are concerned that it could lead to invasion of privacy in private gardens and to vandalism. A compromise suggested during one discussion was that any increased access should only take place during daylight hours with entry points similar to those existing for the business park.

### **7.3 Interest in ecology and environmental resources**

There is most support for maintaining vegetation and wildlife and least support for any options involving buildings. But apart from incubator units, all possible uses listed in the questionnaire received support from someone and there was interest expressed in some new facilities and services in the area.

### **7.4 Local issues**

Regardless of any possible future development on Hayes Park, a number of local issues and concerns can be identified. Traffic and security issues are the most frequently mentioned. These are general issues in the wider area.

### **7.5 Road network**

There is a strong feeling that the road network is not capable of coping with existing traffic let alone anything additional. There is likely to be considerable support for initiatives which reduce traffic impact.

## 7.6 Young people

Considerable lack of interest in, and even hostility towards, young people in the area was expressed by some people.

## 7.7 Stable demographic

The communities around Hayes Park appear to be very stable with many residents having lived in the area for a great many years.

## 7.8 Identity

Neither the area as a whole or the HN2L site have a clear identity in the minds of local people. 'Hayes End' appears to be the most popular term for the neighbourhood although this was entirely from residents to the West of the site. This issue needs further testing.

## 7.9 Site management

It would be helpful to improve mechanisms for dealing with local management issues (e.g. overgrown trees, bollards).

## 7.10 Pilot consultation validity

Several people considered that the pilot consultation approach was not fair since not all residents had the opportunity to have their say at this stage.

# 8 Conclusions

- 8.1 The results of initial consultation set out in this report should not be relied on as statistically reliable evidence of the views of local people. But they do provide an insight into some issues of concern, an insight into the nature of the communities surrounding the site (including the key parties that need to be engaged) and a basis for deciding on the next steps in the process.

# 9 Next steps

- 9.1 It will be important to dovetail future stages of community engagement with any other local engagement activity relating to planning in the area. This will mean discussions with planners in Hillingdon Borough Council following their digestion of the Localism Bill.
- 9.2 It will be worth exploring whether there is any appetite locally for developing a vision for the future of Hayes Park. This might be as much

to do with activities and services as built form. If so then this could be used as a focus and context for practical discussions.

- 9.3 At the right moment interactive design workshops could be very helpful in developing proposals - particularly for detailed issues (e.g. how location of access routes can affect privacy).
- 9.4 To cater for different sections of the community it would make sense to hold these on a Friday afternoon (3pm to 7pm) and on a Saturday (midday to 4pm). Both could start with a site tour.
- 9.5 There may well be a desire for an ongoing forum or working group to be set up at local level to facilitate public consultation. It may also be helpful to have a website with up to date information.
- 9.6 Once proposals are developed in draft it will be important to provide opportunity to comment to larger numbers of local people than has been the case with this Phase 1 exercise. The precise nature and extent of this consultation should be agreed with local planning officers and local politicians but could include the distribution of a brochure with questionnaire with online equivalent.
- 9.7 It would be possible to extend the opportunity for more people to comment at this stage using the existing questionnaire but the costs and likely benefits of this should be considered carefully.
- 9.8 Special efforts need to be made to consult certain groups including young people.

## Appendix A

### Consultation materials

# HIGHBRIDGE NO. 2 LIMITED

Dear Resident

**Replies to:**  
Nick Wates  
Nick Wates Assocs  
Creative Media Centre  
45 Robertson Street  
Hastings  
TN34 1HL

## Ideas for Hayes Park

November 2010

We are considering how to make best use of the land that our company owns in Hayes and would like to get your views, as someone who lives or works nearby, as to how the site could benefit the local area and local communities.

