Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Planning & Retail Statement

(Incorporating Design & Access Statement)

On behalf of NEXT Plc

December 2024

Contents

1 Introduction 3
2 Site Description and Planning History 6
3 Proposed Development (including Design & Access Statement) 9
Introduction 9
Role of NEXT and Proposed Store 9
Proposed Applications 10
Design & Access Statement 10
Conclusions 11
4 Planning Policy 13
Introduction 13
London Plan (2021) 13
Hillingdon Local Plan, Part One (2012) and Two (2020) 13
Hillingdon Local Plan Review Regulation 18 Version 14
National Planning Policy Framework (December 2024) 14
Summary 15
5 Approach to Sequential Test 16
Introduction 16
Policy Basis 16
Case Law 17
Conclusion 18
6 Sequential Site Assessment 19
Introduction 19
Search Criteria 19
Identification of Centres 20
Site Assessment: Centes in LB Hillingdon 21
Site Assessment: Centres in LB Harrow 24
Site Assessment: LB Ealing 26
Conclusions 27
7 Impact Assessment 28
Introduction 28
Scope of Impact Assessment 29
No Development Scenario 31
Turnover and Trade Draw 34
Potential Trade Impacts 34
Consequences of Trade Impacts 36
Summary 39
8 Planning Assessment 40
Introduction 40

Principle of Development 40
Highways and Accessibility 41
Air Quality 41
Amenity 41
Other Planning Issues 41
Benefits of the Proposal 41
Conclusions 42
9 Summary and Conclusions 43

Table Index

Table 1.1 Application Documentation 4
Table 2.1 Planning History 6
Table 3.1 Existing NEXT Stores 9
Table 6.1 Centres considered in the Sequential Test 21
Table 6.2 Sites Identified in LB Hillingdon 22
Table 6.3 Sites Identified in LB Harrow 24
Table 6.4 Sites Identified in LB Ealing 26

Figure Index

Figure 1.1 Site Location Plan 3
Figure 6.1 Catchment Area 20
Figure 7.1 Catchment Area 29
Figure 7.2 Catchment Area Overlap with Westway Cross (Greenford) 30
Figure 7.3 Catchment Area Overlaps with Lombardy RP (Hayes) 30

Appendices

Appendix 1 – CoStar Search Results
Appendix 2 – Retail Impact Assessment

1 Introduction

1.1 Q+A Planning Ltd ('Q+A') act on behalf of the retailer NEXT Plc ('NEXT'). NEXT intend to open a new store at Ruislip Retail Park by occupying the vacant former Carpetright store at Unit 2, Ruislip Retail Park, Victoria Road, Ruislip, HA4 0QE. This Planning & Retail Statement (PRS) is provided in support of two planning applications to allow NEXT to trade their full range of goods from the unit and to install a separate mezzanine floor.

1.2 Unit 2 is one of four retail units in a parade and is shown at Figure 1.1 below.

Figure 1.1 Site Location Plan

1.3 The application site comprises Unit 2 in a parade of four retail units at the junction of Victoria Road and Field End Road in Ruislip. The other units are occupied by Furniture Village (Unit 1), TK Maxx (Unit 3) and Halfords (Unit 4). Unit 2 has been vacant since Carpetright closed in Summer 2024.

1.4 The site is within LB Hillingdon. The boundary of LB Harrow 80 metres to the east and the boundary of LB Ealing 400 metres to the south.

1.5 The goods that can be sold from Unit 2 is restricted by condition 12 attached to planning permission 43510/APP/2012/3176 granted on 7th May 2014. This lists the goods that cannot be sold from Units 1, 2 and 4 including 'clothing and footwear'; this restriction does not apply to Unit 3. An identical restriction is contained within a Section 106 Agreement that was signed the same day.

1.6 To allow NEXT to trade from the store, it is necessary to relax the restriction on the goods that can be sold from Unit 2 only and to gain permission for a mezzanine floor. A new shop front is also necessary. Therefore, two planning applications are submitted:

- Application 1: New full application for a new shop front, and for the unit to be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176.
- Application 2: New full application for an internal mezzanine floor that can be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176.

1.7 Other than the use of Unit 2 for the sale of clothing, footwear and ancillary items, it is expected that the unit will still benefit from the same restrictions as set out in condition 12 attached to permission 43510/APP/2012/3176.

1.8 The applications are accompanied by the following documentation:

Table 1.1 Application Documentation

Documentation	Consultant
Application Forms (Application 1 and 2), CIL Forms and Certificate	Q+A Planning Ltd
Drawings (Application 1): Site Location Plan1:1,250 scale Existing/Proposed Elevations (Ref. 030-002 revD) Existing/ Proposed Ground Floor Plans (Ref. 030-003 revD) Existing/Proposed Sections (Ref. 030-004 revD) Roof Plan (Ref. 030-005 revD)	NEXT Plc
Drawings (Application 2): Site Location Plan1:1250 scale Existing/Proposed Ground Floor Plans (Ref. 030-003 rev C) Proposed First Floor Plan (Ref. 030-008 rev C) Existing/Proposed Sections (Ref. 030-006 rev C)	NEXT Plc
Design & Access Statement	Q+A Planning Ltd (see S3 of PRS)
Transport Statement	SLR
Travel Plan	SLR
Air Quality Assessment	SLR
Energy Statement	QED Design
Fire Statement	D.W Pointer

1.9 The supporting documents provided are common to both applications. However, the applications themselves are capable of independent implementation.

1.10 This report is structured as follows:

- Section 2 summarises the planning history of the site and the site and surroundings.
- Section 3 introduces explains the role of NEXT and sets out the proposals in detail (including Design & Access Statement).
- Section 4 summarises relevant planning policies.
- Section 5 sets out the approach to the sequential test.
- Section 6 provides an assessment of sequential alternatives.
- Section 7 assesses the retail impact of the proposals.
- Section 8 provides an overall planning assessment of the proposals.
- Section 9 provides a summary and conclusions.

2 Site Description and Planning History

2.1 Ruislip Retail Park is located at the junction of Field End Road and Victoria Road. It is within the LB Hillingdon but close to the boundary of LB of Harrow and LB Ealing. It comprises a parade of four units with Unit 2 (application site) vacant. Unit 2 extends to 1,442 sq.m GIA at ground floor level. The existing retailers are Furniture Village (Unit 1), TK Maxx (Unit 3) and Halfords (Unit 4). The total floorspace of the parade of units is currently 5,493 sq.m GIA. There is also a separate Wickes store to the west of the parade of units. Immediately to the west of the retail park is a standalone Lidl store with a separate access off Stonefield Way.

2.2 Further to the west along Victoria Road is the Victoria Retail Park that has retail park units within three separate blocks occupied by Curry's, Homebase, DFS and Tapi Carpets and PureGym.

2.3 Vehicular access to the site is via Victoria Road with egress onto Field End Road. Car parking is laid out in front of the site with 205 spaces. There are cycle hoops on the eastern boundary of the site for visitors. A separate service access is via Stonefield Way and uses a service yard to the east of the parade with a service corridor running along the rear of Unit 1.

2.4 The site is well-connected to public transport, with stops for the 114 and 282 buses flanking the retail park; both stops are accessible for disabled users. The site is approximately a 20-minute walk or 1.6 km from South Ruislip Underground Station. This station has access to the Central Line and wider underground network, as well as direct connections to London Marylebone and the Chiltern Railway on the National Rail network.

2.5 The site is therefore sustainability located and accessible via private car and a number of forms of public transport.

2.6 The site has a long planning history as summarised in Table 2.1.

Table 2.1 Planning History

Reference	Proposal	Received	Status
2120/S/85/0645	Erection of two single storey retail buildings.	30/07/85	Refused
R5510/A/85/36786	Appeal of 2120/S/85/0645	01/08/86	Allowed
43510/APP/2000/2485	Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.	01/11/00	Approval
43510/APP/2003/1447	Variation of condition 10 (to allow for installation of mezzanine floor to provide	16/06/03	Approval

Reference	Proposal	Received	Status
	additional 1,170m² of floorspace) together with details of access to mezzanine as required by condition 8 of the same consent of planning permission ref.43510/app/2000/2485 dated 14/03/2003; refurbishment of existing retail units, cladding on all elevations, new covered walkway on northern frontage		
43510/APP/2010/1979	Construction of a 1,810 sq.m mezzanine within Unit 3, Ruislip Retail Park.	20/08/10	Approval
43510/APP/2011/1344	Variation of condition 11 (to remove restrictions on the sales of fancy goods) of planning permission Ref: 43510/APP/2000/2485 dated 14/03/2003: (Refurbishment of existing retail units, with new cladding on all elevations, new covered walkway on northern frontage (facing Victoria Road) and changes to service arrangements and car parking with enhanced frontage landscaping, incorporating disused service road.	31/05/11	Approval
59190/APP/2012/1528	Use of Unit 1 for any purpose within Use Class A1 (Application for a Certificate of Lawful Development for a Proposed Use)	22/06/12	Approval
43510/APP/2021/2377	Variation of Condition 12 of planning permission ref: 43510/APP/2012/3176 dated 7th May 2014 to vary the restrictions on the sale of goods that can be sold from particular units (S73 application).	14/06/21	Undecided
43510/APP/2012/3176	Variation of Condition 11 of planning permission ref: 43510/APP/2000/2485 dated 14/03/2003 to remove the restrictions on the sale of goods that can be sold from Unit 3 and vary restrictions on the goods that can be sold from Units 1, 2 and 4.	21/12/12	Approval

2.7 Permission was originally granted for the retail park in 1986 following an appeal (R5510/A/85/36786). Although this appeal decision came with no conditions, the applicant entered into a Section 52 agreement with the council, restricting the range of items that could be sold:

> *"the site shall not be used for the retail sale of food (other than refreshments intended for consumption on the site by customers), clothing, footwear and accessories (other than clothing footwear and accessories intended for use in connection with building or DIY activities) cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines, books (other than those relating to DIY and car maintenance manuals), and stationery, jewellery, toys, luggage, sport and fancy goods" (part 7 (Clause1) of the Section 52 Agreement)."*

2.8 Following this, the retail park was refurbished in 2000, and the approval for this came with several conditions, restricting the creation of extra floorspace, and reiterating the sales restrictions of the existing Section 52 (**43510/APP/2000/2485**). In 2003, the

operators of Unit 1 were granted a variation of condition (**43510/APP/2003/1447**) that would allow a mezzanine floor to be installed. In 2012, they argued that because this permission had not conditioned a restriction on sales, the unit was entitled to unrestricted A1 use and were thus granted a Certificate of Lawful Development (43510/APP/2011/1344).

2.9 Subsequently, the landlord of the retail park made an application to transfer this 'open A1' use from Unit 1 to 3, and simultaneously remove the 'fancy goods' restriction from the remaining units. Following planning committee, this application was decided in May 2014, with a Section 106 agreement confirming these restrictions applying jointly to the four units in the park (43510/APP/2012/3176). Condition 12 reads:

> *'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification units 1, 2 and 4 shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers),clothing and footwear (other than clothing, footwear and accessories intended for use in connection with building and construction, DIY, motor cycling, cycling or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), stationery, jewellery, toys, luggage and sports goods.*
>
> *Unit 3 may be used for any purpose within Use Class A1 of the Town Country Planning (Use Classes) Order 1987 (as amended).'*

2.10 The final application (43510/APP/2021/2377) for the park was lodged in 2021 to vary conditions. This application was to allow the wider permitted range of goods under the 43510/APP/2012/3176 to be from any unit at the park, rather than just Unit 3. The amount of floorspace for unrestricted comparison / convenience goods would be the same. However, this application has remained undecided.

2.11 The planning history shows that the site can be used for sale of clothing and footwear, albeit only within Unit 3.

3 Proposed Development (including Design & Access Statement)

Introduction

3.1 In this Section, we introduce the proposed development and the role of NEXT, the applications and a provide a Design and Access Statement as required by legislation. The two applications that are submitted are provided as a package to allow for the occupation of Unit 3 by NEXT but are capable of independent implementation.

3.2 In this section, we introduce the role of NEXT as a retailer and its existing representation in this part of west London, before we set out the proposed applications and produce a Design & Access Statement.

Role of NEXT and Proposed Store

3.3 NEXT are a well-known national retailer and are the proposed occupier of the store. NEXT have four existing stores in the local area and the proposed store will be an addition to the existing portfolio of stores. The existing NEXT stores in this part of London are shown in Table 2.1 below:

Table 3.1 Existing NEXT Stores

Store	Gross Internal Area (sq.m)	Net Sales Area (sq.m)	Department Split (sq.m)	Distance from the application site
Uxbridge Chimes High St, Uxbridge UB8 1LA	2,624 sq.m	1,590 sq.m	Womens: 469 sq.m Mens: 476 sq.m Kids: 323 sq.m Home: 126 sq.m Café: 197 sq.m Other: 0	9.5 km by road 6.8 km 'as the crow flies'
Harrow 48-54 St. Anns Rd, Harrow HA1 1JX	1,321 sq.m	748 sq.m	Womens: 280 sq.m Mens: 320 sq.m Kids: 143 sq.m Home: 5 sq.m Café: 0 Other: 0	4.7 km by road 4.0 km 'as the crow flies'
Hayes Unit 5C, Uxbridge Rd Lombardy Retail Park, Hayes UB3 3EX	5,231 sq.m	3,792 sq.m	Womens: 650 sq.m Mens: 796 sq.m Kids: 899 sq.m Home: 813 sq.m Café: 164 sq.m Other: 469 sq.m	6.9 km by road 5.0 km 'as the crow flies'
Greenford Westway Cross Shopping Park, Rockware Avenue Unit 5, Sears Retail Park, Greenford UB6 0UW	1,316 sq.m	755 sq.m	Womens: 201 sq.m Mens: 311 sq.m Kids: 235 sq.m Home: 8 Café: 0 Other: 0	5.0 km by road 3.4 km 'as the crow flies'

3.4 The proposed new NEXT store will occupy Unit 2. It will include a new trading mezzanine floor. The floorspace is as follows:

- Existing ground floor of Unit 2: 1,442 sq.m GIA
- Proposed mezzanine floor for Unit 2: 1,332 sq.m GIA
- Total floorspace of Unit 2: 2,774 sq.m GIA

3.5 The net sales area of the store is expected to be 1,417 sq.m and there will be a further 139 sq.m for an ancillary cafe. Of the net sales, some 1,285 sq.m will be for the sale of clothing, footwear and accessories. The remaining 132 sq.m will be used for furniture and furnishings.

Proposed Applications

3.6 Two applications are proposed to enable NEXT to occupy the vacant unit. Due to the planning history of the site, rather than a separate Section 73 application to vary condition 12 attached to permission 43510/APP/2012/3176 that will consider the whole retail park, we are proposing a new full planning application that encompasses the shop front changes, and the use of the site for retail goods to include the sale of clothing, footwear and accessories. A separate application will be submitted for the internal mezzanine only and this relates solely to internal works.

3.7 The description of development for each application is as follows:

- Application 1: Refurbishment of the existing retail unit (Unit 2) to provide a new shop front, and for the use of the retail unit to be within Class E(a) to sell clothing, footwear and ancillary items and all other items that are permitted to be sold under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.
- Application 2: Installation of an internal mezzanine floor that can be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.

3.8 Due to the Section 106 agreement that binds on the site, it is expected that a Deed of Variation will be required to provide a revised set of controls under these new applications for Unit 2 whilst preserving all other controls on the remainder of site (i.e. the rest of the retail park).

Design & Access Statement

3.9 Since Application 2 is a major application on account of the floorspace, there is a requirement for a Design & Access Statement. The application site is an existing retail unit and there are no proposed changes to the access of the store, parking or servicing arrangements. Therefore, the design implications of the proposed development comprise primarily the external alterations under Application 1 (which is submitted separately). As such, we volunteer a Design & Access Statement below.

Use

3.10 The use of the site will continue to be Class E(a) retail use and Application 1 seeks to ensure that the ground floor can be used for a wider range of goods than can be sold under the existing permission and make elevational changes required by NEXT. Application 2 would introduce a mezzanine floor that could sell the same categories of retail goods as the ground floor. The use class of the site will not change.

Scale

3.11 The application site measures 1,442 sq.m GIA floorspace at ground floor. The proposed mezzanine introduces an additional 1,332 sq.m GIA floorspace. This means the total floorspace of the unit including ground floor and mezzanine is 2,774 sq.m GIA. Both Units 1 and 4 include mezzanine floors and therefore the use of mezzanines in this location is not unusual.

Layout

3.12 The internal layout of the store is shown on the submitted plans that accompany each application. Under application 2, the existing internal ground floor layout is altered to provide access to the proposed mezzanine floor.

Appearance

3.13 The proposed shopfront changes are shown on the elevational drawings which accompany the Application 1. The main change is the additional of two new windows at first floor. These demonstrate that the proposed shopfront will provide a modern glazed shopfront with additional glazing at the first floor to allow more natural light to the building. Consent for advertisement will be submitted separately under the advertisement regulations.

