

# Ickenham Calling .....

The Newsletter of the

*Ickenham Residents' Association* Winter 2011

Affiliated to the Hillingdon Alliance of Residents' Associations.  
Member of Herts. & Middx. Wildlife Trust, and London Green Belt Council.

Ickenham Residents' Association:

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## CHAIRMAN'S COMMENTS

Now is the time to have your say on the proposals for the development of the Master Brewer site. You will find our assessment of the planning application in this issue of the newsletter and on our website. When you have considered the various issues, please let us know whether or not you would like us to oppose the application, by completing and posting the reply-paid card enclosed. We want to be absolutely sure that we reflect the views of members on such important developments.

You may also have heard about the Bride Hall proposals for the other Hillingdon Circus site, owned by IKEA, involving a Morrisons supermarket, housing and a hotel - in other words, a mirror of the Tesco proposal. Further details can be found in the newsletter. It seems clear to us that the impact on Ickenham shops and traffic congestion would be intolerable if both stores were developed, particularly because shoppers would be attracted to them from a wider area for comparison shopping. When the planning application is submitted, we will conduct an assessment similar to the Tesco review.

The Government's proposed National Planning Policy Framework has been causing more than a little alarm. Far from empowering local people to determine the development of their neighbourhoods, it provides a charter for property developers to run roughshod over local communities' aspirations. And whilst we would welcome a simplified code for local planning law, the proposals would reduce it to a level of generality which is totally impractical.

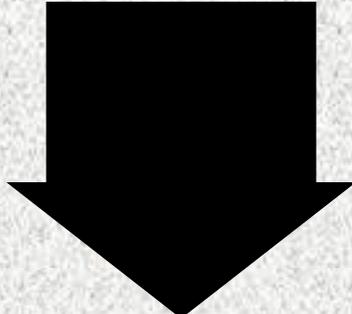
**Ickenham Festive Community Night**  
Village Hall, Ickenham,  
Friday, 9<sup>th</sup> December 2011,  
6pm to 9pm

As in the past, the *Ickenham Festival Team* is again arranging this popular and successful evening, with local organisations and shopkeepers participating, covering outdoor activities and stalls, as well as those inside the Village Hall.

**Please come and support this event and your local community!**

More than fifty Tory-controlled Councils, including our own, have broken party ranks to oppose the proposals and we applaud them for it. We hope that the Government will take note and amend the proposals accordingly.

*Humphrey Tizard*



**ARE YOU FOR  
OR AGAINST  
THE TESCO  
PROPOSAL?**

**PLEASE READ  
OUR ANALYSIS,  
THEN VOTE BY  
COMPLETING  
THE ENCLOSED  
REPLY PAID  
CARD AND  
POSTING IT ASAP**



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Any questions you may want to raise, or if you have comments on any article in the Newsletter, we would be pleased to hear your views. Either write to our General Secretary  
6 The Chase,  
Ickenham, Uxbridge,  
UB10 8SR,

or email  
[ickenhamresidents@hotmail.com](mailto:ickenhamresidents@hotmail.com)

This issue edited by  
Hanne Raeder  
November 2011



## NEW TESCO APPLICATION FOR MASTER BREWER SITE / HILLINGDON CIRCUS

Tesco are proposing a mixed use development for the above site, and as you may have seen in their recent flyer they claim to be offering

- A Tesco store – half the size of their last plan, focussed on a great value weekly food shop
- Hotel – 84 bedrooms
- Restaurant and Coffee Shop open to everyone
- Small business units/shops – for local business and new investors
- Around 200 jobs in the store alone
- 53 homes and proposals for extra homes on remaining land expected to be made shortly
- Proposed Safer Neighbourhood Unit.

The Association must now decide whether we are going to oppose this application or not and would like your input to make sure that we will be reflecting the views of our members.

