

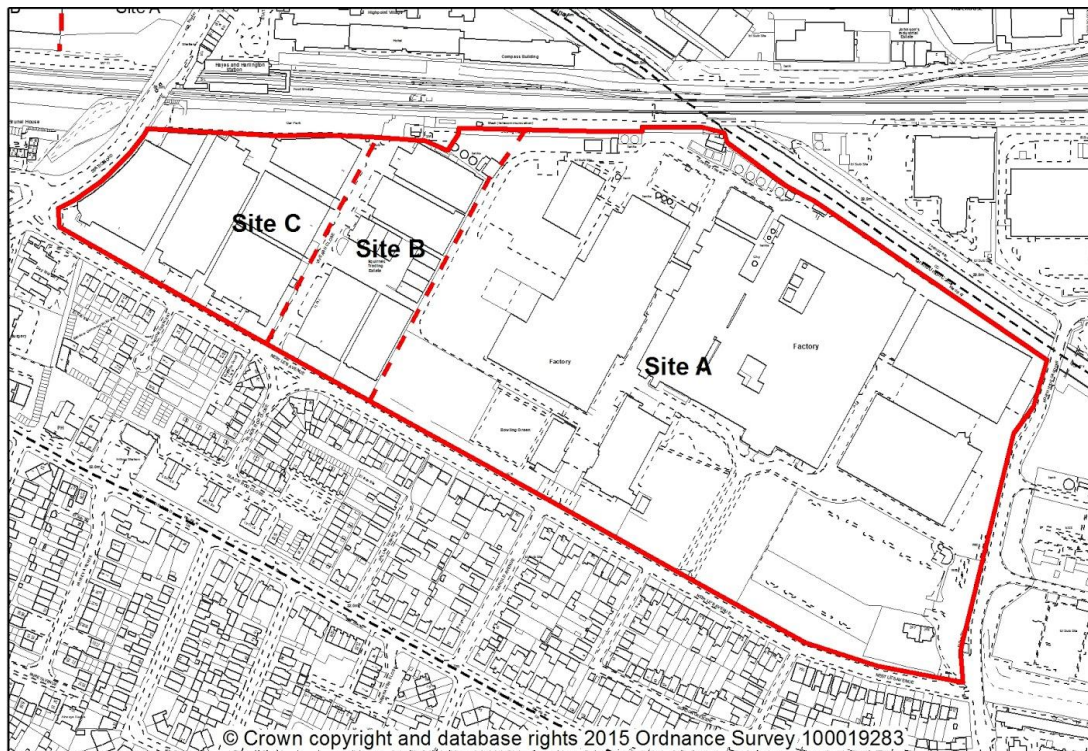
New Homes

Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes

In 2012, Nestle announced the planned closure of its Hayes plant, which is currently used for the manufacture of coffee. The Council is ~~in the early stages of discussion with the landholders about the future of this key development site, but is~~ seeking to bring forward a comprehensive development scheme that includes the adjoining sites s (~~Site B~~).

The three sites identified in this allocation form the most significant growth point within the Hayes Housing Zone. The Council is keen to ensure that complementary design principles are adopted and the resulting infrastructure requirements associated with planned levels of growth are fully assessed and integrated. In addition, proposals from individual landowners should, as far as possible, come forward in a co-ordinated manner without prejudicing the development aspirations on other parts of the site.

Development pProposals will need to take account of a wide range of policy considerations, including those related to transportation, heritage and the wider objective of encouraging economic growth in Hayes town. It is recognised that the final overall quantum of uses and the number of residential units will be determined through discussions with key stakeholders ~~and~~ the development of a sustainable masterplan and the agreement of key design principles, which include the provision of improved transport and community infrastructure.