Access

3.14 Vehicular, servicing, pedestrian and cycle access to the site will not change because of these proposals.

Conclusions

3.15 The proposed development is to enable NEXT to occupy Unit 2 at Ruislip Retail Park as an addition to its store portfolio in this part of London. The store will sell a mix of clothing, footwear and accessories and will also have a furnishings and homeware department and an ancillary café. The development proposes a new shop front. Two applications are proposed that are in combination required to accommodate NEXT's operational requirements, albeit they can be implemented independently. The applications are:

- Application 1: Refurbishment of the existing retail unit (Unit 2) to provide a new shop front, and for the use of the retail unit to be within Class E(a) to sell clothing, footwear and ancillary items and all other items that are permitted to be sold under condition 12 of permission 43510/APP/2012/3176 together an ancillary café and back of house storage space.
- Application 2: Installation of an internal mezzanine floor that can be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.

3.16 The application site measures 1,442 sq.m GIA floorspace at ground floor. The proposed mezzanine introduces an additional 1,332 sq.m GIA floorspace. This means the total floorspace of the unit including ground floor and mezzanine is 2,774 sq.m GIA.

4 Planning Policy

Introduction

4.1 In this Section we discuss the relevant planning policies for the applications. The adopted development plan is addressed first, which is the starting point for the decision maker under Section 38(6) of the Planning and Compulsory Purchase Act 2004. The relevant adopted elements of the development plan are as follows:

- London Plan, 2021
- Hillingdon Local Plan Part One, 2012
- Hillingdon Local Plan Part Two, 2020

4.2 It is also important to consider the National Planning Policy Framework (NPPF), updated in 2024 as an important material consideration as national planning policy alongside the National Planning Policy Guidance (NPPG). In addition, we consider the emerging Local Plan (regulation 19 version).

London Plan (2021)

4.3 Policy SD7 of the London Plan concerns town centres and expects that development principles and Development Plan Documents should adopt a sequential approach to town centre uses. It explains that such uses should be focused on town centres or if no sites are suitable, available or viable, edge of centre sites that are well integrated with the existing centre, local and walking networks and public transport.

4.4 Policies T4, T5 and T6 set out parking standards.

4.5 Policy G6 sets out requirements for Biodiversity Net Gain under schedule 14 of the Environment Act 2021.

4.6 Policy D12A sets out the requirements for fire safety in all developments.

Hillingdon Local Plan, Part One (2012) and Two (2020)

4.7 LB Hillingdon's Local Plan was published in two parts. The first part establishes the strategic policies for the borough and establishes the long-term spatial vision that will guide planning. The second part of the plan includes the site allocation plan and a series of specific development management policies that help to decide individual planning applications.

4.8 Policy E5 of the Local Plan Part One lays out Hillingdon's broad goals for town centres, which include supporting their growth and vitality, whilst also ensuring that they are accessible to both road and active travel users. More specific policies are found in Part Two of the Plan.

4.9 Policy DMTC1 states that main town centre uses will be supported in town centres where they demonstrate adequate space and servicing arrangements. Out of centre proposals will need to complete a sequential test, as well as a retail impact assessment if the gross retail space exceeds 200 sqm.

4.10 Retail developments are subject to policies DMHB13 and 13A, on shopfronts, advertisements and shop signage. Further guidance is given in Appendix B of the Part Two Local Plan.

4.11 General environmental principles are laid out in Part One policy EM1 which affirms the Council's commitment to mitigating climate change. More specific Part Two policies include DMEI1, DMEI2 and DMEI3, which relate to energy and onsite vegetation. Biodiversity is covered by policies EM7 in the first plan, and DMEI7 in the second.

4.12 Water and flood management is covered by policies EM6, EM8, DMEI9 and DMEI10. Although adjacent to Flood Zone 2, the site itself is in Flood Zone 1 and there is not a significant risk of surface water flooding on the site.

4.13 Air quality has been a priority for Hillingdon since it declared an Air Quality Management Area in 2003. This has been underlined by EM8 of the Part One Plan, DMEI14 in part two, and several additional guidance documents. The site is approximately 1,500 metres from an Air Quality Focus Area and approximately 650 metres from an Air Quality Management Area.

4.14 Transport policy in the Part One Plan is covered mainly by Policy T1, which highlights the importance of making sites accessible to several different transport modes. More detail is included in Part Two policies DMT1, DMT2, DMT5 and DMT6, which deal with transport and highways impacts of development, pedestrians and cyclists, and parking.

Hillingdon Local Plan Review Regulation 18 Version

4.15 Hillingdon is currently undertaking a review of its Local Plan, and this is currently at the regulation 18 stage, with the call for views consultation having ended in June 2024. The proposed submission consultation is expected to take place in early 2025 with examination in 2026 and adoption in 2026/27.

National Planning Policy Framework (December 2024)

4.16 The NPPF is a material consideration in all planning decisions and sets out the overarching policy priorities for the planning system, against which local plans will be prepared and decisions made on planning applications. Paragraph 11 includes a presumption in favour of sustainable development and for decision taking this means the following ‘approving development proposals that accord with an up-to-date development plan without delay’.

4.17 Paragraph 85 states that decisions should help create the conditions in which businesses can invest, expand and adapt and significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development

4.18 As a main town centre use, paragraphs 91 and 92 of the NPPF would apply as follows:

> *'91. Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.*
>
> *92. When considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.'*

4.19 Paragraph 94 concerns impact and sets the threshold for a retail impact assessment (if there is no locally set threshold) to 2,500 sq.m. The NPPF states this should include an assessment of the impact of the proposal on existing committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and the impact of the proposal on town centre vitality and viability including local consumer choice and trade in the town centre and wider retail catchment (as application to the scale and nature of the scheme).

4.20 Paragraph 95 explains that an application should be refused if fails the sequential test or is likely to have significant adverse impact.

Summary

4.21 The development plan comprises the London Plan (March 2021) and the parts one and two of the Hillingdon Local Plan (2012 and 2020).

4.22 Policy DMTC1 in the Local Plan Part Two means for an out of centre site, the sequential test needs to demonstrate that there no suitable or available sites in town or edge of centre locations, or existing vacant units in any location. Likewise, sites over 200 sq.m in area will need to complete an assessment of retail impact.

4.23 Paragraph 85 of the NPPF requires significant weight should be applied to supporting economic growth.

4.24 The following sections will demonstrate a sequential approach to site selection and lay out the impact of the proposed development on the vitality and viability of nearby town centres. It will also set out the economic benefits of the development.

5 Approach to Sequential Test

Introduction

5.1 The sequential test needs to assess whether there are any sites that are suitable or available for the proposed development in town or edge of centre sites. The practice guidance makes it clear that there are situations where there are locational, or market reasons why uses can only be accommodated in specific locations. In addition, there has been a series of judgments on the meaning of suitability and availability when applying the sequential test. As such, before the sequential test is applied, its approach is summarised.

Policy Basis

5.2 Paragraphs 91 and 92 of the NPPF (2024) explains that local planning authorities should apply a sequential test to planning applications for main town centre uses (such as retail) which are not in an existing centre and are not in accordance with an up-to-date development plan. At paragraph 011 Reference ID: 2b-011-20190722, under the heading *'How should the sequential test be used in decision-taking?'*, the Guidance states the following:

> *"It is for the applicant to demonstrate compliance with the sequential test (and failure to undertake a sequential assessment could in itself constitute a reason for refusing permission). Wherever possible, the local planning authority is expected to support the applicant in undertaking the sequential test, including sharing any relevant information.* ***The application of the test will need to be proportionate and appropriate for the given proposal****. Where appropriate, the potential suitability of alternative sites will need to be discussed between the developer and local planning authority at the earliest opportunity.*
>
> *The checklist below sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test:*
>
> *•with due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location,* ***preference should be given to accessible sites that are well connected to the town centre****. It is important to set out any associated reasoning clearly.*
>
> *•is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate* ***precisely the scale and form of development being proposed****, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.*
>
> *•if there are no suitable sequentially preferable locations, the sequential test is passed.*

> *In line with paragraph 86 of the National Planning Policy Framework, only if suitable sites in town centre or edge of centre locations are not available (or expected to become available within a reasonable period) should out of centre sites be considered. When considering what a* ***reasonable period is for this purpose, the scale and complexity of the proposed scheme*** *and of potentially suitable town or edge of centre sites should be taken into account.'* ***(Our emphasis)***

5.3 This checklist states that there is a need to assess the suitability and availability of more central sites. The PPG explains that the scope for flexibility should be based on the proposal being considered and not any other hypothetical scheme. As with the NPPF, no requirement for disaggregation is set out in the PPG.

Case Law

5.4 The courts have provided helpful decisions that ensure that the meaning if the test is clear. The Supreme Court's ruling in the case of Tesco Stores Limited v Dundee City Council (2012) establishes that 'suitability' of alternative sites is very much related to the applicant's or retail occupier's own requirements. Paragraph 29 of the Judgment (Lord Reed) in this case states that where consideration has been given to accommodating the development in a different form and where sequentially preferable locations have been thoroughly assessed then the question remains *'whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site.'*

5.5 The principle regarding suitability of an alternative site was further established by the Administrative Court judgment in the case of R North Lincolnshire Council [2012] EWHC 3708 (Admin). We draw particular attention to paragraphs 61 and 62 of the judgment, which states that:

> *"61. It is important to mark that developers, and planning authorities, work in the real world. Marks & Spencer has assessed the only available town centre alternative to the Site, and had concluded that a development that was smaller than that proposed, or one with a more restricted range of goods, was neither commercially viable nor suitable for their commercial requirements…. developments of this kind are generated by the developer's assessment of the market that he seeks to serve. If (alternative sites) … do not meet the sequential approach criteria, bearing in mind the need for flexibility and realism to which Lord Reed refers…, they will be rejected. But these criteria are designed for use in the real world in which developers wish to operate, not some artificial world in which they have no interest of doing so."*

5.6 The principle has been further upheld in the Aldergate Properties Ltd v Mansfield DC case (June 2016). In his judgment Ouseley J held that:

> *'… 'suitable' and 'available' generally mean 'suitable' and 'available' for the broad type of development which is proposed in the applicant by approximate size, type and range of goods. This incorporates the requirement for flexibility in (24) NPPF, and excludes, generally, the identity and personal or corporate attitudes of an*

individual retailer. The area and sites covered by the sequential test search should not vary from applicant to applicant according to their identity, but from application to application based on their content'.

5.7 Furthermore, in respect of availability the Tesco Stores v Stockport MBC and Lidl [2023] EWHC 3154 (Admin) concerns availability of sites where sites are already committed. Paragraph 44 says:

'44. If a site is already committed to an occupier, then the commercial reality is that it is not available to any other unidentified operator and, dependant on the facts of the case, there may be no opportunity of it becoming available within a reasonable period.'

5.8 In terms of suitability, the correct application of the sequential test is the development that is proposed in the planning application scheme (subject to a reasonable degree of flexibility. There is no requirement to disaggregate the development into separate components, since to do so would be to test a scheme that does not amount to approximately the same size or type of development. When addressing flexibility, this exercise needs to be undertaken in the real world and consider a scheme that is closely similar to what has been proposed in the application.

5.9 In terms of availability, this needs to be considered within the context of the application itself, but the Stockport case confirms that if another site is subject to contractual commitments by another party, then that would effectively mean it is no longer available even if it is not yet developed.

Conclusion

5.10 Therefore, when judging whether an alternative site is suitable, it is necessary to consider the proposed development itself, and flexibility needs to be applied in the real world. Two applications are submitted that are capable of independent implementation, but the mezzanine is entirely internal and cannot be accessed independently of the ground floor. Given the proposed development is a package of two applications for Next to occupy the store as a single unit, for the purposes of the sequential test, the whole unit needs to be considered, and the mezzanine and ground floor should not be considered separately. When assessing availability, this needs to consider the context of the site and the market that it intends to serve. In Section 6, we apply these principles to the sequential search.

6 Sequential Site Assessment

Introduction

6.1 In this Section, we undertake a sequential search of potential alternatives considering the principles discussed in Section 5. We first set out our search criteria before identifying the centres that require assessment and finally assessing the suitability and availability of alternative sites within those centres.

Search Criteria

6.2 The current ground floor of the unit is 1,442 sq.m GIA and the proposed mezzanine will be 1,332 sq.m GIA leading to a combined store of 2,774 sq.m GIA. Based on case law and applying flexibility to the format, we are considering sites that are as small as the ground floor as existing (approximately) and as large as the expanded store with the mezzanine. On this basis, the search has looked for sites between approximately 1,500 sq.m (GIA) and 3,000 sq.m (GIA).

6.3 Other considerations that the existing unit benefits from and will influence suitability judgements include:

- a regularly shaped premises that can be laid out in a logical manner with sufficient space between aisles;
- an adequate number of adjacent, surface-level car parking spaces;
- dedicated servicing arrangements which allow service vehicles to access and unload without customer conflict, disruption to the wider highway network, or impact on residential amenity; and
- a commercially viable location with prominent frontage and adjacent to sufficient footfall generators.

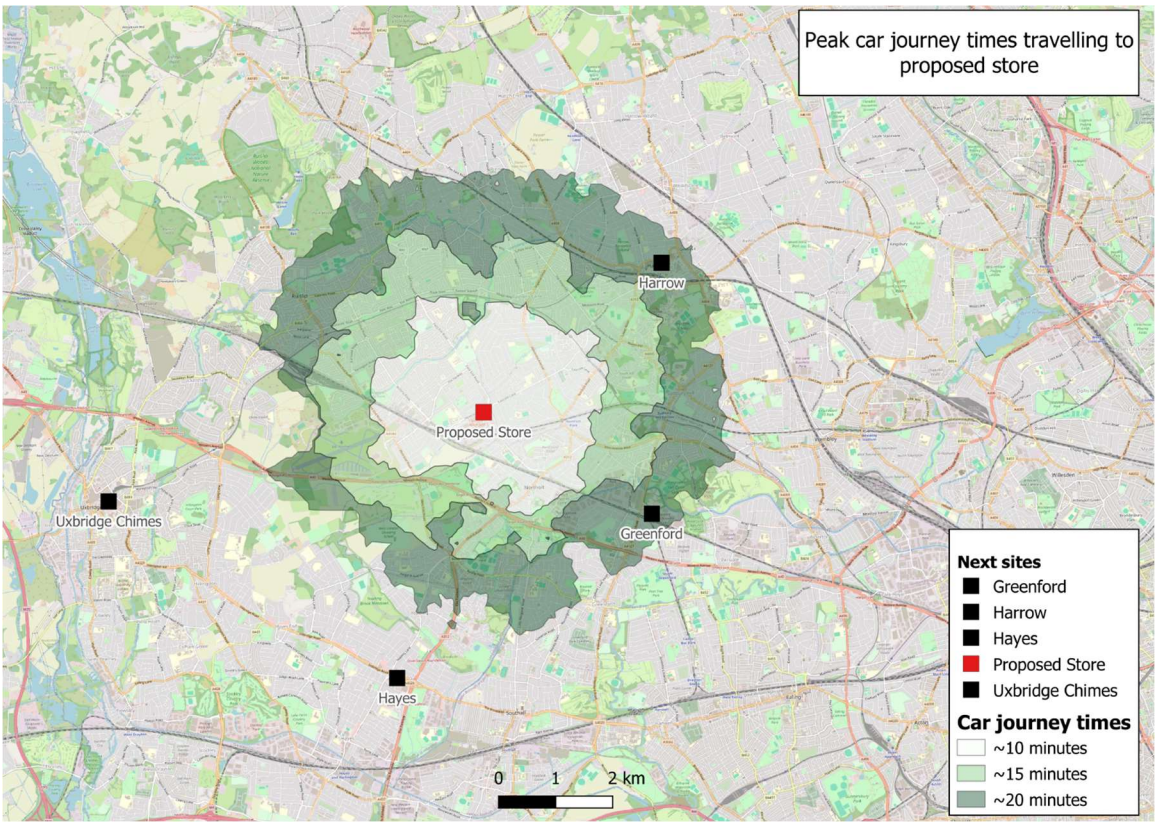
6.4 In terms of availability, it is expected that the unit should be available to the market now or within 6 months to allow trading in 2025 consistent with the NEXT timetable for occupation of this store. The application site is currently vacant and could be occupied immediately following fit out and installation of the mezzanine, should permission be granted.

6.5 Furthermore, the purpose of these applications is to facilitate a new NEXT store at the application site. Some work will be required to fit out the store as per NEXT's requirements and this is why considered that any alternative unit needs to be available for occupation within a six-month period. Therefore, new build opportunities, or sites requiring extensive remodelling would not meet the suitability requirements and as such we have not considered in any further detail.