Tesco have been very obliging and given us a full set of application documents for our detailed assessment. We have analysed these in great depth to the best of our abilities and present you with our analysis of the following aspects of the Tesco proposal:

1. Appearance
2. Transport
3. Retail
4. Environmental Issues

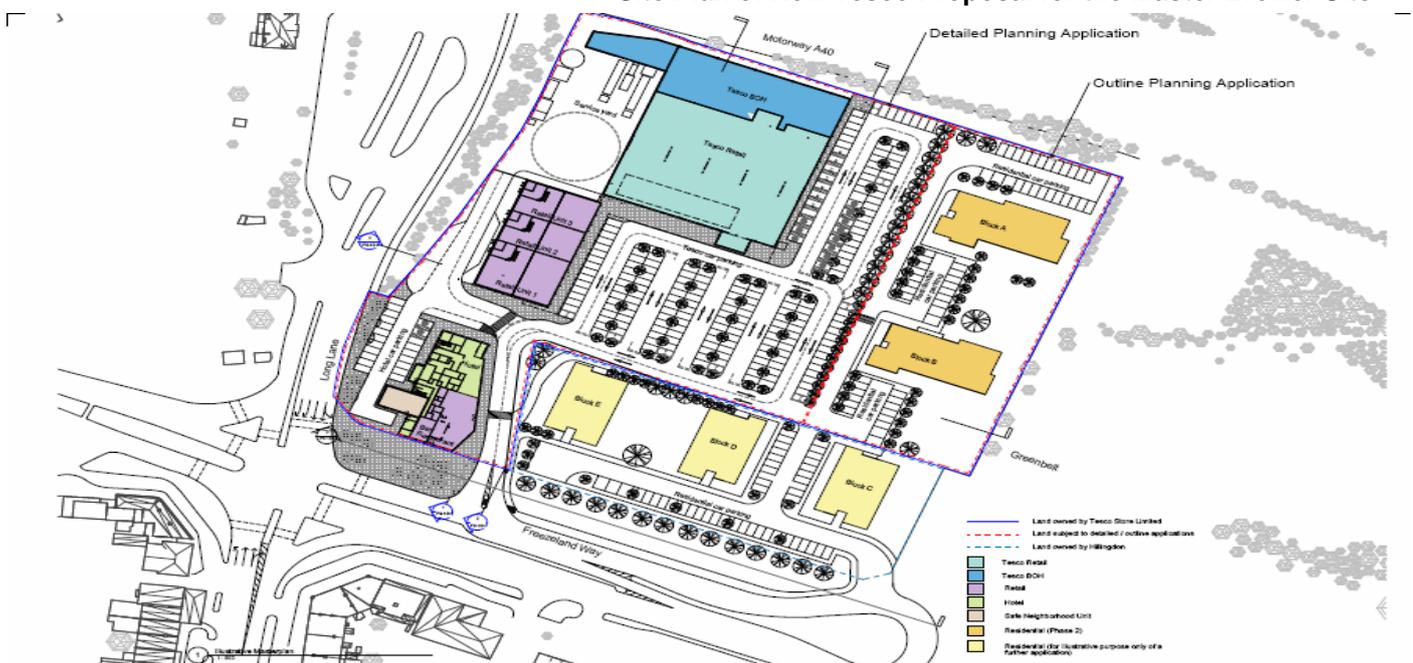
Overall the Tesco proposal has attempted to answer some of the concerns raised in previous applications, but some still remain, as you will see when you read the detailed assessments below.

### 1. **Appearance Aspects of the Tesco Proposal**

The proposal comprises:-

- a 3312sq.m (35650 sq.ft) Class A1 retail food outlet of single storey wooden structure, with 198 car parking spaces, 32 cycle parking spaces, and service areas/facilities.
- 3 additional, separate Class A1-A5 retail outlets, comprising 1034sq.m. (11130 sq.ft.)
- A Hotel of 7 storeys (25.4 Metres/83 ft.) comprising 84 bedrooms, with 22 car parking spaces, 4 cycle parking spaces and a 100sq.m/1076 sq.ft. area for a Safer Neighbourhood Unit.
- Two 4/5 storey (15 Metres/50 ft.) blocks of 'residential' units, with 56 car parking spaces and 60 cycle parking spaces.
- The possibility of a further 3 residential blocks comprising another 120 (est.) residential units. This is on a strip of land on Freezeland Way owned by the Council. We understand Tesco are negotiating the purchase of the land from the Council.