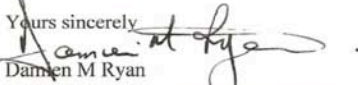
The land we own is shown on the attached map. It comprises the Hayes Business Park grounds (currently used by Heinz, Fujitsu and United Biscuits employees) and Home Farm (a former dairy farm now mostly used for grazing horses). The total area is 60 hectares (150 acres). None of the land is currently accessible to the public and we believe that there is now a unique opportunity to take a fresh look at the area and improve the environment for everyone. Any proposals that we seek to take forward will need to be commercially viable and will involve some degree of development. However such development can create opportunities for significant improvement in local resources and parallel community benefits and we do take our responsibilities to provide a neighbourly scheme seriously.

At this stage we do not have any clear proposals for the site and we are therefore keen to canvas the views of local people and neighbouring businesses. As a first step we are inviting you to have a discussion with our colleague, community planner Nick Wates and his associates, or complete the attached questionnaire.

Once we have a clear understanding of local opinion, attitudes and requirements, we will sketch out draft proposals and will organize an event where there will be a further opportunity to discuss your feedback and engage in further discussion before any proposals are formally submitted to the local planning authority. If you provide us with your contact details we will keep you informed directly about this exciting opportunity as it evolves.

We must stress that making comments at this stage will in no way affect your right to make formal representations to the planning authority in due course.

If you have any queries or would like to arrange a time for a discussion please contact Nick Wates (Mobile: 07770 921824 [nick@nickwates.co.uk](mailto:nick@nickwates.co.uk)).