Identification of Centres

6.6 To identify the relevant centres to consider, we have undertaken a search within a radius of approximately 15-minute peak hour drive time from the application site as shown in Figure 6.1. These are the inner two isochrones and thus excluding the darker green isochrone.

Figure 6.1 Catchment Area



6.7 The catchment above shows the existing Next stores in the area. The 15-minute peak drive time extents to approximately 3.5km from the site. The application site is within the LB Hillingdon but is close to the boundary of both LB Harrow and the LB Ealing and therefore centres from all three boroughs are considered in the assessment.

6.8 In London, town centres are classified on a spectrum of importance from international centres, down to local and neighbourhood centres. There are no international centres in any of the three Boroughs, but they each include a metropolitan centre.

6.9 However, the site lies between these larger centres (Uxbridge, Harrow and Ealing) and is not close enough to these centres for them to be reasonably considered in a sequential assessment. Likewise, the major centre of Southall (LB Ealing) is not considered as it is not accessible from the site, especially given difficulty in north-south connectivity for this part of London.

6.10 Therefore, the only centres are either district level or lower within the 15 minute peak hour search radius. These are defined within the London Plan as a more widely distributed type of centre, with a focus on convenience goods, and only an occasional selection of specialist and comparison goods. The next level of centres is variously known as neighbourhood, minor or local centres depending on the authority. They serve a more limited catchment, and primarily cater towards local services and convenience shopping. In LB Hillingdon, minor centres are distinguished from local centres, having some provision of comparison goods to cover a 3km catchment radius.

6.11 In this respect, these centres have been identified, which are shown in Table 6.1 below:

Table 6.1 Centres considered in the Sequential Test

Centre	Distance in km	Position in Hierarchy
LB Hillingdon		
Ruislip	3.17	District Centre
Eastcote	2.2	District Centre
Ruislip Manor	2.4	Minor Centre
South Ruislip	0.95	Local Centre
LB Harrow		
North Harrow	3.15	District Centre
South Harrow	1.7	District Centre
Rayners Lane	1.67	District Centre
Harrow	3.5	Metropolitan Centre
LB Ealing		
Westway Cross	3.17	Neighbourhood Centre
Northolt	1.3	Neighbourhood Centre

6.12 We have applied a CoStar search on all the availability of all properties within or on the edge of each of the above defined centres that fall within the search area. We have included edge of centre sites. We have also checked within other online resources. The CoStar results are attached at Appendix 1 for each centre. The findings for available properties are set out by borough, in the tables below. Further commentary on each centre is provided where necessary.

6.13 For each centre in each local authority area, we have used this search exercise to consider sites. Most available sites fail on the grounds of suitability due to their size, since they fall outside the floorspace search criteria set out in paragraph 6.2. However, to demonstrate a comprehensive consideration of alternatives, including the potential for amalgamation of units, we have considered all available properties within each of the centres considered. Where sites are within the floorspace search area, we have undertaken further analysis of their suitability and availability.

Site Assessment: Centes in LB Hillingdon

Table 6.2 shows the sites identified within the four centres that fall within the catchment and provide an analysis of their availability and suitability. They include two district centres and a minor centre.

Table 6.2 Sites Identified in LB Hillingdon

Ref	Site name	Total space (sq.ft)	Floor space (sq.m)	Location	Analysis	Available	Suitable
Ruislip District Centre							
R1	69 High Street HA4 8JB	2513	233	In centre	Retail premises, too small for the requirements, let has been agreed **Unavailable** and **unsuitable**	N	N
R2	51 High Street HA47BD	850	78	In centre	Retail premises, too small for the requirements. **Available** but **unsuitable**	Y	N
R3	47 High Street	1865	173	In centre	Retail premises, too small for the requirements. **Available** but **unsuitable.**	Y	N
R4	60 High Street HA4 7AA	1700	158	In centre	Retail premises, too small for the requirements. Available but unsuitable	Y	N
R5	Ickenham Road HA4 7DR	9048		Out of Centre	The site comprises a hotel and restaurant, which is still operational, but vacant restaurant building for sale, would require extensive retrofitting or rebuild to be viable for retail use, and unlikely to be viable, not close to other retail uses and therefore **unsuitable**.	Y	N
Eastcote District Centre							
E1	Ferrari House HA4 9UU	5281	491	In centre	Office building series of refurbished suites shared over 3 floors. Would require extensive refurbishment and even when amalgamation is applied, it is too small for the application proposals. Not suitable	Y	N
E2	141 Field End Road HA5 1QH	2494	232	In centre	Former restaurant with residential use. Too small for the application proposals and unsuitable.	Y	N
Ruislip Manor Minor Centre							
RM1	117 Victoria Road HA4 9BN	1308	121	In centre	Small retail shop, too small Unsuitable	Y	N
RM2	77 Victoria Road HA4 9BH	629	58	In Centre	Very small retail unit, unsuitable	Y	
RM3	68 Victoria Road HA4 0AH	393	36	In centre	Very small retail unit, unsuitable	Y	N
RM4	11 Victoria Road HA4 9AA	488	45	In centre	Very small retail unit, unsuitable	Y	N
RM5	1 Victoria Road HA4 9BW	632	59	In centre	Very small retail unit, unsuitable	Y	N
South Ruislip Local Centre							

Ref	Site name	Total space (sq.ft)	Floor space (sq.m)	Location	Analysis	Available	Suitable
SR1	Apollo Odyssey Business Park HA4 6QF	36,690	3,409	Edge of centre	One of three properties **available** for lease in this business park. It lies just outside of the limits of South Ruislip District Centre, making the three sites edge-of-centre locations. The park is accessed by a private road, which is guarded with a barrier, and the buildings are set back so that they are not visible from public roads. This access arrangement is **unsuitable** for a commercial use and would actively discourage passing trade. Additionally, the properties range in floorspace from 32,000 to 36,000 square feet, which is too large. Furthermore, the site is an existing employment site designated as a Locally Significant Employment Location and therefore would not be a suitable alternative.	Y	N
SR2	Artemis Odyssey Business Park HA4 6QF	34,502	3,205	Edge of centre	One of three properties **available** for lease in this business park. It lies just outside of the limits of South Ruislip District Centre, making the three sites edge-of-centre locations. The park is accessed by a private road, which is guarded with a barrier, and the buildings are set back so that they are not visible from public roads. This access arrangement is **unsuitable** for a commercial use and would actively discourage passing trade. Additionally, the properties range in floorspace from 32,000 to 36,000 square feet, which is too large. Furthermore, the site is an existing employment site designated as a Locally Significant Employment Location and therefore would not be a suitable alternative.	Y	N
SR3	Anteros Odyssey Business Park HA4 6QF	32,146	2,986	Edge of centre	One of three properties **available** for lease in this business park. It lies just outside of the limits of South Ruislip District Centre, making the three sites edge-of-centre locations. The park is accessed by a private road, which is guarded with a barrier, and the buildings are set back so that they are not visible from public roads. This access arrangement is **unsuitable** for a commercial use and would actively discourage passing trade. Additionally, the properties range in floorspace from 32,000 to 36,000 square feet, which is too large. Furthermore, the site is an existing employment site designated as a Locally Significant Employment Location and therefore would not be a suitable alternative.	Y	N

6.14 Within Ruislip district centre there are only four properties currently available on Ruislip's High Street, which runs through the Town Centre. These range in size from 79 to 232 sq.m and are all too small. The largest of these (referenced number 69) appears to have a let agreed based on Google Street view data (June 2024).

6.15 There is a former Beefeater restaurant and hotel available on Ickenham Road, around 400m away from Ruislip district centre. This site is neither a town centre nor edge-of-centre site; however, it is closer than the proposed site so was examined for the sake of completeness. The site's location in a residential area, away from other shops, is not conducive to a retail use, and means the store would not benefit from much passing trade. Additionally, the process of retrofitting the property, and removing the extant kitchen facilities could prove costly, challenging the viability of the proposal. Finally, even after clearing space, the site would still be significantly smaller than NEXT's requirements as it would only provide 836 sq.m (9,000 sq.ft). Therefore, the site is not suitable.

6.16 Similarly, there are no premises in Eastcote District Centre which meet the size criteria. The largest premises available being Ferrari House. This is a three-storey office building that lies on the main road through Eastcote's town centre. Two of the units in the building are occupied by office space, including the crucial ground floor frontage. For a large retailer such as NEXT to occupy the property, the existing office fit out would need to be removed, and new retail facilities would be spread across the three floors which is highly unsuitable.

Site Assessment: Centres in LB Harrow

6.17 As mentioned, the application site is in LB Hillingdon, however the border of the LB of Harrow lies to the east of the application site and therefore the sequential search includes centres in Harrow. Those centres within the search criteria are Rayners Lane, South Harrow and North Harrow District Centres. The Metropolitan Centre of Harrow is outside of the search radius but has been included in the report for completeness.

Table 6.3 Sites Identified in LB Harrow

Ref	Site name	Total space (sq.ft)	Floor space (sq.m)	Location	Analysis	Available	Suitable
Rayners Lane District Centre							
RL1	202 Imperial Drive, HA2 7HG	3,032	281	Edge of centre	Two newly refurbished office buildings **available** for sale. They are too small for the proposals and therefore **unsuitable**.	Y	N
RL2	307-309 Rayners Lane HA5 5EH	1,604	149	In centre	Small retail shop **available** to lease, too small. **Unsuitable**	Y	N
RL3	335-337 Rayners Lane	1,237	115	In centre	Small retail shop **available** to lease, too small. **Unsuitable**	Y	N

Ref	Site name	Total space (sq.ft)	Floor space (sq.m)	Location	Analysis	Available	Suitable
RL4	4,6,&6A Village Way East, HA2 7LU	2,580	240	In centre	Two retail shops with storage at rear, **available** for sale. Even combined they are too small and therefore **unsuitable**.	Y	N
RL5	383 Alexandra Ave HA2 9EF	979	91	In centre	Small retail shop **available** to lease, too small. **Unsuitable**	Y	N
South Harrow District Centre							
SH1	2 South Hill Avenue HA2 0NQ	8,310	772	In centre	Former bar/nightclub **available** for sale being advertised for pub/residential use. The 1930's building is located on a prominent corner with outdoor seating area, the site is not suitable for redevelopment to a retail use such as NEXT. The building, over two floors does not meet the size requirements and is therefore **unsuitable**.	Y	N
SH2	343 Northolt Road HA2 8JB	624	58	In centre	Small retail shop **available** to lease, too small. **Unsuitable**	Y	N
North Harrow District Centre							
NH1	23 Broadwalk, HA2 6ED	1,425	132	In centre	Small convenience store **available** to lease, too small. **Unsuitable**	Y	N
NH2	34-56 Station Road HA2 7SE	9,069	842	In centre	Retail unit with residential above, only the ground floor 816 sq ft is available to lease. The site is too small and is **unsuitable**.	Y	N
NH3	51 Station Road HA2 7SR	2,426	225	In centre	Small retail store **available** to lease, too small. **Unsuitable**	Y	N
NH4	1 – 11 Churchill Court	7,021	652	In centre	Offices over 3 floors **available** to let. With no prominent frontage they are not suitable to retail use, also too small for the proposals and therefore **unsuitable**.	Y	N

6.18 The Metropolitan Centre of Harrow is outside of the search area. However, a review was carried out on CoStar for completeness and is provided in **Appendix 1**. The search results show that the majority of available premises (Sites 1-19 identified on the report) are high quality offices and are not suitable for conversion to retail use. With regard to the retail uses available, the majority are too small for NEXT to relocate to. However, there are a small number of units which require further investigation.

6.19 Site 23 at 273 Station Road, HA1 2TB, is advertised as being for sale for £2.6million with a secure Let to the retailer New Look for 9 years. It is therefore not available for occupation by NEXT and is considered to be unavailable.

6.20 Site 24 at 275-287 Station Road, HA1 1NA, the former Debenhams building is available to Let. Offering 220,000 sq ft of retail floorspace over 6 floors, the space is too large for the requirements of NEXT in a whole, the marketing particulars do state that the space can be sublet to meet individual requirements. Notwithstanding this, NEXT already have representation in Harrow Metropolitan Centre. Their store on 48-54 St Anns Road is some 12,248 sq ft and they are committed to the centre via their current lease. There are no plans to move within Harrow and therefore the former Debenhams unit is unsuitable for the application proposals.

Site Assessment: LB Ealing

6.21 The LB of Ealing is to the southeast of the application site, the only centres which fall within the search area are the two neighbourhood centres – Northolt and Westway Cross.

Table 6.4 Sites Identified in LB Ealing

Ref	Site name	Total space (sq.ft)	Floor space (sq.m)	Location	Analysis	Available	Suitable
Northolt Neighbourhood Centre							
N1	Hallmark House, UB5 6AG	98,722	9,172	Out of centre	Marginally out of centre large industrial unit **available** for lease. Potential for subdivision, but refitting could be uneconomical. Located in an industrial area with private access, and lacking a commercial frontage. **Unsuitable.**	Y	N
Westway Cross Neighbourhood Centre							
WC1	Lyon Way, UB6 0BN	1,238	115	Edge of centre	Two offices with potential for amalgamation on edge of Westway Cross neighbourhood centre. Location is not conducive to retail traffic, with primarily industrial uses around, and access goes underneath a railway line. Too small. **Unsuitable**	Y	N

6.22 There are no premises available in Northolt neighbourhood centre. One industrial unit over 300m from the town centre boundary is advertised for lease, but is not close to any other retail uses, is in an industrial area with private access, making it unsuitable for the proposed retail use.

6.23 Similarly, there are no available premises in the Westway neighbourhood centre, which is focussed on the Westway Cross retail park and already has a NEXT store. There are no available premises for lease within the retail park / neighbourhood centre. An edge of centre office building comprising two office suites Lyon Way is available for lease. It is surrounded by industrial uses and it is accessed via an underpass leading from the retail park under the railway line above. It is therefore not well connected to the centre to the north by foot. In addition, the site is too small for the proposed development. Therefore, it is not suitable.

Conclusions

6.24 A comprehensive search of potential sequential alternatives has been undertaken within the defined catchment area. This has shown that there are no suitable or available sites to meet the proposed development. Therefore, the sequential test is satisfied as required by planning policy.

7 Impact Assessment

Introduction

7.1 In this Section, we explain our assessment of retail impact. The assessment is undertaken to inform a judgement on the potential impacts from the proposed retail floorspace and additional goods sold on existing centres, consistent with paragraph 94 of the NPPF (2024). Our assessment has been undertaken in *'a proportionate and locally appropriate way, drawing on existing information where possible'* in accordance with the advice contained in the National Planning Practice Guidance (NPPG)[1].

7.2 The purpose of the impact assessment is to inform a judgement on the potential impacts on investment and vitality and viability under the two bullet points in paragraph 94 of the NPPF (2024) and such to understand the likelihood of those impacts being significantly adverse that would warrant a refusal, under paragraph 95 of the NPPF (2024).

7.3 Policy DMTC 1: Town Centre Developments requires an impact assessment if the development is in out of centre and edge of centre locations, which exceed 200 sqm of gross retail floorspace, or 1,000 sqm of combined main town centres uses. The impact assessment produced considers both submitted applications for the existing ground floor use and the proposed mezzanine floor. The impact assessment is produced on the basis NEXT will occupy the store.

7.4 The remainder of this Section is structured to respond to the guidance in the NPPG (paragraphs 16-18), including the checklist, as follows:

- Firstly, we determine the scope of the assessment by explaining the retail development proposed, its characteristics, likely catchment, target market and the base and design year we have used.
- Secondly, we establish the 'no development' scenario, which is essentially the situation if the proposed development does not take place
- Thirdly, we estimate turnover and trade draw of the proposed development and any relevant committed retail developments
- Fourthly, we present our estimates of the potential trade impacts of the proposed development
- Fifthly, we assess the consequences of the impact trade impact estimates, addressing both the impact on vitality and viability of existing centres and the impact on investment.