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POLICY SA 5: Land to the South of the Railway, including Nestle Site

This is an important strategic site for Hayes town and the Borough as a whole. The Council will support proposals that meet the following criteria:

Site A

- The provision of ~~up to 500~~ 1,000 residential units. ~~Densities higher than 80 uph may be acceptable subject to high quality design.~~ Higher density development should be located along the canal frontage.
- ~~A minimum of 20% of the site (2.4 ha) should be used for employment generating uses. Suitable uses will include B1 and elements of B2 that are compatible with the residential elements of the scheme.~~
- ~~The provision of B8 and S~~ small scale commercial uses that support residential uses development. ~~will be considered suitable.~~
- ~~10% of the site (1.2 hectares) should be used for open space and a sports pitch~~
- ~~Education facilities; and~~
- ~~The provision of community facilities, and a public park~~
- The provision of appropriate community infrastructure to support the overall quantum of development, including health, children's services, community and sport/recreation facilities as necessary.
- ~~Proposals should~~ include a heritage assessment, which considers the retention and reuse of Locally Listed structures. ~~on this site;~~
- ~~Proposals should include high quality design that~~ fully integrates ~~s~~ with the Grand Union Canal, ensures ~~s~~ canal-side access improvements and maximises ~~s the canals~~ 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 B ~~and C~~

- The provision of ~~up to 97~~ 300 residential units ~~on Site B and 110 residential units on Site C. Proposals should be consistent with the PTAL rating and take account of lower suburban densities to the south~~
- The provision of appropriate community infrastructure to support the overall quantum of development, including education as necessary.

Site C

- The provision of 500 residential units.
- Southern access to Hayes & Harlington station.
- Subject to high quality design, the Council will support the provision of tall buildings alongside the railway line.

Key principles for all sites

As a preference Sites A, B and C should form a comprehensive development scheme across the whole site, ~~which.~~ The Council will co-ordinate the phasing of development to complement the wider Hayes Housing Zone area and all proposals will be expected to:

- Sustains and enhance the significance and integrity of ~~the~~ heritage assets, including the Grand Union Canal, Conservation Areas, Areas of Special Local Character and Locally Listed buildings.
- Provides ~~s~~ pedestrian links to Hayes Town Centre and key transport nodes; ~~and~~
- Reflects ~~s~~ the Council's latest evidence of housing need in terms of the type and tenure of residential units;
- Comprise a proportion of employment generating uses to be agreed with the

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Council. Suitable uses will include B1 and elements of B2 and B8 that are compatible with the residential elements of the scheme.

- Provide appropriate community infrastructure to support the overall quantum of development including education, children's services, health, transport, community and sport/recreation facilities as necessary.
- Sufficient setback from Nestles Avenue to allow for the introduction of potential public transport improvements.
- Adopt a complementary set of scale, massing, layout and design principles that take account of surrounding land uses and existing suburban context, with lower building heights located on the Nestles Avenue side.

Subject to the outcome of area specific studies, the Council may consider an approach to car parking which departs from the standards set out in this plan, if supported by relevant public transport improvements and other mitigating measures.

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Site Information

Site name	Land to the South of the Railway, including Nestle Site		
	Site A	Site B	Site C
Ward	Botwell	Botwell	Botwell
Location	Nestle Avenue/ Station Road	Nestle Avenue	Nestle Avenue
Area (ha/sqm)	12 ha	1.76 ha	2.2 ha
PTAL Ratings	1b, 2, 3	4	4
Proposed Development	Mixed use	Mixed use	Mixed use
Current UDP Designations	Industrial Business Area; Conservation Area; Locally Listed Buildings	Industrial Business Area; Conservation Area	Industrial Business Area
Proposed New Designations	None	None	None
Existing Use	Industrial units	Industrial units, school, garages, caravan sales	Industrial units, garages
Relevant Planning History (Most recent)	No relevant history		
Proposed Number of Units	~~500~~ <u>1,000</u>	~~97~~ <u>300</u>	~~110~~ <u>500</u>
Existing Units	0	0	0
Net Completions	500 units	97 units	110 units
Infrastructure Considerations	The site is within close proximity to North Hyde sub-station and new buildings should not be located beneath power lines. Drainage infrastructure likely to be required. Site specific proposals should be discussed with National Grid and Thames Water at the earliest possible stage. Further infrastructure considerations are 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	None	None	Multiple land ownership on this site may affect the timescale of delivery