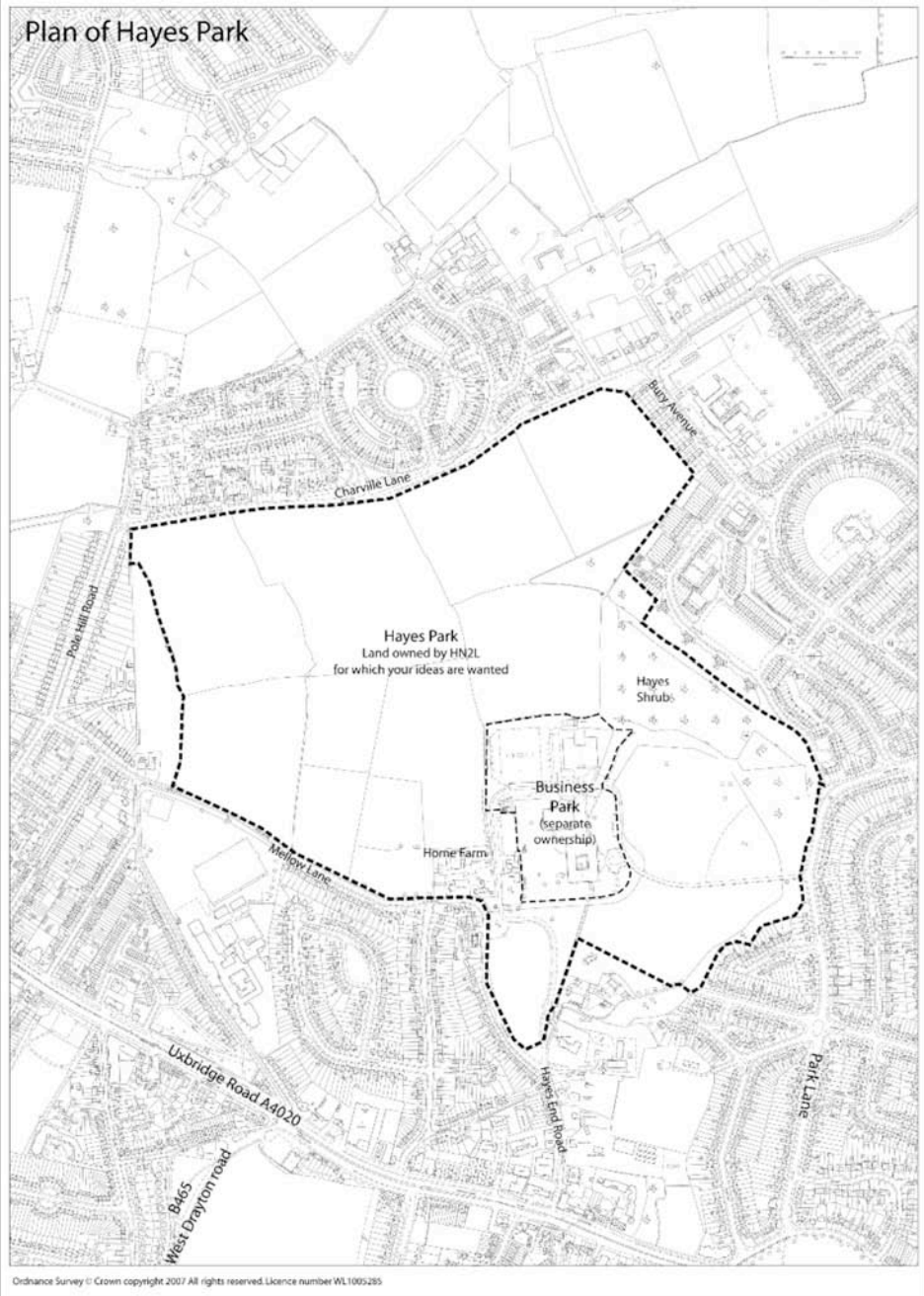
Yours sincerely  
  
Damien M Ryan  
Director for and on behalf of Highbridge No. 2 Limited

Attachments:

- 1) Site Map 2) Questionnaire

Highbridge No.2 Limited is registered in England & Wales with Company Number 4355919.

The registered office of the Company is Victoria House, Bloomsbury Square, London WC1B 4DA



## The future of Hayes Park, Hillingdon

### Questionnaire

This questionnaire has been produced on behalf of HN2L to seek local views before producing development proposals for land which the company owns. This land, which we are calling 'Hayes Park', includes land surrounding Hayes Business Park and Home Farm (see accompanying map and key facts sheet). Please respond to the questions below or let us have any other thoughts. Use additional sheets or send a letter or email if you prefer. An electronic version of this questionnaire can be supplied if requested.

#### GENERAL

- 1 What do you **call** the area where you live or work (this area)?  
\_\_\_\_\_  
\_\_\_\_\_
- 2 What do you **like** about the area where you live (or work)?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 3 What do you **dislike** about the area where you live (or work)?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 4 What would **improve** the area where you live (or work)?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### HAYES PARK SITE (see map showing boundary)

- 5 What could be provided on the Hayes Park site that would make the place that you live better?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 6 What concerns would you have about any development taking place on the Hayes Park site?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# **POSSIBLE USES - Hayes Park site**

- 7 Please rate the following types of possible development on the Hayes Park site. Tick one column on each line.

	Strongly Preferred	Preferred	No opinion	Undesirable	Very Undesirable
Rights of way					
Cycle ways / Bridleways					
Apartments					
Newsagent / Convenience store					
Post Office					
Other local shops					
Business incubator units					
Workshops					
Nature area – perhaps Nature trail					
Ecology Centre					
Health facilities					
Education / Training facilities					
Sports facilities					
Play facilities (under 7)					
Play facilities (7 to 13)					
Play facilities (14 and over)					
Hotel					
Residential Care Home					
Housing for sale					
Affordable Housing					
Retirement Housing					
Other-please specify					

- 8 Add further details about any of the above uses or suggested other uses not listed above.

\_\_\_\_\_

\_\_\_\_\_

- 9 Any other comments and information.