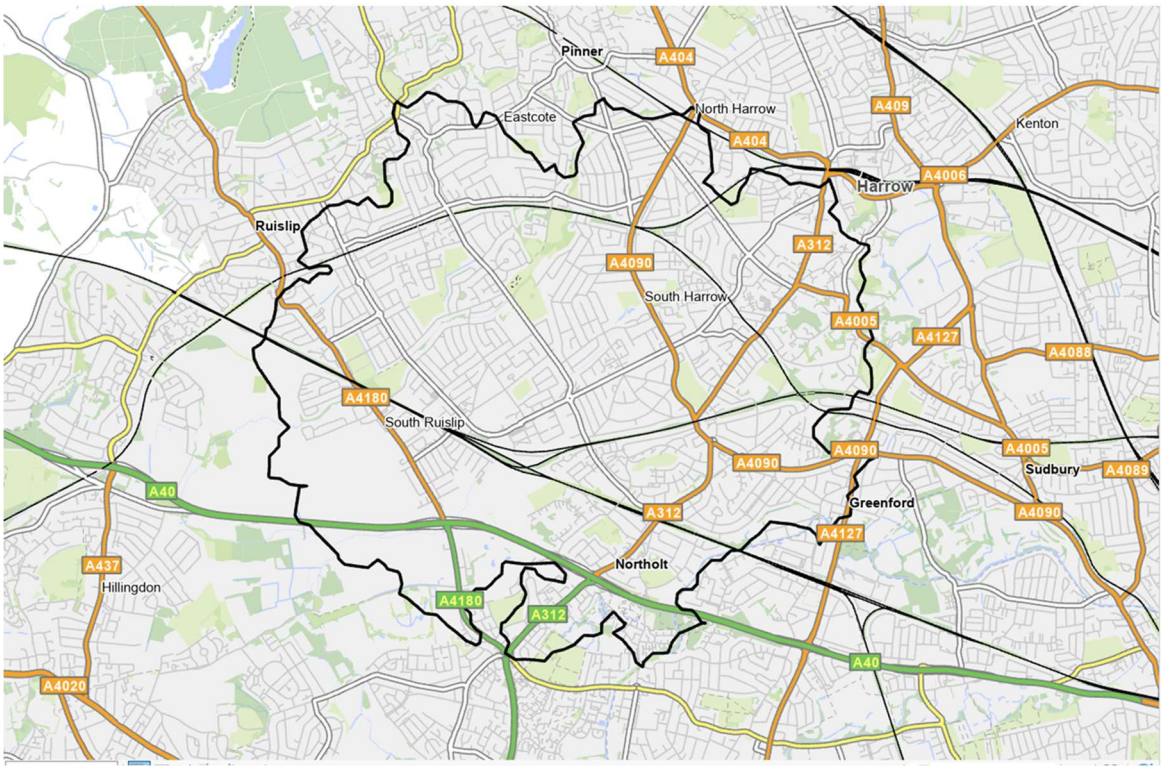
7.5 It should be noted that some diversion of trade from a centre, does not automatically result in a policy conflict. The impact needs to be 'significantly adverse', and likely to occur, to warrant a refusal under paragraph 95 of the NPPF (2024). The NPPG explains that *'a judgement as to whether the likely adverse impacts are significant can only be reached in light of local circumstances'*.

[1] NPPG Reference ID: 2b-017-20190722

Scope of Impact Assessment

7.6 The impact assessment relies upon the broad methodology in the NPPG. The quantitative retail impact spreadsheets are attached at **Appendix 2**. The assessment assumes a catchment of a 15-minute peak hour drivetime from the application site. This is shown below.

Figure 7.1 Catchment Area



7.7 As explained in previous sections, NEXT currently trades from four stores in the broad area in Harrow, Uxbridge, Westway Cross and Lombardy Retail Park (Hayes). The two closest stores are those at Westway Cross and Lombardy Retail Park and both these occupy retail park locations such as the application site. As such, they are directly comparable.

7.8 The drivetime catchment areas are highly sensitive to peak hour traffic and due to the infrastructure locally, it is expected the catchment will be predominantly to the north of the site which is born out from the drivetime analysis. To check our analysis, we have looked at equivalent catchments from the Westway Cross and Lombardy Retail Park stores. Whilst there is some limited overlap, it is clear there would be a separate catchment area for the new store at Ruislip Retail Park. To that end, Experian population and expenditure data has been purchased for this area which is from 2022 in 2022 prices.

Figure 7.2 Catchment Area Overlap with Westway Cross (Greenford)

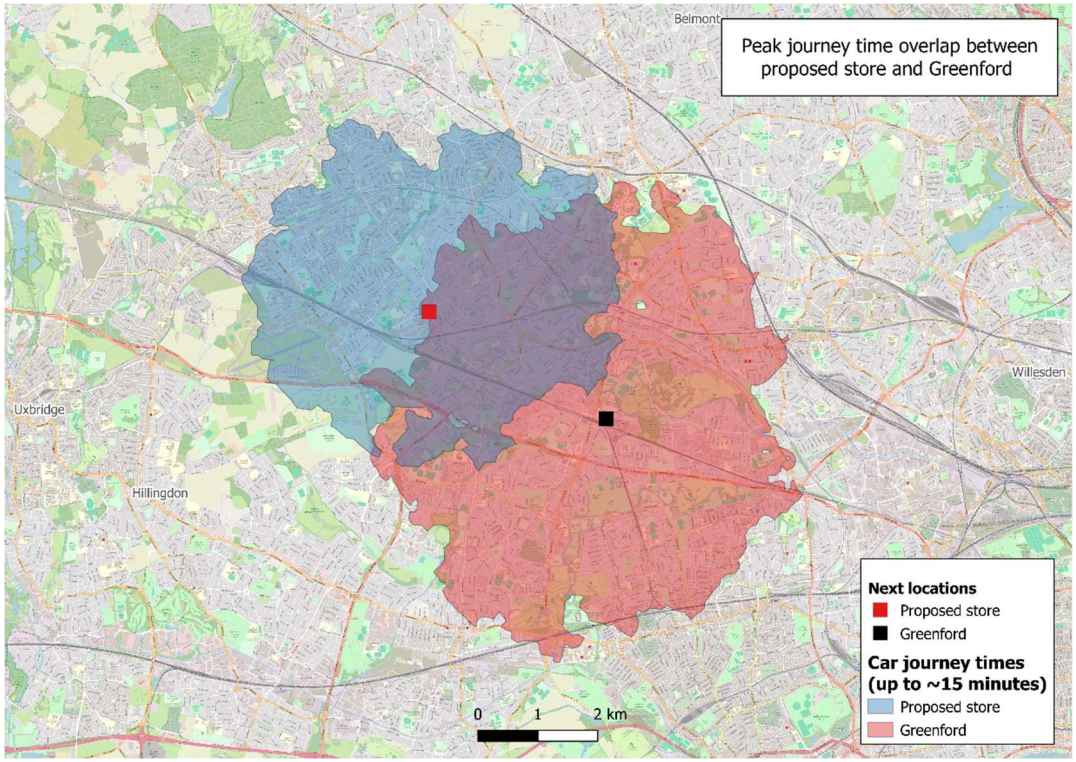
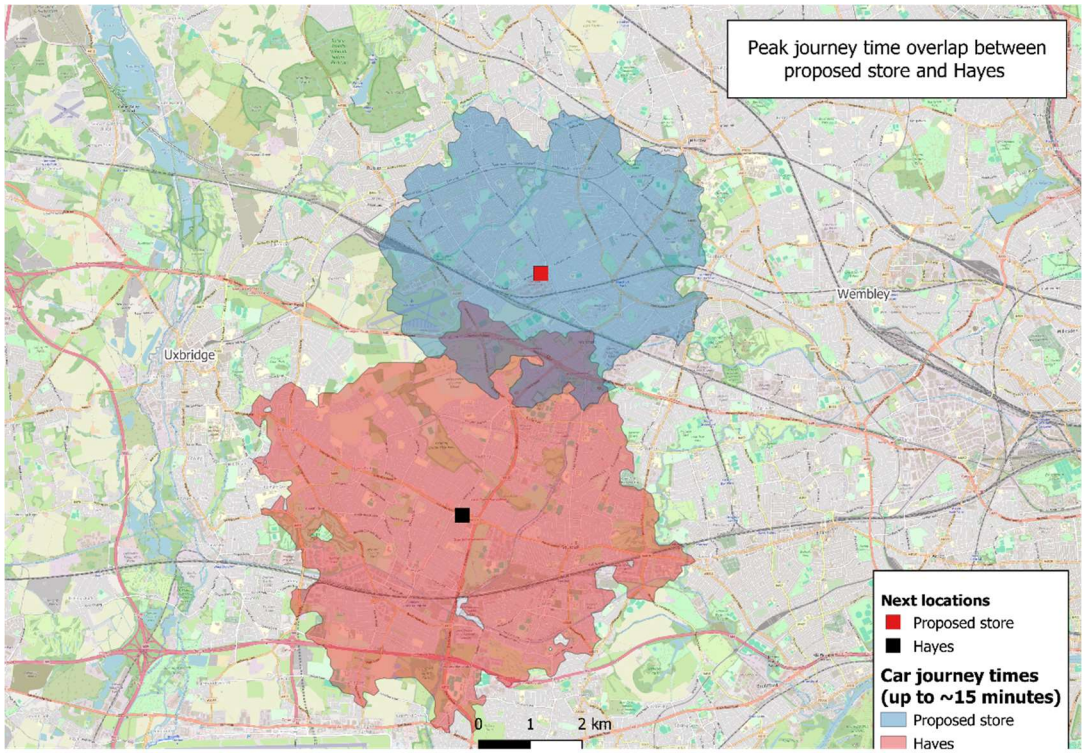


Figure 7.3 Catchment Area Overlaps with Lombardy RP (Hayes)



7.9 The NPPG states at paragraph: 017 Reference ID: 2b-017-20140306 that when assessing a scheme's turnover, information should be drawn from *'the operator's benchmark turnover'*. Therefore, we consider it entirely robust to rely on NEXT as the operator when assessing the retail impact of the proposed development.

7.10 In terms of the existing situation and timeframe for the impact assessment, the following is tested

- Base year: 2024 – this is the year of the assessment and assumes on a constant market share basis.
- Design year 1: 2026 – this is based on an expectation that permission is granted in the first half or 2025 and opening late 2025, it tests impact 1 year after opening as a conservative outcome.
- Design year 2: 2029 – this is based on a five year timeframe from submission of the application and allows for a longer time period for trading patterns to settle down after opening.

No Development Scenario

7.11 In our 'no development' scenario, we need to consider what would happen if the proposed development did not take place. When considering the no development scenario, the primary purpose is to ascertain the current turnover of retail facilities in 2024 and then roll this forward to 2026 and 2029 to understand the 'no development' output. All other things being equal, the assessment needs to estimate the likely turnover of existing floorspace should the proposed development not proceed.

7.12 There are three key elements of analysis necessary to understand the 'no development' scenario, which can subsequently inform the interpretation of an impact assessment. These are as follows:

- Step 1: Population and expenditure growth within the catchment area
- Step 2: Market share of expenditure
- Step 3: Spending patterns of existing retail floorspace

7.13 We now address each of these steps in further detail and cross refer to the spreadsheets attached at **Appendix 2**.

Step 1: Population and expenditure growth within the catchment area

7.14 At Table 1 (Appendix 2), population data from Experian has been obtained in 2022 for the catchment area, and then Experian's projections are used to present the total amount of population in the base year (2024) as well as the design years (2026 and 2029). This exercise shows that there is a population of 141,919 in 2024 and this remain broadly static to 2024 and increase marginally to 142,004 in 2029.

7.15 Table 2 (Appendix 2) sets out the per capita expenditure data for the comparison goods category in 2022 and then in 2024, 2026 and 2029. The expenditure growth is calculated by using the recommended central case growth rates within Experian Retail Planner Briefing Note 21 (ERPBN21).

7.16 The per capita expenditure data is multiplied by the population data to calculate the total amount of annual expenditure within the catchment area available to spend on comparison goods. As recommended by ERPBN21, we make a deduction for special forms of trading (SFT) to account for trade that is not spent in traditional 'bricks and mortar' stores. The SFT allowance increases from 24.3% in 2024 to 27.4% in 2029. This exercise is shown at Table 3 (Appendix 2).

7.17 As is required by planning policy and the practice guidance, the impact assessment relies on the turnover of all comparison goods, rather than the different sectors. The exercise shows that in in 2024 there is £306.9 million of comparison expenditure across the catchment (excluding SFT) that will increase to £345.1 million by 2029. Under a no development scenario, this growth in expenditure will be available to spend in existing shops both within and outside the catchment area. Therefore, the level of growth ought to be considered when assessing the trade impact on the turnover of existing centres and therefore the significance of any retail impact estimates.

<u>Step 2: Market share of expenditure</u>

7.18 To understand where people are currently spending their money in the base year and where they will be spending their money in the design year, assuming a 'no development' scenario, we need to distribute the existing expenditure to current destinations within the catchment area and elsewhere. This is normally undertaken using survey data on residents' spending habits. Having considered the evidence base available in LB Hillingdon, as well as in LB Ealing and LB Harrow.

7.19 There is up to date survey data for LB Harrow within the Harrow Economic Needs Study Town Centres and Office Update (January 2024) and this does incorporate some of the western part of the catchment area. However, it is focused on centres in LB Harrow does not provide a complete picture of spending patterns. Therefore, we have used benchmark turnover levels for all nearby centres to ascertain their total comparison goods turnover informed by the LB Harrow evidence where appropriate. Then we have made judgements on the draw of each centre from the catchment area. This exercise is presented in Table 4 (Appendix 2).

7.20 The approach is as follows:

- All designated 'centres' within 5 kilometres are considered, although some of these are outside of the 15 peak hour drive time catchment
- We have listed their position within the hierarchy
- We have obtained up to date floorspace figures for the comparison goods floorspace in each centre. This comes from recent evidence base documents, marketing information (for Westway Cross) and for smaller centres, Q+A Planning estimates.

- To calculate the sales area, a notional ratio of 70% is applied unless these net sales figures come from an evidence base document (as is the case for LB Harrow). The one exception is Westway Cross where we apply an 80% net to gross based on its retail park format.
- To estimate a benchmark turnover, we apply a notional per sq.m turnover figure for comparison goods retailers. This considers the function of each centre and, for LB Harrow centres, the implied turnover figures in evidence base documents. Whilst the exact implied turnover figures have not been used, we have used the broad levels to inform the estimate for LB Harrow which was achieving approximately £5,500 per sq.m net in 2023.
- For Westway Cross, we have noted previous evidence base documents have shown a high comparison goods turnover level for Greenford[2], albeit we believe this may be due to the influence of Westway Cross. As such, we use a turnover level of £5,000 per sq.m net for Westway Cross given that is a fully let retail park format with a broad comparison goods offer.
- Finally, we estimate how much turnover from each centre is drawn from our 15-minute peak hour drive time catchment which is based on the position of each centre compared to the catchment boundary and informed by infrastructure patterns. It is also considers the spending patterns within the evidence base documents for LB Harrow and LB Ealing.
- For other destinations, we allow a broad 10% of catchment spending to cover spending in smaller centres, specialist shops, non-food elements of foodstores and other retail parks near to the application site. The remainder of the spending is expected to be spent in shops outside of the catchment.

7.21 The consequence is that approximately 17% of the comparison goods spending is both generated and spent within the catchment area. This low level is not unexpected given the large centres outside of the catchment area and the limited comparison goods offer within the catchment area.

<u>Step 3: Spending patterns of existing floorspace</u>

7.22 The final step of the part of the exercise is to apply the market share data to the expenditure to provide a set of spending patterns in 2024, 2026 and 2029. This is shown at Tables 5 at Appendix 2. This uses an implied set of market shares from the benchmark exercise, and this is rolled forward to 2026 and 2029 on a constant market share basis. For spending generated outside of the catchment, this remains constant and is included in the 'total turnover' column for each year.

7.23 The NPPG explains that the no development scenario should not necessarily be based on the assumption that all centres are likely to benefit from expenditure growth and that it should reflect both changes in the market or roles of centres, as well as changes in the environment such as new infrastructure.

[2] LB Ealing Retail and Town Centres Study, Stage 2 Report (2018)

7.24 In terms of the market and role of the existing centres, we are also not aware of any planned changes in its function. We also are also not aware of any changes in the local infrastructure that would warrant a departure from the constant market share approach when distributing expenditure under a no development scenario. Finally, we are not aware of any major commitments to new retail floorspace that require modelling in this impact assessment.

Turnover and Trade Draw

7.25 The next stage of the impact assessment is to estimate the annual turnover of the store and its trade draw, as if the unit were a completely new store. The NPPG explains that the trade draw of the scheme is the proportion of trade that a development is likely to receive from customers within and outside its catchment area. It also explains that the turnover and trade draw should make use of information from comparable schemes.

7.26 Since Unit 2 is an existing retail unit, the store can lawfully achieve a turnover based on the restrictions that apply. However, as a worse case, we have presented the total turnover of the NEXT store and tested the impact on this basis.

7.27 According to Mintel, the average turnover for NEXT is £2,388 per sqm net (excluding VAT) in 2019/2020. However, this is for all store formats (including those with extensive home furnishing offer) and some of which will be higher and some lower. Therefore, as a further conservative exercise, we have used £3,000 per sq.m net to which is a typical level for a clothing and footwear retailer. The 2024 turnover levels are then projected to 2026 and 2029 using the data within ERPBN21 for the comparison sector (Figure 4b).

7.28 Applying the turnover per sq.m to the sales floorspace in the store results in a turnover of £4.2 million per annum in 2024 increasing to £4.4 million in 2026 and £4.8 million in 2029. NEXT has confirmed that the estimated turnover is more than its 'appraised turnover'. This confirms that the approach used to estimate turnover is 'worst case'.