**Site Plan of New Tesco Proposal for the Master Brewer Site**





This proposal in relation to the previous one in 2005/6 is roughly half the size in capacity, single storey, and of a more suitable structure to the site and location. Further, the actual siting is further back in the site and will be considerably less prominent than previously.

The blocks of apartments are sited to the west of the site overlooking green belt and, in the distance, Northolt Airfield.

1. The design of the exterior, and the similarity of design of the Hotel with the apartment blocks is quite pleasing.
2. However the height of the Hotel is unacceptable in relation to both the views from the green belt (Hillingdon House Farm), and the local structures of Hillingdon North shopping centre and associated buildings.
3. Estimations from the drawings suggest the Hotel will be nearly twice the height of the buildings opposite.
4. The Hotel should therefore be reduced in height by 2 storeys.
5. The Café/Bar/Restaurant facilities for local community use is a welcome feature.
6. Should the further 3 blocks of apartments along Freezeland Way be eventually approved, then they should be restricted to 4 storeys.
7. Items 4 & 5 would then produce a varied contour from the 'street scene' perspective.

### Skyline View of New Tesco Proposal at Master Brewer Site



Overall the size, design, scale and floor areas proposed are a big step forward from previous applications and subject to the above recommendations in relation to height restrictions **MAY** be acceptable, bearing in mind that eventually **SOMETHING** will have to be built here.

## 2. **Transport Assessment**

The Tesco proposals include changes to the junction and traffic light phasing which they say will improve traffic flow. There would be an extra lane north of the lights on Long Lane southbound, and a right turn would be allowed for northbound traffic going to the new development. There would be four dedicated light phases for each of the four arms to the junction—as against the current three.

Tesco claim that even with the extra traffic generated by the development, these changes would result in less congestion at the junction. However, we have serious concerns about this claim which we have put to Tesco's team and, at the time of writing, we have not had a full response. These concerns include:

- The modelling was based on what we regard as unrepresentative data regarding existing traffic flows; Tesco have said they have redone the modelling with more appropriate data, but they have only given us summary results which we cannot validate.
- They have not taken into account the existing queuing and exit congestion at the junction.
- They have not calculated the pedestrian crossing times in the proposed scheme; our preliminary assessment suggests that they will have substantially increased.
- Their estimates of the store traffic seem very low to us, and do not anticipate the possibility of much A40 traffic diverting to the store on the way home in the evening rush hour.

Our preliminary position is therefore that we will be objecting to the proposals on the grounds that the application's Transport Assessment is flawed and that its claim of no detriment to the junction congestion cannot be relied upon.

## 3. **Areas for Concern in Relation to the Retail Impact of the Proposed Store**

A major objective of the Association is to maintain the health of Ickenham's "High Street" and we are concerned that the proposed new store, with its promised three hours' free parking, may attract not only people's "main shop" but also lead them to use the independent and convenience stores in North Hillingdon for their "top up" shopping. We will also be seeking reassurance from LBH on which type of retailers will be allowed to occupy the planned "additional retail units", and hours for both opening and deliveries.

## 4. **Master Brewer Site – Environmental Issues**

When we discuss environmental issues, in the local context, our negative perceptions of air quality, noise levels, light impact and ecological pressures, are often not backed up by scientific data. However, this fresh application at the



Master Brewer Site is within the boundaries of an area of the Borough, designated as an " Air Quality Management Area". ( AQMA).

