

APPENDIX B Residential and mixed use Site Allocations rev

Site Allocation Reference	Name	Location	Area	Size	Proposed use
SA1	Enterprise House,	133 Blyth Road, Hayes, Hillingdon, UB3 1DD	Hayes	0.3 ha	Mixed use office and residential
SA2	The Old Vinyl factory and Gatefold Building	Blyth Road, Hayes, Hillingdon, UB3 1DD	Hayes	4.32ha/0.7ha	Residential led mixed use development
SA3	Eastern end of Blyth Road	Blyth Road/Station Road	Hayes	0.3ha/0.8 ha	Residential led mixed use development
SA4	25-39 Fairview Business Centre A and B	Botwell		1.71 ha	Residential led mixed use development
SA5	Land south of railway including Nestle. A, B and C	Nestle Avenue /Station Road	Hayes	12 ha	Mixed use (incl residential)
SA6	Golden Cross Public House	Botwell		0.15ha	Residential
SA7	Union House, 23 Clayton Road	Botwell		0.4ha	Residential
SA8	Olympic House, 1a Grove Lane	Junction of Field Heath Road and Grove Road	Hillingdon	1.7 ha	Residential
SA9	A Audit house, and B Bellway House	Field End Road		0.2/0.67ha	Residential
SA10	269 - 285 Field End Road	Junction of Field End Road/Sunningdale Avenue	Eastcote	0.37 ha	Residential
SA11	Charles Wilson Engineers	1362 - 1366 Uxbridge Road	Hayes	0.85ha	Residential
SA12	Former Allotments and Melrose Close Car Park	Charville	Hayes	1.21 ha	Residential
SA13	Royal Quay	Summerhouse Lane	Harefield	1.6 ha	Residential

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SA14	Former Master Brewer and Hillingdon Circus	Western Avenue/ Long Lane, Long Lane/ Freezeland Way	Hillingdon	9.65ha / 3.2ha	Mixed use
SA15	Royal Mail Sorting Office	Junction of Park Way and East way	Ruislip manor	0.27 ha	Residential
SA16	Northwood Station	Northwood		1.6 ha	Mixed use
SA17	40& 46 Ducks Hill Road	Northwood		0.5 ha	Residential
SA18	West End Road	north of Wingfield Way adjacent to West End Road	South Ruislip	1.0 ha	Residential
SA19	Braintree Road	Victoria Road	South Ruislip	7.1 ha	Residential (and mixed use)
SA20	Bourne Court	Cavendish Avenue and Bourne Court	South Ruislip	0.72 ha	Residential
SA21	Eagle House, The Runway		South Ruislip	1.21 ha	Residential
SA22	Chailey Industrial Estate	Site A and Site B Pump Lane	Hayes	1.8 ha	Mixed use development
SA23	Silverdale Road/Western View A and B	north of Western View south of Silverdale Road	Hayes	0.6 ha / 1.2 ha	Mixed use residential
SA24	Benlow Works	Silverdale Road	Townfield	0.3 ha	Residential led mixed use development
SA25	Long Lane	297-299 Long Lane,	Hillingdon	0.39 ha	Residential led mixed use development
SA26	High Street, Bakers Road		Uxbridge	0.3 ha	Mixed use
SA27	St Andrews park	Annington Homes Site	Uxbridge	3.1 ha	Residential
SA28	St Andrew's Park (formerly RAF Uxbridge)	Hillingdon Road	Uxbridge	46.6ha	Residential led mixed use development

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SA29	Cape Boards	Iver Lane	Cowley	13 ha	Residential led mixed use development
SA30	Grand Union Office Park	Packet Boat Lane, Uxbridge South	Uxbridge South	1.5 ha	Residential
SA31	Fassnidge Memorial hall	High Street	Uxbridge	0.17 ha	Residential
SA32	Porter's Way		West Drayton	12.59ha	Mixed use residential
SA33	Kitchener House	Warwick Road	West Drayton	0.1 ha	Residential
SA34	Blues Bar	5 Station Road	West Drayton	0.26 ha	Residential led mixed use development
SA35	Former Vehicle Testing Station	Cygnets Way	Hayes	1.68 ha	Residential
SA36	Hayes Bridge Uxbridge Road	adjacent to Tollgate Drive/Delamere Drive	Hayes	0.8ha	Residential led mixed use development
SA37	Former Coal Depot	Tavistock Road	Yiewsley	6.35 ha	Mixed use development
SA38	Padcroft Works	Tavistock Road	Yiewsley	1.6 ha	Residential
SA39	Trout Road A and B	Rainbow and Kirkby Industrial Estate, Trout Road	Yiewsley	2.7 ha / 0.18 ha	Mixed use development
SA40	26- 36 Horton Road		Yiewsley	0.46 ha	Residential
SA41	21 High Street		Yiewsley	0.2 ha	Mixed use development