7.29 In terms of trade draw, we assume 100% of the store's trade is generated from within the 15-minute peak drivetime catchment. Given the nearby stores and the surrounding retail offer, this is considered a reasonable approach.

Potential Trade Impacts

7.30 The potential trade impacts represent the level of trade generated by the new floorspace that is diverted from existing destinations within and beyond the catchment area. We undertake a straightforward approach where 100% of the trade attracted from the proposed development from within the catchment is diverted from existing destinations.

7.31 When diverting trade from existing destinations, our methodology considers the 'like-for-like' principle. The development proposed at the application site is anticipated to compete with other similar developments. Paragraph 2b-015-20190722 of the NPPG notes that:

> *'As a guiding principle impact should be assessed on a like-for-like basis in respect of that particular sector (e.g. it may not be appropriate to compare the impact of an out of centre DIY store with small scale town-centre stores as they would normally not compete directly). Retail uses tend to compete with their most comparable competitive facilities.'*

7.32 Our estimates of the likely trade diversion are informed by the following factors:

- the existing clothing and footwear representation in the idendified destinations
- the proposed format of the NEXT store
- role and function of existing destinations
- accessibility

7.33 NEXT already have a presence at Westway Cross and Lombardy Retail Park with similar retail format stores and, as such, we expect some diversions from these locations. The company also has stores in both Harrow and Uxbridge and may experience some limited trade diversions, although they serve a different market and are in large metropolitan centres.

7.34 We are not expecting any diversions from the nearby district level and local centres, such as South Ruislip, Eastcote, Ruislip Manor or Ruislip. The reason for this concerns the 'like-for-like' principle. The main impact from the proposed store surrounds the clothing and footwear impacts and so we need to consider whether there are any stores that would reasonably complete with NEXT in these centres. NEXT is a national retailer with a broad range of products and a judgement needs to be reached on this basis. Our response is as follows:

- South Ruislip local centre has no clothing retailer.
- Eastcote, Ruislip Manor and Ruislip have very limited clothing and footwear offerings. There are charity shops and specialist clothing retailers (e.g. bridal stores) and there is a boutique retailer in Ruislip. We consider it highly unlikely there would be any direct impact on any of these stores.
- In respect of furniture and homewares, there is also a limited offer within these centres. However, the store can already lawfully sell these goods and therefore it is not a direct concern.

7.35 The impact from the store is shown at Tables 7 and 8 (Appendix 2) which consider the position in 2026 and 2029. The key outcomes from this exercise are as follows:

- Firstly, the destinations that are likely to experience an impact are those that have an existing NEXT trading and this includes Harrow metropolitan centre, Westway Cross and other designations outside the 15 minute drive time (which includes the store at Lombardy Retail Park, Uxbridge and all other retail destinations in the wider Greater London area).
- The impact assessment shows that 18.7% of the turnover will be diverted from Harrow; this represents £0.8 million and results in an impact of just 0.4%.

- The impact assessment shows that 23.2% of the turnover will be diverted from Westway Cross; this represents £1.0 million and results in an impact of 2.2%.
- For other destinations within the drive time catchment, we have allowed for a small diversion of 2.9% to pick up diversions from the fashion elements of the larger foodstores and homewares diversions from other retail park destinations. This represents just £0.1 million.
- Most of the diversions (55.2%) are expected to come from a variety of locations outside of the catchment area. Individually, this will result in very low levels of impact and as such the separate impact levels have not been presented.

7.36 We now turn to consider the consequences of these trade impacts.

Consequences of Trade Impacts

Existing vitality and viability of centres

7.37 Given that the trade impacts are focused on just two centres, namely Harrow and Westway Cross (both outside of LB Hillingdon), we focus on the vitality and viability of these two centres.

7.38 All other designated centres are not expected to experience an impact. On this basis, there is no justification for any further consideration of the impact. Even if there was a small level of impact from any of the other centres, this is likely to be imperceivable and consequently not significant.

7.39 Harrow metropolitan centre is located outside of the catchment but does have an influence on the shopping patterns on the area. The Harrow Economic Needs Study Town Centres and Office Update 2004 does provide an up-to-date consideration of the centre's vitality and viability. Key points from this exercise:

- Harrow has a good provision of higher order (window-shopping) comparison outlets, and in particular a relatively good provision of clothes/footwear stores, consistent with its Metropolitan Centre function. There are a selection of national multiple comparison retailers. There are also a small number of charity/second-hand shops, as well as independent retailers on the peripheral areas of the centre.
- Its vacancy rate is lower than the national average, which is still recovering from effects of the economic turbulence brought on by the pandemic and Brexit, as well as shifting trends in consumer behaviour.
- There has been a decline of comparison goods retail shops which have dropped since 2016, from 33.9% of all units to 21.9%. Harrow has a lower proportion of comparison shops than the national average of 28.8%, whilst its proportion of convenience shops has remained stable and relatively on par with the national average.

- Despite the large reduction in comparison goods shops, Harrow Town Centre still has a reasonable selection of comparison shops (76) reflecting its size and role in the shopping hierarchy. Harrow has a choice of clothing and fashion shops, with national multiple retailers and some independent shops. There is a fair representation and mix of mid-market high-street national multiple comparison retailers.

7.40 Overall, the conclusion from the exercise is that a key issue for Harrow in the future will be its ability to retain its comparison retail offer and improve leisure and entertainment uses, particularly in the night-time economy such as pubs/bars. Therefore, it is considered that Harrow is a healthy centre and has a good range of shops and services.

7.41 Westway Cross is a designated 'neighbourhood' town centre in LB Ealing and is laid out in a retail park arrangement. It is currently fully let with no vacancies. LB Ealing undertook a health check assessment of the centre in 2022 and this concluded the following:

- There is a mixed retail offer which caters to a range of price points.
- Good post-COVID retail spend and transactions which are above that of normal activity levels.
- Recently, visitor footfall has returned to normal.
- A good busyness was recorded during the site visits.

7.42 The challenges were identified as:

- Westway Cross Shopping Centre comprises purpose-built units with limited identity and room for enhancement.
- Despite some pedestrian crossings, the roads surrounding Westway Cross Shopping Centre are very busy major roads and creates severance from public transport connections, therefore resulting in car reliance and possible mode shift issues.
- The environment is not particularly appealing as there is limited planting and greenery.
- Difficult to enhance leisure offer as the purpose of visits is predominantly retail.

7.43 We have visited the site in 2024, and it is a busy and well used retail park environment with a range of popular shops. Whilst it is set out as a retail park format, it is well used and has both a convenience and comparison function, with some more limited food and drink offering. Therefore, it is considered that Westway Cross is a vital and viable neighbourhood centre.

Assessment of impact on existing, committed and planned public and private investment

7.44 In terms of investment in Harrow town centre, the Council's website[3] reports on the steps that are being taken to enhance the town centre following funding being awarded:

- Safer crossing points throughout the town centre
- Better lighting throughout the town centre. This is to improve safety and visibility.
- Improved green spaces along Kymberley Road and Greenhill Way. This is to create tree corridors to provide shade and shelter.
- Plants and seating along Greenhill Way and near the end of College Road. This provides spaces for people to stop and rest. It also improves the look and feel of the streets. It encourages people to spend more time in the town centre.
- Improved lighting and new plants in the Greenhill Way underpass. This creates a safer and more welcoming environment. It also supports better cycling routes to Harrow Recreation Ground.
- Clearer signage on: College Road, Clarendon Road, Greenhill Way, Station Road and between Kymberley Road and College Road.
- This makes it easier for pedestrians to get around the town centre.
- Better cycling routes along College Road, Greenhill Way and Station Road. This allows for safer, more accessible cycling routes.
- Improved market and event space on St Anns Road. This provides better business opportunities for customers.

7.45 The website also reports that planning permission has been granted for a 'meanwhile use' building to be built on the northeastern corner of Greenhill Way Car Park. The development will include a range of temporary buildings for a studio, leisure, and retail use, and will include exhibition spaces. The proposed development at Ruislip Retail Park will not affect this investment.

7.46 NEXT have confirmed that this proposal will not affect their trading presence in Harrow town centre. Therefore, despite the small theoretical trading impact on the town centre, we are not expecting any significant impact on any existing, committed or planned investment in the town centre. Any impact is likely to be more than offset by these other initiatives that are improving the town centre.

7.47 In terms of Westway Cross, we are not aware of any committed or planned investment in the centre. In terms of existing investment, NEXT remain a tenant in the centre and have no intention to change their trading presence. Notwithstanding, the centre is well used have a strong line up of retailers with no vacancies. Therefore, we are not expecting and significant adverse impact on the existing investment within the centre.

[3] https://www.harrow.gov.uk/planning-developments/enhancing-harrow-town-centre#enhancing

Assessment of impact on town centre vitality and viability, including local consumer choice and trade in the town centre

7.48 In our view, the impact from the proposal on Harrow's vitality and viability will be imperceivable. The levels of trade impact, which are very much worse case, are unlikely to directly impact on the trading presence of any town centre stores. The reason for our judgement is as follows:

7.49 Harrow is a large metropolitan centre with a range of different retailers and has a wider function beyond retail. This will remain the case even after the development.

- Harrow is also a vital and viable town centre, proven through a recent assessment of role.
- NEXT are committed to the town. The store trades successfully and they have no intention to close.
- The levels of trade impact are very low and are likely to be imperceivable and offset by any expenditure growth that the town will experience over the next five years.

7.50 In respect of Westway Cross, the centre fulfils its function well. It is arranged in a retail park format and is fully let and is busy. The centre has a range of retail stores and will remain attractive to shoppers, and we do not expect the proposal to adversely affect its vitality and viability.

7.51 No other centres within or close to the catchment are expected to experience any trade impact and therefore we are confident that the proposal will not cause any adverse impact on town centre vitality and viability.

Summary

7.52 The proposal will result in very low levels of trade diversion from existing designated centres. It is expected that there will be some very low levels of impact on existing centres at Harrow and Westway Cross where NEXT already trade. NEXT have confirmed that this proposal will not affect their presence in either of these centres.

7.53 The remainder of the impact is likely to fall on a series of other destinations including out of centre facilities that have no policy protection (for example Lombardy Retail Park). However, this will be at negligible levels and not likely to be perceptible.

7.54 Overall, the proposal will not result in any significant adverse impacts on investment on existing town centres, nor on their vitality and viability. We consider, therefore, that the application passes the two retail impact tests set out in paragraph 94 of the NPPF. It therefore satisfied the policy tests in Policy DMTC1.

8 Planning Assessment

Introduction

8.1 Based on development plan policy and the NPPF as a material consideration, the following key issues are considered relevant to the determination of the application:

- Principle of development
- Highways and accessibility
- Air quality
- Amenity
- Other relevant topics including energy efficiency and fire safety
- Benefits of proposal.

Principle of Development

8.2 Two planning applications are submitted and the key issue surrounding the acceptability of the additional goods to be sold from the ground floor and the additional floorspace within the mezzanine concerns the retail policy tests. The site is not within a designated centre and therefore the sequential test has been applied and an impact assessment has been undertaken. The findings of these exercises are as follows:

- The search for alternative retail units has been undertaken within centres and edge of centre sites within a 15-minute drive time of the proposed retail store at the application site. The search has revealed that there are no available or suitable units within or on the edge of a defined centre and therefore the sequential test is passed.
- In terms of the retail impact assessment, the proposal will result in very low levels of trade diversion existing designated centres. It is expected that there will be some very low levels of impact on existing centres at Harrow and Westway Cross where NEXT already trade. NEXT have confirmed that this proposal will not affect their presence in either of these centres.
- The remainder of the impact is likely to fall on a series of other destinations including out of centre facilities that have no policy protection (for example Lombardy Retail Park). However, this will be at negligible levels and not likely to be perceivable.
- Overall, the proposal will not result in any significant adverse impacts on investment on existing town centres, nor on their vitality and viability. We consider, therefore, that the application passes the two retail impact tests set out in paragraph 94 of the NPPF. It therefore satisfied the policy tests in Policy DMTC1.

8.3 Therefore, the principle of the proposal is acceptable.

8.4 Subject to planning permission being granted, we expect a condition to apply to both permissions to read as follows:

> *'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification, Unit 2 can be used for the sale of clothing, footwear, furniture, homewares and ancillary items and for an ancillary café (and back of house storage space), but shall not be used for the retail sale of food (other than refreshments restricted for consumption on the premises by customers via the ancillary café), toiletries, pharmaceutical products, photographic equipment, newspapers, magazines and books (other than those related to DIY goods, vehicle repair and maintenance), toys, luggage and sports goods'*

8.5 This wording is an adapted version of condition 12 attached to 43510/APP/2012/3176.

Highways and Accessibility

8.6 A Transport Statement has been prepared by SLR and accompanies the applications to consider the existing conditions at the application site and assess the suitability of the proposed development, including parking and servicing provision and impacts on the highway network. A Travel Plan has also been produced. This meets the relevant policies on highways and transportation.

Air Quality

8.7 An Air Quality Assessment to support both applications has been produced that meets the requirements of planning policy.

Amenity

8.8 The development is located on an existing retail park and there are no changes to the servicing arrangements for the store. There will therefore be no impact on the amenity of nearby residents.

Other Planning Issues

8.9 An Energy Statement has been produced that meets the requirements of planning policy and is submitted in support of both applications. In addition, a Fire Statement has been produced in accordance with London Plan Policy D12 and satisfies the requirement of this policy for both applications.

Benefits of the Proposal

8.10 The applications are consistent with the development plan and therefore should be approved. The proposal provides substantial benefits that need to be considered by the decision maker:

- Reoccupation of a vacant retail unit by a national retailer and investment into the retail park.
- Improved shop front
- Improved choice for residents with easy access from a large catchment to a national retailer.
- Provision of additional jobs (between 50 and 60 overall positions) within the store covering a including administration, management and in a range of full and part time positions once it opens together with construction jobs associated with the store fit out.

Conclusions

8.11 Overall, the suite of application documentation has tested the site-specific impacts from the proposed developments. It is clear from this analysis that the impacts are acceptable, and any mitigation needed is either already built into the designs as applied for or will be part of detailed pre-commencement or pre-occupation planning conditions. Therefore, we consider the site-specific impacts are acceptable and are consistent with adopted development policy and is supported by the NPPF.

9 Summary and Conclusions

9.1 Q+A Planning Ltd ('Q+A') act on behalf of NEXT Plc ('NEXT'). NEXT intend to open a new store at Ruislip Retail Park by occupying the vacant former Carpetright store at Unit 2, Ruislip Retail Park, Victoria Road, Ruislip, HA4 0QE.

9.2 Two applications are submitted:

- Application 1: Refurbishment of the existing retail unit (Unit 2) to provide a new shop front, and for the use of the retail unit to be within Class E(a) to sell clothing, footwear and ancillary items and all other items that are permitted to be sold under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.
- Application 2: Installation of an internal mezzanine floor that can be used for Class E(a) retail purposes to sell clothing, footwear and ancillary items and all other items that are permitted under condition 12 of permission 43510/APP/2012/3176 together with an ancillary café and back of house storage space.

9.3 The NPPF encourages local authorities to work positively with applicants and to encourage developments which will improve the economic, social, and environmental conditions of an area and particularly where proposals are for sustainable developments.

9.4 The principle of development is acceptable because:

- A sequential test has been applied and the search for alternative retail units has been undertaken within centres and edge of centre sites within a 15-minute drive time of the proposed retail store at the application site. The search has revealed that there are no available or suitable units within or on the edge of a defined centre and therefore the sequential test is passed.
- In terms of the retail impact assessment, the proposal will result in very low levels of trade diversion existing designated centres. It is expected that there will be some very low levels of impact on existing centres at Harrow and Westway Cross where NEXT already trade. NEXT have confirmed that this proposal will not affect their presence in either of these centres.
- The remainder of the impact is likely to fall on a series of other destinations including out of centre facilities that have no policy protection (for example Lombardy Retail Park). However, this will be at negligible levels and not likely to be perceivable.
- Overall, the proposal will not result in any significant adverse impacts on investment on existing town centres, nor on their vitality and viability. We consider, therefore, that the application passes the two retail impact tests set out in paragraph 94 of the NPPF. It therefore satisfied the policy tests in Policy DMTC1.

9.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the statutory development plan unless material considerations indicate otherwise. It has been demonstrated that the proposed development accords with the relevant element of the development plan and therefore should be approved.

9.6 The development also provides benefits through the re-occupation of a vacant retail unit, improved retailer choice for residents and provision of additional jobs (50-60) in the local area. These benefits should be given substantial weight as required by the the NPPF and considered by the decision maker.

9.7 In our view, any potential adverse impacts would not outweigh the significant regeneration benefits that the development provides. Therefore, it is requested that the Council approves this application.