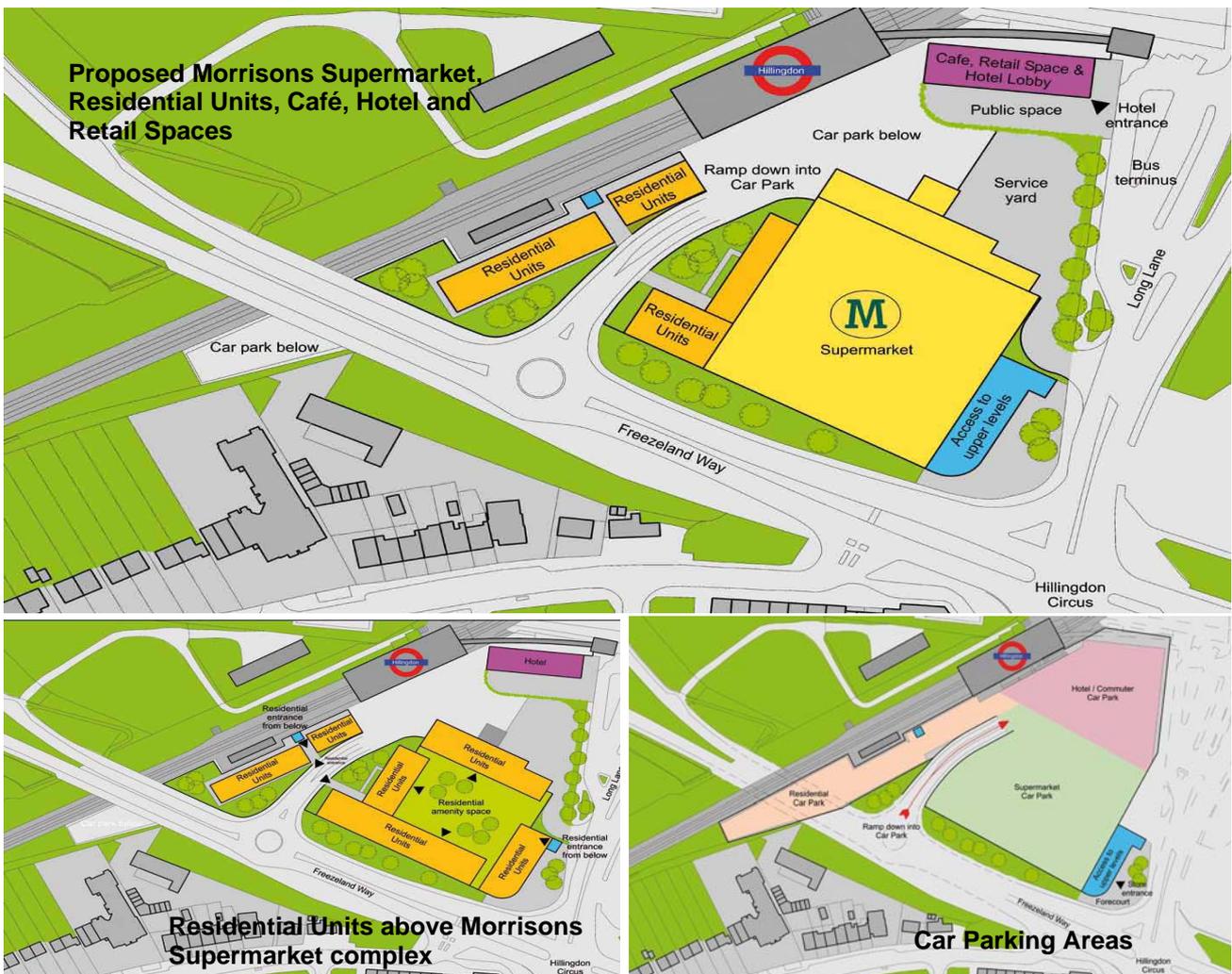
This was set up some time ago, due to the high levels of Nitrogen Dioxide attributable to road traffic emissions. Reports make it clear that road transport is the largest source of Nitrogen Dioxide, contributing a major source of total emissions. The evidence of excessive traffic, which currently passes through Hillingdon Circus every day, is readily confirmed by even casual observation. It is self-evident that the development of a major store, hotel and flats, with numerous parking spaces, will generate additional traffic at the junction, and as a result increase the levels of pollutants at Hillingdon Circus. Air quality in Hillingdon with respect to Nitrous Dioxide, is showing no sign of improvement, despite the growing number of vehicles with much reduced Nitrogen Dioxide emissions in the car fleet. In addition to its impact on air quality, the extra traffic expected, will increase noise levels to the detriment of existing residents, and residents in the new homes proposed as part of the development. Tesco Sub-Committee

