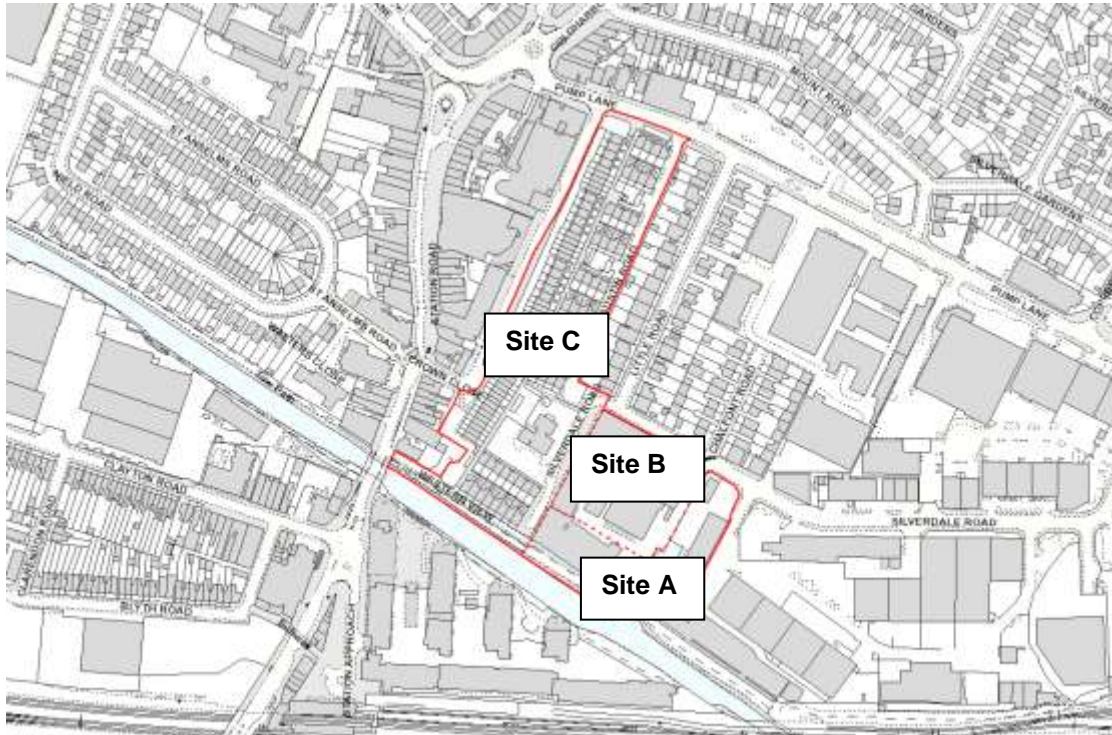


Silverdale Road/Western View, Hayes

The Silverdale Road/Western View site occupies canal frontages within a designated Industrial Business Areas. The site is proposed in response to the provisions of paragraph 5.13 of the Local Plan Part 1, which states that the Council will specifically review sites along the Grand Union Canal. Where appropriate, sites in Hayes will be brought forward for residential-led mixed use development.



POLICY SA 23: Silverdale Road/Western View

Silverdale Road / Western View is considered suitable for release to residential-led mixed use development, subject to the following criteria:

Site A

- The provision of residential-led mixed use development on the site of 122 units.

Site B

- The provision of 119 residential units in accordance with the appropriate London Plan density range, to reflect the Council's latest evidence of on housing need.
- The retention of Locally Listed Buildings, which make a significant contribution to the character and historic value of the site.
- The proposals should include improved connectivity between Silverdale Road, Austin Road and Hayes Town Centre.
- The provision of appropriate new public open space.

Site C

- The provision of 400 residential units (gross) in accordance with the London Plan density range for urban locations, to reflect the Council's latest evidence on housing need.

New Homes

- The proposals should include improved connectivity between Silverdale Road, Western View, Austin Road and Hayes Town Centre.
- The provision of appropriate new public open space.
- Proposals should include high quality design to fully integrate with the Grand Union Canal, ensure canal-side access and promote canal-side activity to maximise recreational potential.
- Development should contribute to the enhancement of the Strategic Canal and River Corridors, in accordance with relevant policies on the Blue Ribbon Network.

Site A, B and C

- The Council will expect comprehensive development across the whole site and consideration should be given to the feasibility of linking both site elements to Hayes Town Centre.
- Proposals should include a heritage assessment which considers the retention and reuse of Locally Listed structures.
- Amenity space and car parking should be provided in accordance with the standards set out in the Council's Development Management Policies document.
- Development should include active frontages at ground floor level and be designed to maximise the canal frontage.
- Development should incorporate canal side improvements to be agreed with the Council and enhance the Strategic Canal and River Corridor, in accordance with relevant policies on the Blue Ribbon network.

Site Information

Site Name	Silverdale Road/Western View		
	Site A	Site B	Site C
Ward	Townfield	Townfield	Townfield
Location	Craufurd Business Park, Silverdale Road	Craufurd Business Park, Silverdale Road	East of Crown Close
Area (ha/sqm)	0.7	0.7	2.3
PTAL Ratings	3 to 5		
Proposed Development	Residential-led mixed use		
Former UDP Designations	Industrial Business Area; adjacent to Strategic Canal and River Corridor,	Industrial Business Area; adjacent to Hayes Town Centre; Locally Listed Building; adjacent to Strategic Canal and River Corridor	Hayes Town Centre; adjacent to Strategic Canal and River Corridor, adjacent to Locally Listed Buildings
New Designations	Adjacent to Strategic Industrial Location	None	Hayes Town Centre

New Homes

Site Name	Silverdale Road/Western View		
Existing Use	Industrial	Industrial	Residential
Relevant Planning History (Most Recent)	Applications ref: 71374/APP/2016/4027: the demolition of the existing buildings and the construction of new buildings, ranging from four to nine storeys, comprising 122 residential units (Use Class C3) and 227sqm of flexible commercial space (Use Class A1, A3, B1, D1 or D2). The proposals include also associated landscaping, parking and infrastructure works and the refurbishment and extension of Shackles Dock.	No relevant planning history	No relevant planning history
Proposed Number of Units	122	119	400
Existing Units	0	0	278
Net Completions	122 units	119	122
Infrastructure Considerations	Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage. Further infrastructure considerations to be negotiated as part of the planning application.		
Flood Risk	Flood Zone 1; Flood Risk Assessment required.		
Contamination	Potentially contaminated land due to former land use. Land remediation may be required.		
Indicative Phasing	2021-2026	2021-2026	2021-2026
Other information	Consultation will be required with the Canal & River Trust. Site identified in the Hillingdon Housing Trajectory	Consultation will be required with the Canal & River Trust. Site identified in the Hillingdon Housing Trajectory.	Includes Council owned land; consultation will be required with the Canal & River Trust