Appendix 1

List Availability Report

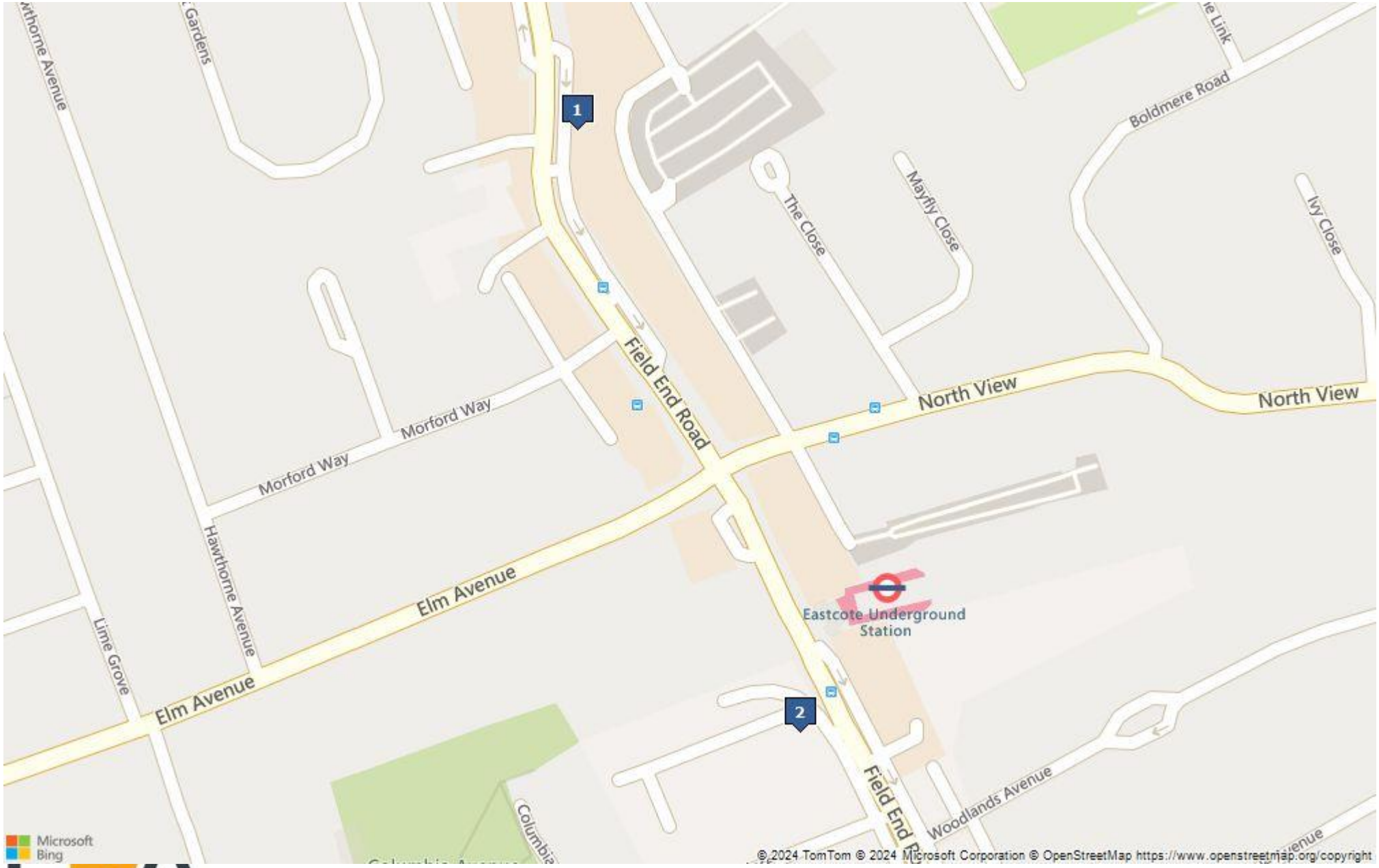
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



List Availability Report

141 Field End
Pinner, HA5 1QH

SF AVAILABILITY

GRND	742
Total	742

OVERVIEW

Use:	Retail
Term:	Thru Aug 2034
Type:	undefined
Rent:	£32,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Claridges Commercial
Adrian Cole
020 8559 1122
abc@claridges-commercial.co.uk

Ferrari House
258 Field End Rd
Ruislip, HA4 9UU
United Kingdom

SF AVAILABILITY

2nd	50 - 2,100
1st	50 - 2,100
Total	100 - 4,200

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Fully Carpeted, Natural Light

LISTING AGENTS

Ferrari Dewe
Simon Braun
020 8427 4288
simon@ferraridewe.co.uk

Ferrari House
258 Field End Rd
Ruislip, HA4 9UU

SF AVAILABILITY

P 1st	900
P GRND	275
P GRND	600
Total	1,775

OVERVIEW

Use:	Office
Term:	3 Years
Type:	Direct
Rent:	£30.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Fully Carpeted, Natural Light

LISTING AGENTS

Clive Lawrence & Co
Ian Halper
020 8861 4545
ian.halper@clivelawrenceandco.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

12/12/2024

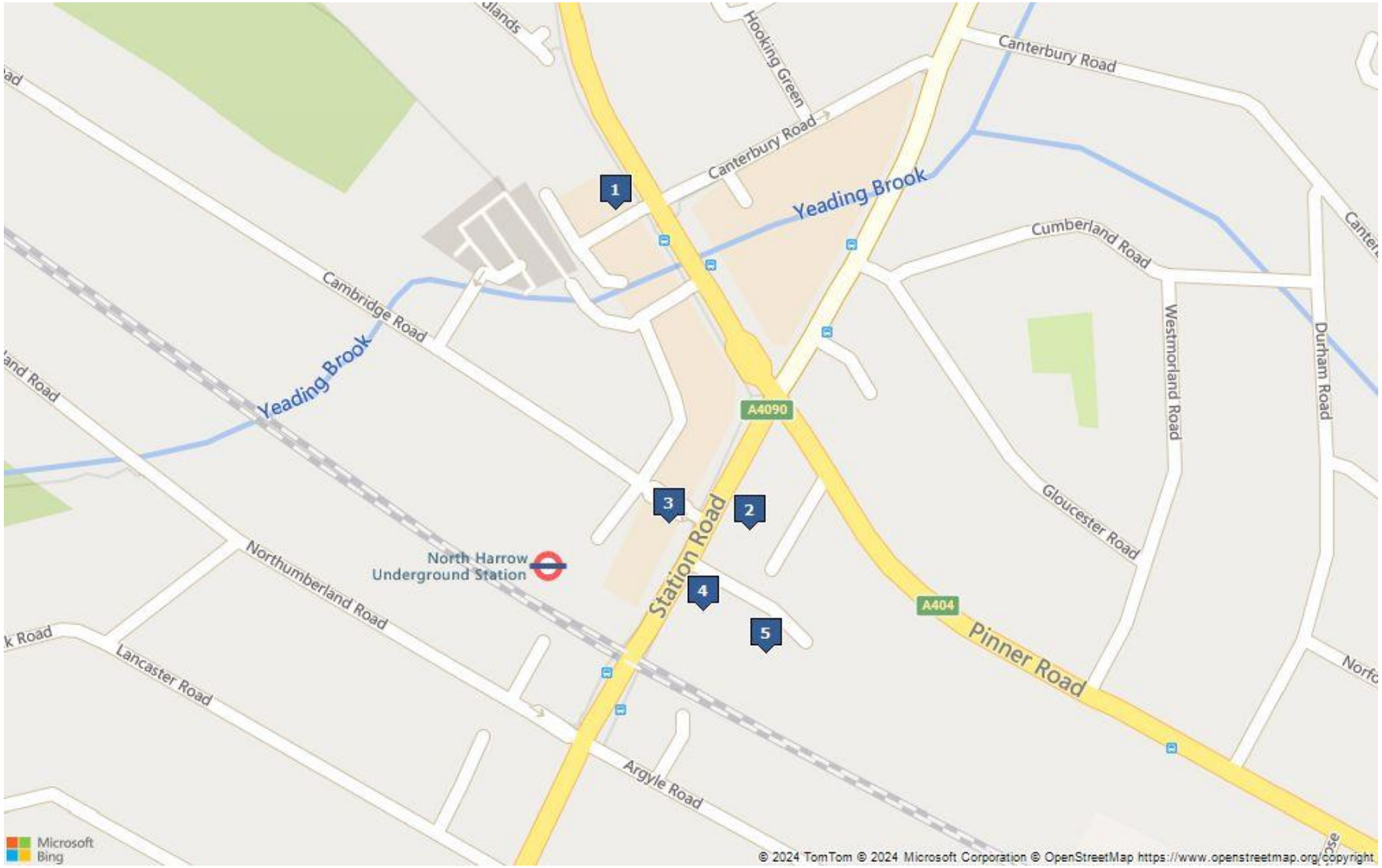
PREPARED BY:

Q+A Planning Ltd

Emma Whitney
Principal Planner

EWhitney@qaplanning.co.uk

List Availability Report



© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Pinner Road
23 Broadwalk
Harrow, HA2 6ED

SF AVAILABILITY

GRND	1,425
Total	1,425

OVERVIEW

Use:	Retail
Term:	3 Years
Type:	Direct
Rent:	£25,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

34-56 Station Rd
Harrow, HA2 7SE

SF AVAILABILITY

P GRND	816
Total	816

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£25,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

David Charles Property Consultants
George Moriarty
020 8429 9003
george@davidcharles.co.uk

51 Station Rd
Harrow, HA2 7SR
United Kingdom

SF AVAILABILITY

P 2nd	407
P 1st	485
P GRND	637
Total	1,529

OVERVIEW

Use:	Office / Retail
Term:	Negotiable
Type:	Direct
Rent:	£28.02 - £27,000.00/SF
Rates:	£4,000.00/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Common Parts WC Facilities, Energy Performance Rating - D, Kitchen

LISTING AGENTS

Blue Alpine Partners Ltd
Joseph Bachman
020 3771 0697
joseph@bluealpine.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

1-3 - Churchill Court
58 Station Rd
Harrow, HA2 7SA

SF AVAILABILITY

GRND	3,825
Total	3,825

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	£6.46/SF
Service:	-
Total £:	-

AMENITIES

Energy Performance Rating - C

LISTING AGENTS

David Charles Property Consultants
Lily O'Donnell
020 8429 9009
lily@davidcharles.co.uk

1-3 - Churchill Court
58 Station Rd
Harrow, HA2 7SA

SF AVAILABILITY

P 2nd	776
P 1st	663
P GRND	677
Total	2,116

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	£17.15 - £20.08/SF
Service:	-
Total £:	-

AMENITIES

CCTV (Closed Circuit Television Monitoring), Central Heating, Drop Ceiling, Energy Performance Rating - B, Kitchen

LISTING AGENTS

David Charles Property Consultants
Lily O'Donnell
020 8429 9009
lily@davidcharles.co.uk

Unit 4-11 - Churchill Court
58 Station Rd
Harrow, HA2 7SA

SF AVAILABILITY

P 3rd	1,080
Total	1,080

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, High Ceilings, Natural Light, Secure Storage, Security System, Smoke Detector

LISTING AGENTS

David Charles Property Consultants
George Moriarty
020 8429 9003
george@davidcharles.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Unit 4-11 - Churchill Court

58 Station Rd
Harrow, HA2 7SA

SF AVAILABILITY

P 2nd	1,010
P 1st	1,010
P GRND	1,010
Total	3,030

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

CCTV (Closed Circuit Television Monitoring), Central Heating, Drop Ceiling, Kitchen

LISTING AGENTS

David Charles Property Consultants
George Moriarty
020 8429 9003
george@davidcharles.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

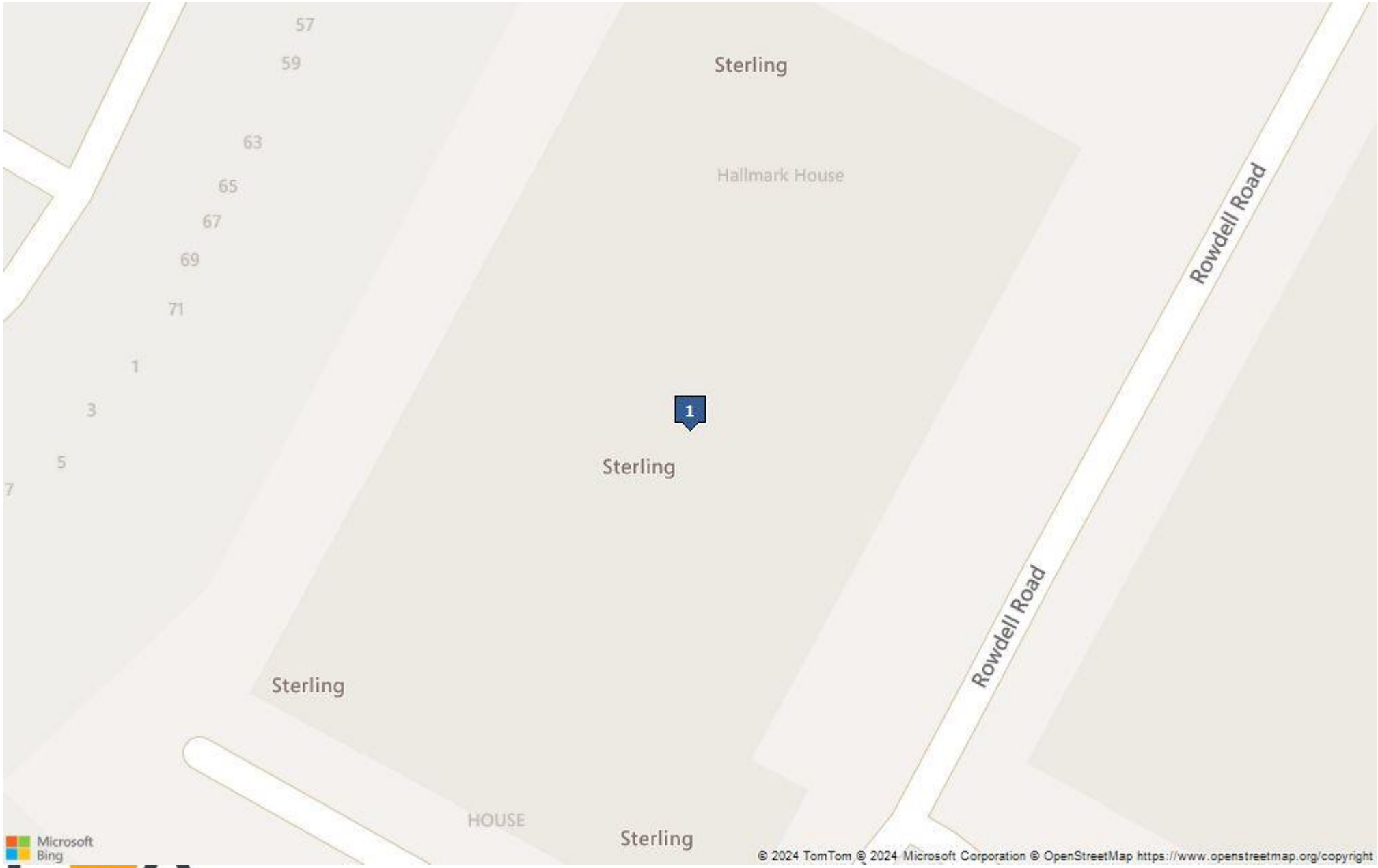
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

Hallmark House

1 Rowdell Rd
Northolt, UB5 6AG

SF AVAILABILITY

P 4th	886
3rd	3,664
1st	1,928
2nd	11,741
GRND	75,542
Total	93,761

OVERVIEW

Use:	Industrial
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	£9.69 - £825.98/SF
Service:	-
Total £:	-

AMENITIES

Yard

LISTING AGENTS

Hollis Hockley
Nick Hardie
012 5648 9800
Nick.hardie@hollishockley.co.uk

Logix Property LLP
Callum Moloney
020 3855 5790
callum.moloney@logixproperty.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