### MORRISONS AT HILLINGDON CIRCUS

We attended the public exhibition of Bride Hall's proposals to apply for planning permission for a mixed use development on the empty land next to Hillingdon Underground Station. Below is a site plan that will give you some idea of the proposed location and which would be directly opposite to the new Tesco proposal on the Master Brewer site.

Proposal to provide:

- 36,000 sq.ft. (3344 sq.m.) sales area Morrison supermarket.
- Approx. 200 new homes (mixture of differently sized units both above the retail and in separate adjacent buildings).
- Potential for approx. 300 new jobs in the Morrisons supermarket.
- Potential for a new hotel.
- Significant adjustments to current access/highways to simplify access/exit and use the roundabout off Freezeland Way as the primary access/exit – the current access/exit to the Commuter Car Park would become the access/exit for the service yard only.
- Significant opportunity to improve the access to the environment/public space around the Station entrance subject to further discussions with TfL.





**Artist Impression of Morrisons Supermarket at Hillingdon Circus**

It was expressed to us at the exhibition that the developers did not think that the London Borough of Hillingdon will give approval for both the Tesco and Bride Hall applications. *Tesco Sub-Committee*

### **UXBRIDGE GOLF COURSE Appeal Hearing on 12/13.07.11 regarding planning refusal for some 135,000 m3 landfill scheme.**

The appeal has been upheld, subject to a number of conditions. Amongst these was a Section 106 Agreement including a Land Restoration Bond of £788,000. We understand Mack Trading subsequently signed this Agreement. The official date of permission was 16.09.2011. The remodeling work would have to be started before the expiration of three years from this date.

However, at a hearing at Uxbridge County Court on 20<sup>th</sup> October, in relation to non-payment of rent, it was ordered that Mack Trading deliver up possession of the three Hillingdon golf courses to the Council on 2nd December 2011. A money judgment, representing the arrears of rent, was also made in favour of the Council.

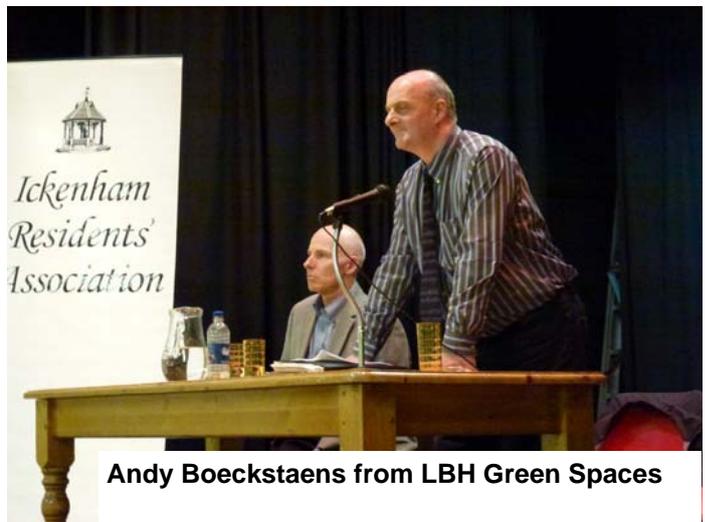
In this interim period, Mack Trading is at liberty to make an application to the Court, on notice to the Council, for relief from forfeiture but such relief will only be granted if they pay off the arrears.

The Association understands that Mack Trading are unlikely to seek such relief. We will keep you informed of future developments. *Hanne Raeder*

### **RESIDENTS FORUM**

Our biennial Forum was held this year on Friday, 14<sup>th</sup> October, in the Ickenham Village Hall. Our two speakers were Andy Boeckstaens from *LBH Green Spaces* and Keri Brennan from *Hillingdon against HS2*. We had a very good attendance from our membership and we welcomed our Ward Councillor John Hensley.

