**GUILD LIVING - NURA COMMENTS**

The Guild Living proposal is an innovative approach, which would enable older people to downsize into an attractive setting with easy access to the town centre. It has ‘stepped’ levels of accommodation and care with an impressive range of facilities – both for residents and also open to the immediate community. The scheme has a varied building mass from 3,4 & 5 storeys on Harefield Road up to an 8 storey block at the rear.

Accepting that we will lose two valuable local stores, this Scheme is a better alternative use for the site than any intensive residential or commercial development proposal with potentially greater bulk and height – which may bring little direct benefit to North Uxbridge.

Feedback from residents has mainly been positive. Some residents remain concerned about bulk, height and adverse visual effect on North Uxbridge.

This new type of Scheme could attract ‘downsizers’ from a wide area. Despite the in-house care available, the result could be a net increase of elderly people living in the Borough calling upon medical and social services already under severe pressure. After representations from NURA, the Site Owner (Legal & General) has agreed to increase to 25% the proportion of sales reserved to present Hillingdon residents in the first year.

Guild Living tell us that it is necessary to include one block of 8 storeys in height. Our opinion is that, for a later living environment, a lower building mass is more appropriate for both future residents and to the greater amenity of North Uxbridge. They have supplied us with figures to justify the size needed to make the Scheme financially viable and have given detailed answers to our questions. We welcome their openness, but we do not have access to the independent third-party appraisal of viability which Hillingdon Council will no doubt be undertaking.

We have concern about a traffic issue: Guild have included a large pre-school nursery to provide inter-generational stimulus within the resident community. Although the Scheme is estimated to produce less car movements overall than the current use, a concentration of drop-off/pick up car movements for the nursery at peak times could disrupt traffic flows at this busy part of Harefield Road next to the Police Station.

CONCLUSION

Overall, it is our collective view that North Uxbridge Residents Association supports this Scheme, but with reservations.

Residents are encouraged to make their views known via the Council’s web site using the Planning Application ref 16299/APP/2020/3313 before the 9th December as requested in the press Notice.