12/12/2024

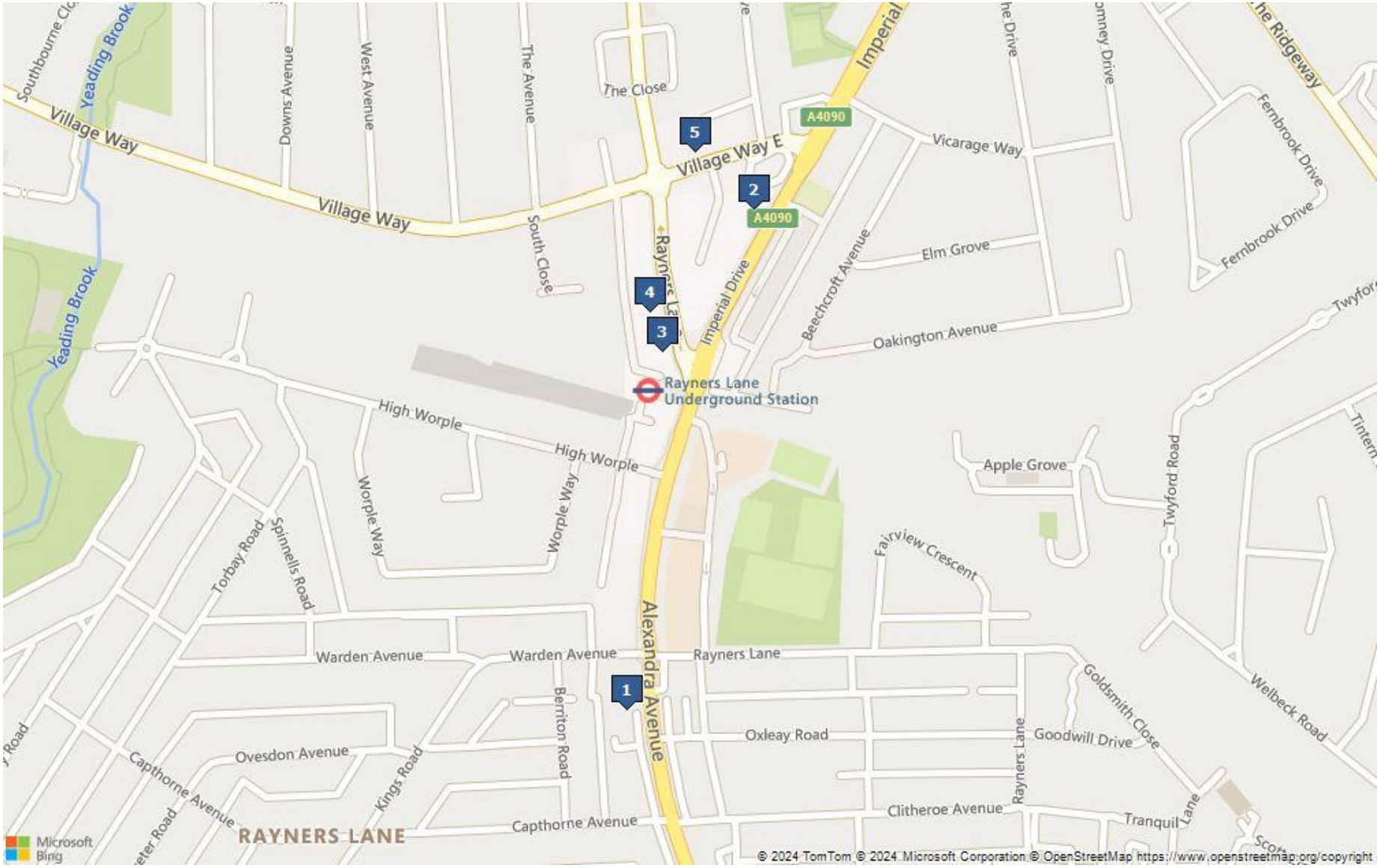
PREPARED BY:

Q+A Planning Ltd

Emma Whitney
Principal Planner

EWhitney@qaplanning.co.uk

List Availability Report



List Availability Report

383 Alexandra Ave
Harrow, HA2 9EF

SF AVAILABILITY	
Total	-

OVERVIEW	
Use:	-
Term:	-
Type:	-
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

202 Imperial Dr
Harrow, HA2 7HG

SF AVAILABILITY	
Total	-

OVERVIEW	
Use:	-
Term:	-
Type:	-
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

307-309 Rayners Ln
Pinner, HA5 5EH

SF AVAILABILITY	
Total	-

OVERVIEW	
Use:	-
Term:	-
Type:	-
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

335-337 Rayners Ln
Pinner, HA5 5EN

SF AVAILABILITY

Total	-

OVERVIEW

Use:	-
Term:	-
Type:	-
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

4, 6 & 6A Village Way East
Harrow, HA2 7LU

SF AVAILABILITY

Total	-

OVERVIEW

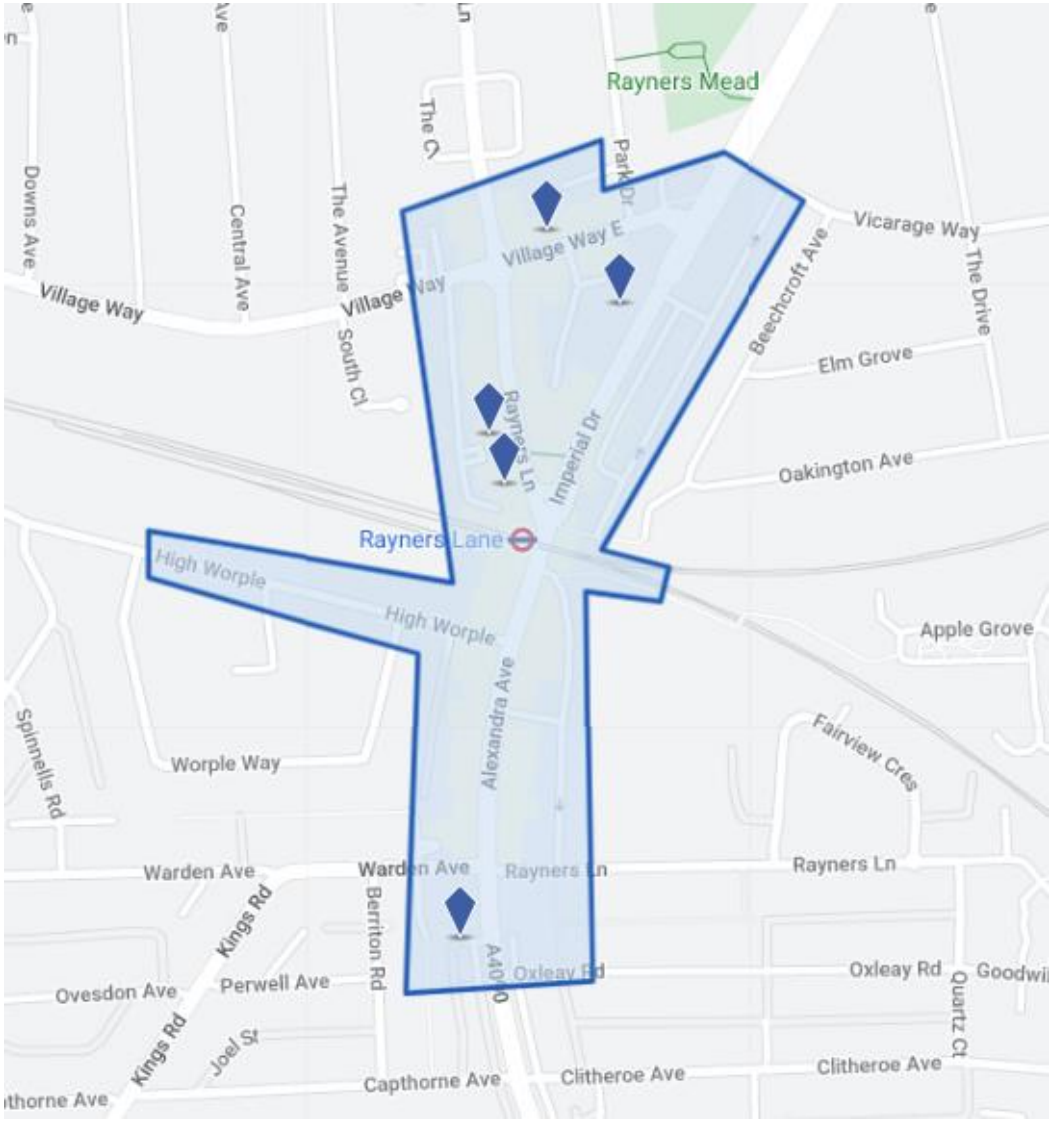
Use:	-
Term:	-
Type:	-
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report



© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

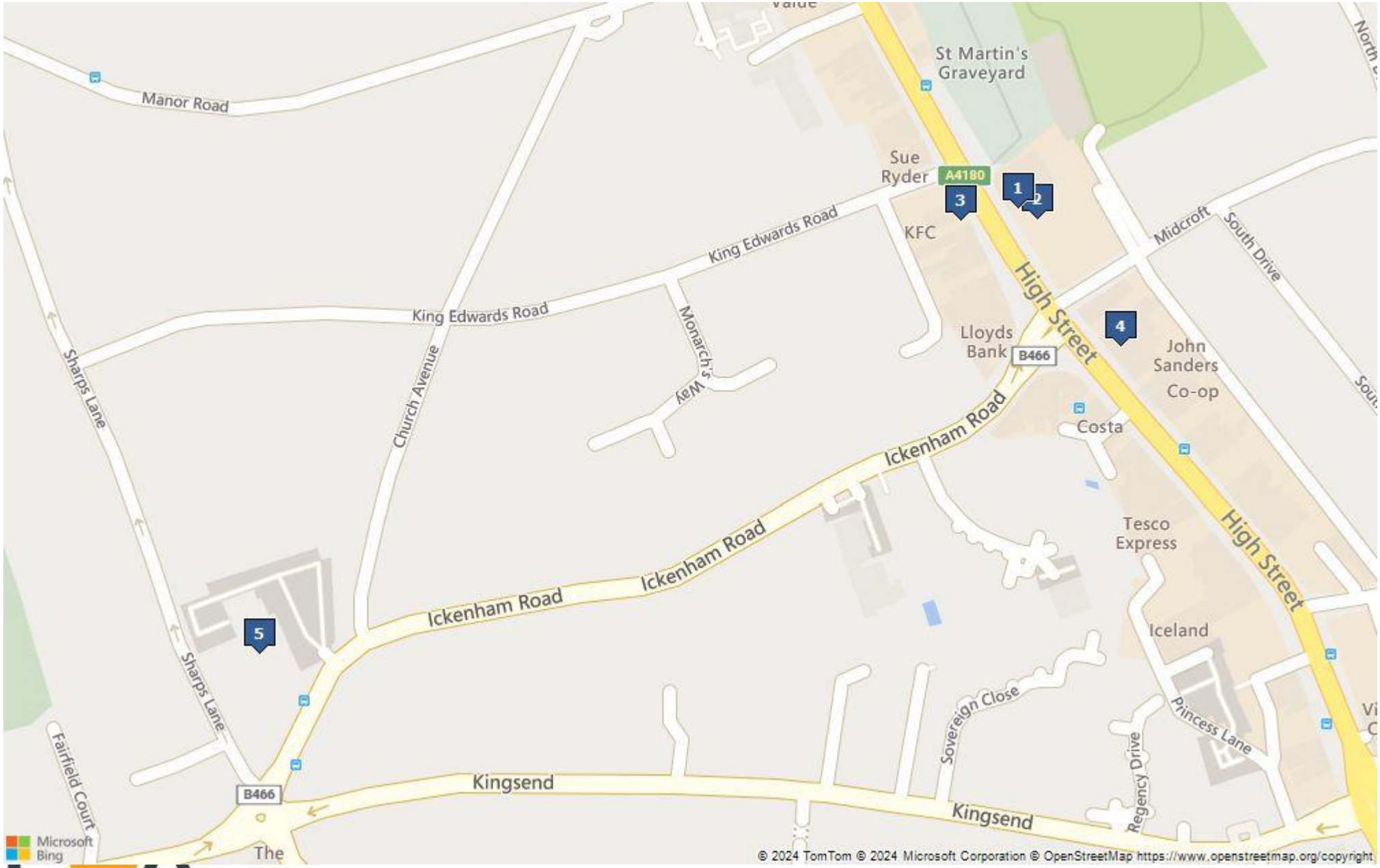
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



List Availability Report

47-49 High St
Ruislip, HA4 7BD

SF AVAILABILITY

P GRND	1,865
Total	1,865

OVERVIEW

Use:	Retail
Term:	Thru Sep 2031
Type:	undefined
Rent:	£65,000 PA
Rates:	£19,950 PA
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Blue Alpine Partners Ltd
Joseph Bachman
020 3771 0697
joseph@bluealpine.com

51A-51 High St
Ruislip, HA4 7BD

SF AVAILABILITY

P 2nd	425
P 1st	425
Total	850

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.30/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen

LISTING AGENTS

VDBM Chartered Surveyors
Toby Woodward
019 2384 5222
toby.woodward@vdbm.co.uk

60 High St
Ruislip, HA4 7AA

SF AVAILABILITY

P GRND	1,700
Total	1,700

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£35,000 PA
Rates:	£8,437 PA
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Common Parts WC Facilities, Energy Performance Rating - C, Kitchen, Secure Storage, Security System

LISTING AGENTS

VDBM Chartered Surveyors
Toby Woodward
019 2384 5222
toby.woodward@vdbm.co.uk

Vibe Warehouse
Michael Zher
020 3935 4544
marketing@vibewarehouses.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

69-69a High St
Ruislip, HA4 8JB

SF AVAILABILITY

P GRND	2,513
Total	2,513

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

O'Brien Real Estate
Simon O'Brien
020 8534 0008
simon@obre.co.uk

Former Orchard Inn
Ickenham Rd
Ruislip, HA4 7DR
United Kingdom

SF AVAILABILITY

GRND	9,048
Total	9,048

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	£101,376 PA
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen, Professional Lease

LISTING AGENTS

Rapleys LLP
Richard Curry
020 7255 8065
richard.curry@rapleys.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

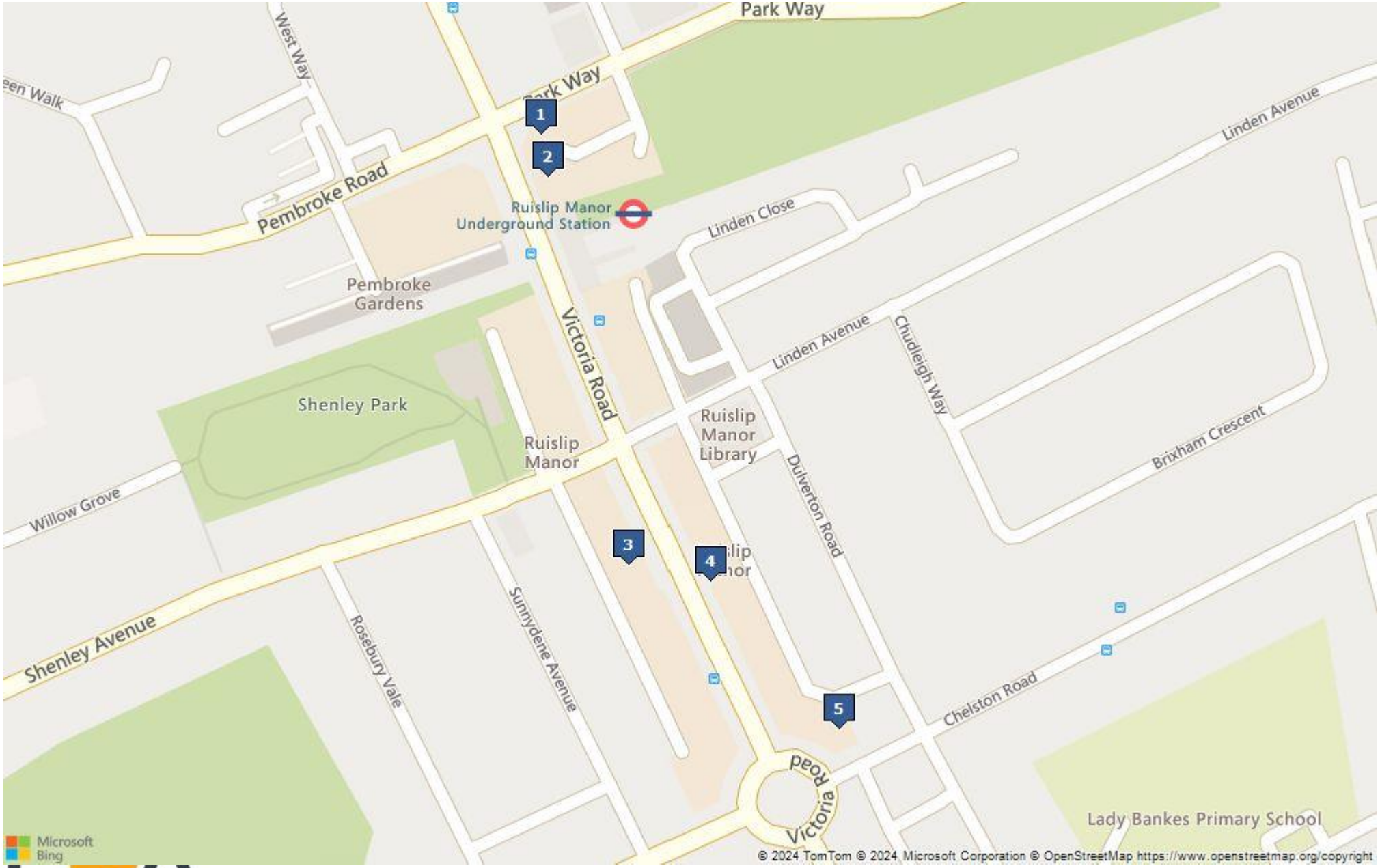
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