\_\_\_\_\_

\_\_\_\_\_

## **ABOUT YOU** (optional - but please complete if you want to be kept informed directly)

How long have you lived or worked in or near Hayes Park? \_\_\_\_ years

Your age group (please circle) 0-19 20-34 35-49 50-64 65+

Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_ Tels \_\_\_\_\_

**Many thanks for your time. Please return completed forms and direct any queries to:**  
 Nick Wates, Nick Wates Assocs, Creative Media Centre, 45 Robertson St, Hastings TN34 1HL  
 Tel: 01424 205446 Fax: 01424 205401 Email: [nick@nickwates.co.uk](mailto:nick@nickwates.co.uk) [www.nickwates.co.uk](http://www.nickwates.co.uk)

## Appendix B

### MP's letter and website

**John McDonnell MP**  
Member of Parliament for Hayes & Harlington  
Constituency Office, Pump Lane  
HAYES, Middlesex. UB3 3NB  
☎ - 020 8569 0010  
Fax - 020 8569 0109

Thursday, 09 December 2010

The Resident  
17 Adelphi Crescent  
Hayes  
UB4 8LY

Our Ref: Highbridge development 101207-1

Dear Fellow Resident,

**Urgent – Threat to our Open Fields in Charville in Vicinity of Your Home**

I am writing to you urgently about what I consider potentially could be a serious threat to our local environment and the well being of our community.

A few weeks ago some local residents received a letter on from a property development company called Highbridge No.2 Limited. The letter asked residents for their views on a variety of options set out in a questionnaire for the development of the site it described as Hayes Park and Home Farm. This land is in the vicinity of your home.

For decades this land has been designated as green belt land in order to protect its open fields and our local environment. It is one of the largest pieces of green belt land left in our area. As a community we have fought for a long time to protect it from development.

The Council is currently reviewing its planning policies for our area. The company is aware of this and is seizing its chance to gain your support to allow our open fields to be built upon.

In its questionnaire the company sets out a variety of proposals for developing the site including a housing estate, a hotel, shops, business units and workshops. There are also options for rights, of way, a nature trail, community facilities, etc.

I believe that this land must be protected in the green belt. Losing these fields would significantly change our area, destroying what little open space we have left, threatening the local ecology and undermining the character of our area.

To build a new housing estate, or shopping centre, or hotel or more business units would impact badly on the surrounding homes and streets, with increased traffic, pollution and noise and pressure on our public services, health services and schools. Many feel that we have enough problems already with speeding traffic, congestion and pollution and overstretched public services.


I am writing therefore to alert you to this threat and to suggest to you that your response to the company's questionnaire should simply be to say that you want the area to be retained and protected in the green belt without the developments proposed.

My fear is that the company will try and use any positive responses from the questionnaire in a campaign to persuade the council or government to remove parts of the land from the protected green belt and to allow the development of the site.

I am holding a public meeting after Christmas to discuss this serious threat to our environment on **8<sup>th</sup> January 2011, 10.30am at Charville Primary School, Bury Avenue, Hayes.**

Please do come along.

Yours sincerely



John McDonnell MP  
Member of Parliament for Hayes & Harlington

website: [www.john-mcdonnell.net](http://www.john-mcdonnell.net) email: [mcdonnellj@parliament.uk](mailto:mcdonnellj@parliament.uk)



## John McDonnell MP

Representing  
Hayes and Harlington

### Launch of Campaign to Save Charville Fields



A developer has written to local residents in the Hayes End/Charville area asking them to complete a questionnaire on the development of the Charville fields site, including Home Farm. The developer's proposals include a possible housing estate, shops, hotel, business units and workshops. The questionnaire also includes the options of a nature trail, bridle ways and sports provision. This land is in the green belt and for decades we have campaigned as a community to protect this site from development as one of the last areas of green belt open space in the Charville and Hayes End area. It is clear that the developer is seeking to lobby the council and gain the support of the local community to build on this land. I am extremely worried about the effect of these development proposals on the local environment and the well being of our community, particularly the

impact of increased speeding traffic, congestion, pollution, the destruction of natural habitats and the placing of further heavy demands on our local public services, especially our health and education services. I am writing to local residents to alert them to this threat and I have convened a public meeting for local residents on Saturday 8th January 2011 at 10.30 am at Charville Primary School in Bury Avenue. If you are a local resident please come along.

submitted by John on 10 Dec 2010 at 13:09

#### Comments

Be the first to comment!

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