

Local Plan Part 2 Revised Proposed Submission Version

Statement of Proposed Main Modifications

29th June 2018

Policy SA 23: Silverdale Road / Western View

Site A

1. It is too prescriptive for a site allocation to refer to a specific maximum number of residential units. The approach to Site B is, in general terms, considered to be more appropriate. Therefore, the text *“The provision of a residential-led mixed use development on the site up to a maximum of 122 units”*, should be replaced with,

“The provision of residential-led mixed use development at the optimum density having regard to a design-led approach and the London Plan density range”.

2. The proposed text is considered to more accurately reflect the appropriate use of density in the assessment of development proposals; it should be a guide to aid assessment, rather than be applied prescriptively.

Site B

3. For the reasons set out above, the first bullet point should be re-drafted to read,

“The provision of residential-led mixed use development at the optimum density having regard to a design-led approach and the London Plan density range”.

4. Regarding the second bullet point, Policy DMHB 3: Locally Listed Buildings sets out the criteria against which proposals that impact upon such buildings will be assessed. The second bullet point conflicts with Policy DMHB 3. Given the existence of this policy, specific to locally listed buildings, the second bullet point is unnecessary and should be deleted.
5. Regarding the third bullet point, as Silverdale Road, Austin Road and Hayes Town Centre all fall outside the site allocation boundary, it is not clear how the

development of Site B could improve connectivity between these three locations. As such, this bullet point should be deleted.

6. Regarding the final bullet point, it is unclear what is meant by “appropriate” new public open space. Policy DMCI 4 considers open spaces in new development. This bullet point could be made clearer by reference to this policy, or deleted entirely, given the existence of Policy DMCI 4.