View

Extant Permissio n	Previously Developed	Flood Zone	Sequential Test needed	Other Flood risks
None	Yes	1	No	
Yes	Yes	1	No	Foul water sewer capacity issues
Yes	Yes	1	No	
None	Yes	1	No	
None	Yes	1	No	Foul water sewer capacity
Yes	Yes	1	No	Groundwater
Yes	Yes	1	No	
Yes	Yes	1	No	Ordinary Watercourse
Yes	Yes	1	No	
None	Yes	1	No	
None	Yes	1	No	
None	No	1	No	Foul water sewer capacity
Yes	Yes	1	No	Foul water sewer capacity issues

None	No	3b, 3b, 2 & 1	No	
None	Yes	1	No	
None	Yes	1	No	Critical Drainage Area. Foul sewer capacity
None	Yes	1	No	Groundwater
None	Yes	1	No	
None	Yes	1	No	Critical Drainage Area
None	Yes	1	No	
None	Yes	1	No	
None	Yes	1	No	Surface water ponding
None	Yes	1	No	Foul sewer capacity issues
None	Yes	1	No	
None	Yes	1	No	
None	Yes	1	No	
	Yes	1	No	
Yes	Yes	3b, 3a 2 & 1	No	

None	Yes	1	No	
None	Yes	1	No	Potential overtopping from Canal
Yes	Yes	1	No	
Yes	Yes	1	No	
Yes	Yes	1	No	
Yes	Yes	1	No	Surface water ponding on Station Road
None	Yes	1	No	Some surface water ponding
None	Yes	1	No	
None	Yes	part 3	No	
Yes	Yes	1	No	Surface water ponding
Yes	Yes	1	No	Surface water ponding
Yes	Yes	1		
Yes	Yes	1		

Policy Criteria for development
Site over 1 ha Flood Risk Assessment required to address drainage. Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible
Adajcent to Strategic waterway Grand Union Canal therefore the Blue Ribbon Policy Applies. Surface Water Flooding; Site specific Flood Risk Assessment
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Site over 1 ha Flood Risk Assessment required to address drainage.
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
Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage.
Area of known surface water flooding in Utility network. Site over 1 ha Flood Risk Assessment required to address drainage.
Sufficient developable area outside FZ2 and 3. Flood Zone areas to be retained for open space. Site over 1 ha Flood Risk Assessment required to address drainage. Drainage infrastructure likely to be required. Site specific proposals discussed with Thames Water.

<p>Sufficient developable area in FZ1. Floodplain areas to be retained for open space. Site over 1 ha Flood Risk Assessment required to address drainage.</p>
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<p>Site not over 1 ha however localised flooding issues in the area therefore Flood Risk Assessment required to manage surface water to greenfield run off rates.</p>
<p>Site over 1 ha Flood Risk Assessment required to address drainage.</p>
<p>Adjacent to Strategic waterway Grand Union Canal therefore the Blue Ribbon Policy Applies. Site over 1 ha Flood Risk Assessment required to address drainage.</p>
<p>Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage.</p>
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<p>Site over 1 ha therefore Flood Risk Assessment required to manage surface water. Drainage infrastructure required. Site specific proposals discussed with Thames Water.</p>
<p>Sufficient developable area in FZ1. Floodplain areas to be retained for open space. Site over 1 ha Flood Risk Assessment required to address drainage. Drainage infrastructure required. Site specific proposals discussed with Thames</p>

<p>Site over 1 ha Flood Risk Assessment required to address drainage. Site adjacent to Canal and River Colne . A Strategic waterway. Local Plan Blue Ribbon Network Policy EM3 applies. Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the</p>
<p>Site over 1 ha Flood Risk Assessment required to address drainage, and must review risks as site below Canal water level. Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible stage.</p>
<p>Site over 1 ha Flood Risk Assessment required to address drainage. Drainage infrastructure likely to be required. Site specific proposals should be discussed with Thames Water at the earliest possible</p>
<p>Drainage Strategy required</p>
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