Our chairman, Humphrey Tizard, introduced Andy Boeckstaens, who explained the role of the Green Spaces Team within the Borough, which is the management and maintenance of green spaces in direct public ownership of the Borough. This covers parks, sports



**Andy Boeckstaens from LBH Green Spaces**

facilities, council owned buildings, road verges, cemeteries and car parks as well as allotments, Ruislip Woods & Lido and the Hillingdon Trail. Some of these involve working with volunteer groups, e.g. the Hillingdon Trail.

He then explained the Green Flag Award Scheme, which is run by *Keep Britain Tidy*. Hillingdon Borough holds 19 green flag awards which include Ruislip Woods and Hill Lane Ruislip. It is hoped to gain this status for Swakeleys Park. It is judged on cleanliness, safety & security, relevant & useful signage, information boards, sustainability, and recycling. It must also show conservation and heritage as well as marketing and an overall management plan. One of the most important aspects is community involvement – a friends group. (As you know, Neena Bedi is working towards getting this off the ground. If you are interested in helping, please email her via our email [ickenhamresidents@hotmail.com](mailto:ickenhamresidents@hotmail.com) - ED)

Several issues were raised and discussed including litter clearance, the children's playground and flooding. If there are any issues in the park, e.g. graffiti, rubbish etc., please report these back to the customer contact centre. Councillor Hensley also suggested that the party office could be contacted, who would liaise with the Safer Neighbourhood Team.

Keri Brennan gave a fascinating and detailed talk on HS2 and its impact on the local area. She explained that HS2 is not the only option and that there seems to be general confusion between high speed rail and HS2 which is only one high speed option. John Collins has already written articles in *Ickenham Calling* and given you the facts and figures, but just to emphasise again, if this goes ahead, there will be 18 trains per hour travelling in each direction (up to 400 per day total in both directions, or up to 200 per day in each direction) at 250 kph (155 mph) through West Ruislip station, and if the north bound Y-extension is built, this will rise to 400 kph (250 mph). There will be 7 years of rebuilding at



**Keri Brennan from Hillingdon against HS2**

Euston. There has been no calculation of road closures during the building – all north / south routes from the East of Ealing to the West of Hillingdon will be affected. The population has been disenfranchised as this is a hybrid bill and there will be no public enquiry. The action group meets monthly at the Civic Centre and they urge everyone to get their friends across the country to write to their MP and ask him/her to pose the question to the Secretary of State.

Mr Tizard thanked Keri and presented her with a cheque from the Association to go towards the fighting fund. Refreshments were then served giving everyone a chance to discuss the two topics. The Forum ended at 10p.m.

*June Reyner*

## FOMLUC

The Association, along with other residents associations distributed across the Metropolitan Line network, is a member of the Federation of Metropolitan Line Users Committee (FOMLUC). This Committee is ably managed by Anthony Wood, who also chairs the London Borough of Harrow Passengers Committee.

Members of the Committee exchange daily information about the performance of the Metropolitan Line and where there are serious incidents and/or deteriorating trends in service, these are communicated to the London Underground management for investigation and feedback.

The Metropolitan Line is a complex network with multiple and distant destinations; it shares infrastructure with the Piccadilly, Jubilee, Circle and Hammersmith lines and its passengers use the service for both short distance and long distance journeys. Historically it has been the most 'romantic' of London Underground lines using steam and electric locomotives – 'Sarah Siddons' the only remaining working electric locomotive can still be seen running on special occasions.

Unfortunately the line has suffered from lack of investment – much of the infrastructure is over 50 years old and is very difficult to maintain. Now, however, there are significant investment plans and although these will take years to implement we will start to see improvements. We in Ickenham are fortunate being on the Uxbridge end of the

line – this is the most used line within the Metropolitan network and we will start to see the benefits more quickly.

FOMLUC meets three times a year with London Underground management to review the service, discuss any failures and get updates on the investment plans. The most recent meeting in September was filmed by the BBC for a series of documentaries on the London Underground next year. At this meeting we discussed the severe service disruption on September 6 (the night of the England v Wales match!), service balance between the multiple destinations, the new timetable to be implemented in December and the status of the new investments.

The new trains (called S8 stock) are rolling out quickly now and will be fully operational by next summer. These trains – although providing fewer seats – are faster, quieter, air conditioned and provide a more comfortable ride. Also if you are travelling late at night they feel safer because there is effectively only one carriage.

Much of the new track has now been laid and there should be fewer disruptions at weekends. The next major project is to replace the signalling throughout the whole London underground network. This affects every aspect of the rail system and will be rolling out over 7 years. (The Metropolitan Line should be completed within 5 years). Once implemented this will remove many of the current frustrations with the service – particularly the communication systems – and will enable more trains to be run during peak hours.

If you wish to provide any comments on the service which FOMLUC can pass on to London Underground please send an email to [ickenhamresidents@hotmail.com](mailto:ickenhamresidents@hotmail.com).

*Brian Adams*

## HS2 REPORT

Opposition against HS2 continues and did not stall at the end of the consultation on 29 July. Public opinion manifested as a petition with over 100,000 signatures triggered a debate in the House of Commons on 13 October. A demonstration of 'Stop HS2' supporters, including Hillingdon residents took place outside the Houses of Parliament, whilst inside MPs debated the virtues and concerns of HS2 with the House being roughly divided between those for and those against. Northern MPs were the most supportive of the project. No vote was taken - this will have to wait until the government decides whether to proceed or not at the end of the year, a decision to be made by Justine Greening, the new Transport Secretary. At the annual political party conferences there was consensus of support for HS2 which was disappointing.

On 13 September the parliamentary Transport Select Committee (TSC) took evidence from HS2 and Philip Hammond, the then Transport Secretary. The two hour discussion concerned ticket pricing, business case,



number of stations, route and other matters. But what they did not discuss was the impact HS2 will have on communities and the countryside, issues such as the number of houses to be demolished, businesses to be destroyed, loss of public amenities, loss of valued countryside and woodland, disfigurement of the environment, loss of farming land, compensation, noise, visual impacts, blight, or disruption during construction. Unfortunately, these important topics were not part of the TSC's brief. Residents must keep on reminding MPs and government that our environment and welfare is important and matters and is not to be overshadowed by the dubious HS2 economic case.

The TSC's report on 08.11.11 provided support for HSR in principle, but had many comments and criticisms of the HS2 proposals for the Government's consideration. Opposition to HS2 is now being coordinated through 'Hillingdon Against HS2', as reported in the Autumn issue of *Ickenham Calling*. There is lots of information and news on the HAHS2 website at <http://ruislip-against-hs2.co.uk/>. The Chair of HAHS2, Keri Brennan, spoke at the Association's FORUM evening and this is reported in a separate article.

The Association wishes to thank members for their support in opposing HS2 during the past year.

*HS2 Sub-Committee.*

## HEALTH MATTERS

I consider myself to be young at heart, and sometimes I even act like a twelve year old. I am certainly not thinking of myself as being elderly. However, the grandchildren must see me in a different light, and obviously label me as old. This is reinforced by my poor performances on the football pitch, and in the cricket nets despite my best endeavours. Therefore some sense of realism is beginning to filter through to my mind and body, about thoughts of the care we might all expect in the future, when the elderly stage is reached.

The problem is, that in looking ahead, the picture looks far from "rosy". I am referring to the recent disturbing report by *The Care and Quality Commission*. This was as a result of being asked by the Government to investigate whether or not hospitals were meeting legal requirements on treating elderly patients with dignity and meeting their nutritional needs. The report concluded that hospitals were failing to meet "even the most basic standards of care" for the over-65s, with many left hungry, unwashed or given the wrong medication because of the "casual indifference of the staff."

It does not make happy reading. Dame Jo Williams, chairman of the CQC said: "The fact that over half of hospitals were falling short to some degree in the basic care they provide for elderly people is truly alarming, and deeply disappointing". Unacceptable care has become standard in some trusts, with doctors and nurses talking down to patients, ignoring their requests for help and failing to help them eat, drink or wash. In the spot checks at the geriatric wards in 100 hospitals the commission found that 35 needed to make improvements, 18 were failing to meet legal standards, and there were major concerns at two trusts. This is the latest in a long line of reports, highlighting the same issues around poor care of elderly patients in hospital, and nothing

changes! Andrew Lansley, the Health Secretary, said: " Everyone admitted to hospital deserves to be treated as an individual, with compassion and dignity, We must never lose sight of the fact that the most important people in the NHS are its patients"

In conclusion, Hillingdon Community Voice has recently informed members of an extract taken from a report from the Health Service Journal 21 July 2011. It stated that NHS Hillingdon (PCT) failed skin cancer patients by using a contract which did not meet NICE standards (National Institute of Clinical Excellence) over defining the patient care pathway.

The primary care skin cancer review group uncovered evidence of patients not being referred on for treatment after a biopsy and poor performance by some GPs carrying out minor dermatological surgery. Some patients received substandard care. The group has now reviewed the records of all patients who had skin cancer revealed by a skin biopsy, taken in community services or a GP surgery between January 2008 and June 2010, to ensure they saw a specialist.

*David John*

## POLICE MATTERS

The October issue of the Hillingdon Neighbourhood Watch newsletter has alerted us to a new type of ATM scam. Criminals attach a thin metal strip to the cash slot, which prevents the bank notes coming out. They will have been watching, so when you leave the machine to complain they nip in and remove the strip to collect the notes, before refitting the strip to catch someone else. The lesson is clear, don't use an outside machine if there is one inside the branch, or collect cash from the counter. If the branch is closed, try not to use the ATM until you have seen someone else withdraw from it successfully and even then keep aware of anyone lurking close by.

The August riots in London caused our Safer Neighbourhood sergeant and two PCs to be withdrawn to help deal with the disturbances. The reduced policing is the probable reason for the sharp increase in burglaries in this month compared with July: not only in Ickenham but over most of the rest of north Hillingdon.

By the time you read this, the dark evenings will be with us, so do make sure your house is secure at all times and lights are on when you are out.

There has been an upsurge in theft of car number-plates in our area. These are used to tape over the criminal's plates when filling up with fuel, who then drives out and the camera records the stolen plates. New ones are expensive, so it is worth drilling out the centre of the screws or fitting one-way screws. These stolen plates are usually used within hours, so if it happens to you it is important to report the matter to the police as soon as possible.



In the last issue I wrote about the latest telephone scam, concerning callers trying to get access to your computer. I have not had another example of this, but calls continue to plague me from callers in other countries (to get around the Telephone Preference Service). The commonest one of late is the fake 'survey', which soon turns into a sales pitch for some service or other, probably fraudulent. As soon as I make sure that the caller is not someone I have had dealings with I just say 'I don't take cold calls, good bye'. This sees them off. Out of curiosity I always dial 1471 afterwards, but so far in every case I get the message 'We do not have the caller's number'.

Vic Silk

### **ADVANCE NOTICE OF ANNUAL GENERAL MEETING**

Please note that the next Annual General Meeting will be held at Ickenham Village Hall on

Friday, 20th April 2012, at 8pm

In accordance with Rule 15 of the constitution, members are reminded that any item which they wish to be considered for inclusion in the Agenda, should be submitted in writing, with the names and addresses of the proposer and seconder to the General Secretary, Mrs. June Reyner,

6 The Chase  
Ickenham, Uxbridge, UB10 8SR

by Friday, 24.02.2012

**More details of the evening, the full Agenda and Minutes of the 2011 AGM will be included in our next regular newsletter, due for circulation in early March 2012.**



**The Officers and the Committee  
of the  
Ickenham Residents' Association**

take this opportunity to thank you for your continued  
support over the last year  
and wish you and your families a

***Happy Christmas  
and  
a healthy, safe and peaceful New Year***