List Availability Report

69-83 Park Way
Ruislip, HA4 8NS
United Kingdom

SF AVAILABILITY

P GRND	632
Total	632

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£24,000 PA
Rates:	£5,724 PA
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

11 Victoria Rd
Ruislip, HA4 9AA

SF AVAILABILITY

P GRND	488
Total	488

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£26,000 PA
Rates:	£5,240 PA
Service:	-
Total £:	-

AMENITIES

Energy Performance Rating - D

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

68 Victoria Rd
Ruislip, HA4 0AH

SF AVAILABILITY

P GRND	939
Total	939

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£29,500 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

77 Victoria Rd
Ruislip, HA4 9BH

SF AVAILABILITY

GRND	629
Total	629

OVERVIEW

Use:	Retail
Term:	Thru Apr 2032
Type:	undefined
Rent:	£16,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities

LISTING AGENTS

O'Brien Real Estate
Simon O'Brien
020 8534 0008
simon@obre.co.uk

Victoria rd, Ruislip
117-119 Victoria Rd
Ruislip, HA4 9BN

SF AVAILABILITY

GRND	1,308
Total	1,308

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£40,000 PA
Rates:	£10,729 PA
Service:	-
Total £:	-

AMENITIES

Automatic Blinds, Demised WC facilities, Energy Performance Rating - B

LISTING AGENTS

O'Brien Real Estate
Phoebe Gorton
020 8534 0008
phoebe@obre.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

12/12/2024

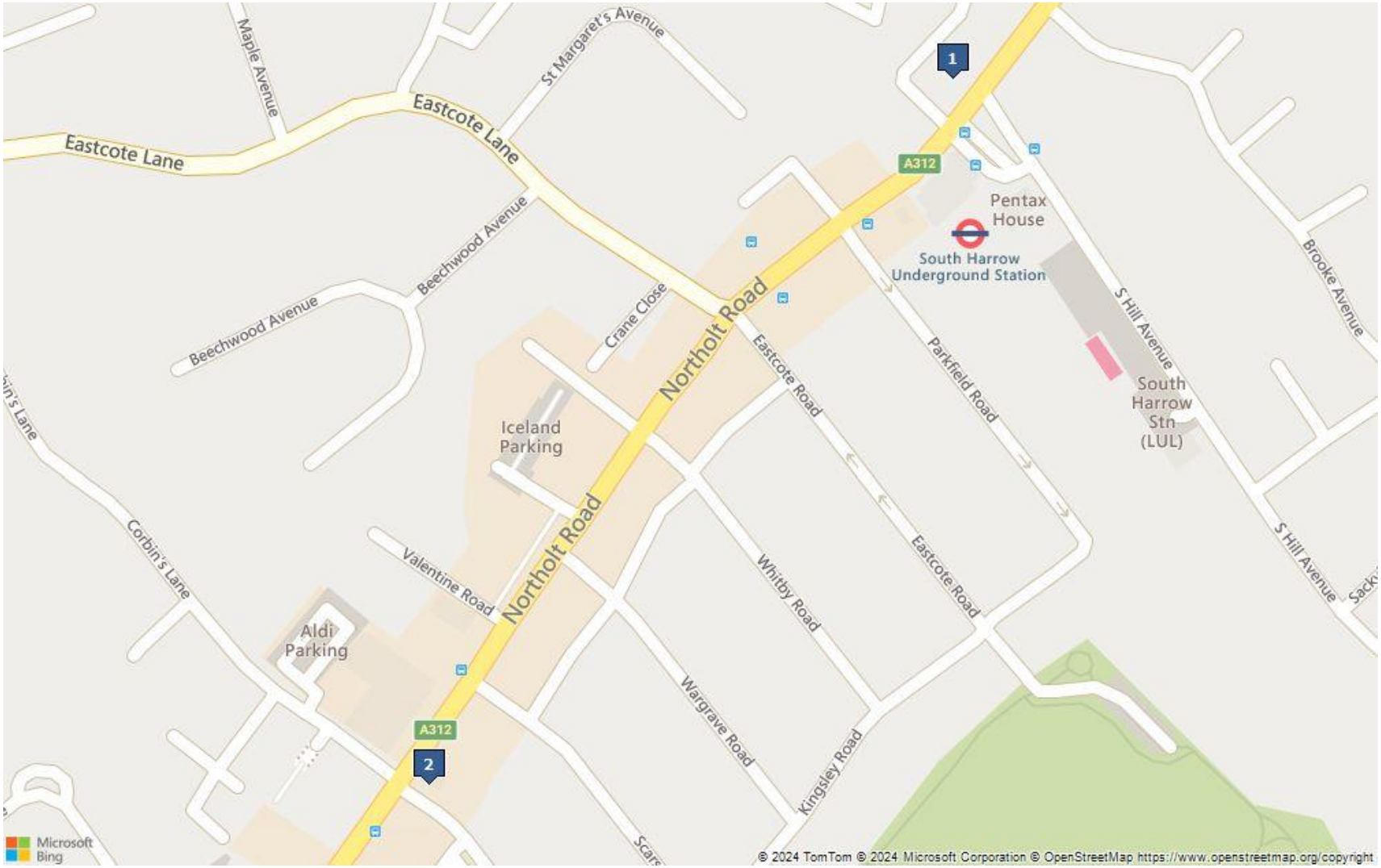
PREPARED BY:

Q+A Planning Ltd

Emma Whitney
Principal Planner

EWhitney@qaplanning.co.uk

List Availability Report



© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

196-200 Northolt Rd
Harrow, HA2 0EN

SF AVAILABILITY

P GRND	344
Total	344

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£12,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

196-200 Northolt Rd
Harrow, HA2 0EN

SF AVAILABILITY

P GRND	1,044
Total	1,044

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£36,540 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

343 Northolt
Harrow, HA2 8JB

SF AVAILABILITY

P GRND	581
Total	581

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£29,500 PA
Rates:	£7,000 PA
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

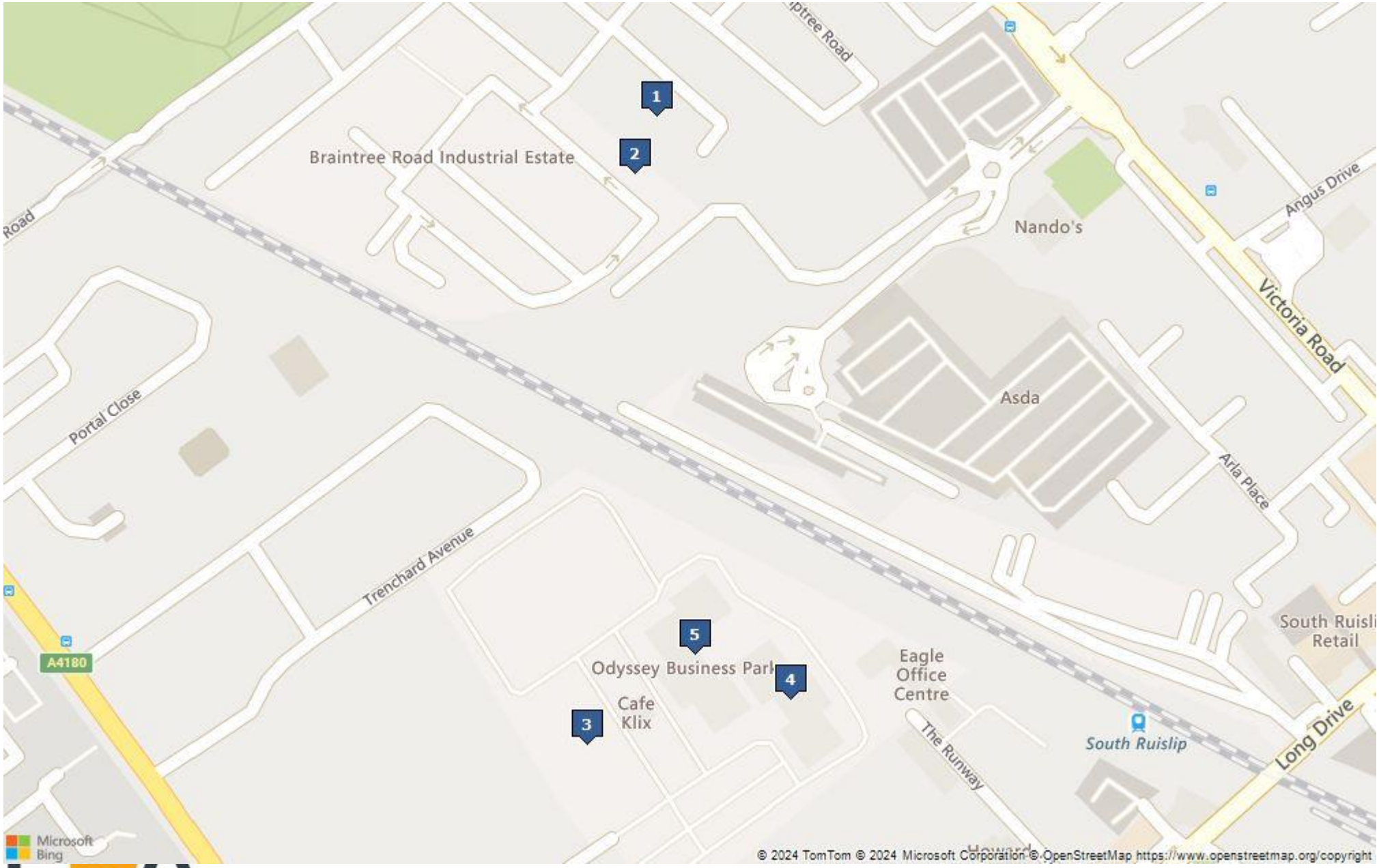
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

Braintree House

Unit 1
Braintree Rd
Ruislip, HA4 0EJ
United Kingdom

SF AVAILABILITY

P GRND	4,500
Total	4,500

OVERVIEW

Use:	Flex
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Automatic Blinds, Demised WC facilities

LISTING AGENTS

Telsar Ltd
Tom Boxall
020 8075 1239
tb@telsar.com

Unit B - Emerald House

Braintree Rd
Ruislip, HA4 0EJ

SF AVAILABILITY

P GRND	586
Total	586

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Common Parts WC Facilities, Drop Ceiling, Fully Carpeted, Kitchen

LISTING AGENTS

David Charles Property Consultants
Lily O'Donnell
020 8429 9009
lily@davidcharles.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

Apollo

West End Rd
Ruislip, HA4 6QF
United Kingdom

SF AVAILABILITY

1st	14,335
P GRND	7,725
Total	22,060

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Shower Facilities

LISTING AGENTS

Hanover Green
Richard Zoers
020 3130 6414
rzoers@hanovergreen.co.uk

Artemis

West End Rd
Ruislip, HA4 6QF
United Kingdom

SF AVAILABILITY

P 1st	6,962
P GRND	6,967
Total	13,929

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	£8.08 - £8.09/SF
Service:	£6.34/SF
Total £:	£29.42 - £29.43/SF

AMENITIES

Air Conditioning, Common Parts WC Facilities, Energy Performance Rating - E, Shower Facilities

LISTING AGENTS

Hanover Green
Richard Zoers
020 3130 6414
rzoers@hanovergreen.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

Anteros

West End Rd
Ruislip, HA4 6QF
United Kingdom

SF AVAILABILITY

P 1st	6,500 - 13,882
P GRND	18,264
Total	24,764 - 32,146

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	-
Service:	£5.96/SF
Total £:	-

AMENITIES

Air Conditioning, Demised WC facilities, Energy Performance Rating - B, Kitchen, Raised Floor, Shower Facilities

LISTING AGENTS

Hanover Green
Richard Zoers
020 3130 6414
rzoers@hanovergreen.co.uk

JLL
Kate Clark
020 8283 2535
kate.clark@eu.jll.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

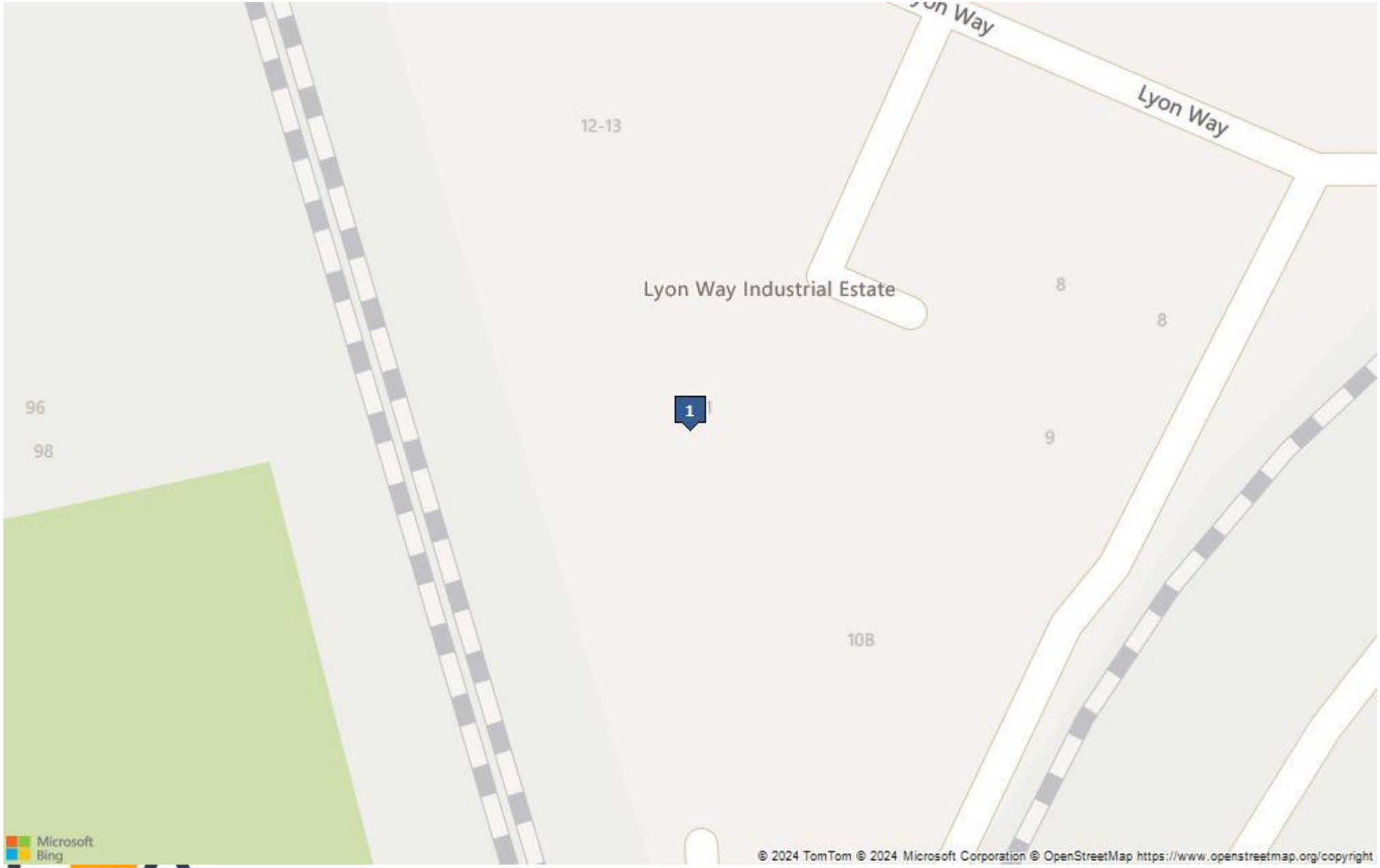
12/12/2024

PREPARED BY:

Q+A Planning Ltd

Thomas Hallett
Planning Consultant
020 3542 2242
thallett@qaplanning.co.uk

List Availability Report



List Availability Report

Units 8-13 - Lyon Way Industrial Estate

UNIT 8
Lyon Way
Greenford, UB6 0BN
United Kingdom

1

SF AVAILABILITY

P GRND	384
P GRND	854
Total	1,238

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

After Hours HVAC Available, Common Parts WC Facilities, Kitchen, Wi-Fi

LISTING AGENTS

Clive Lawrence & Co
Ian Halper
020 8861 4545
ian.halper@clivelawrenceandco.co.uk

Units 8-13 - Lyon Way Industrial Estate

Lyon Way
Greenford, UB6 0BN

1

SF AVAILABILITY

P GRND	430
Total	430

OVERVIEW

Use:	Flex
Term:	Negotiable
Type:	Direct
Rent:	£30.23/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Common Parts WC Facilities, Secure Storage

LISTING AGENTS

Ferrari Dewe
Simon Braun
020 8427 4288
simon@ferraridewe.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 759474.

List Availability Report

12/12/2024

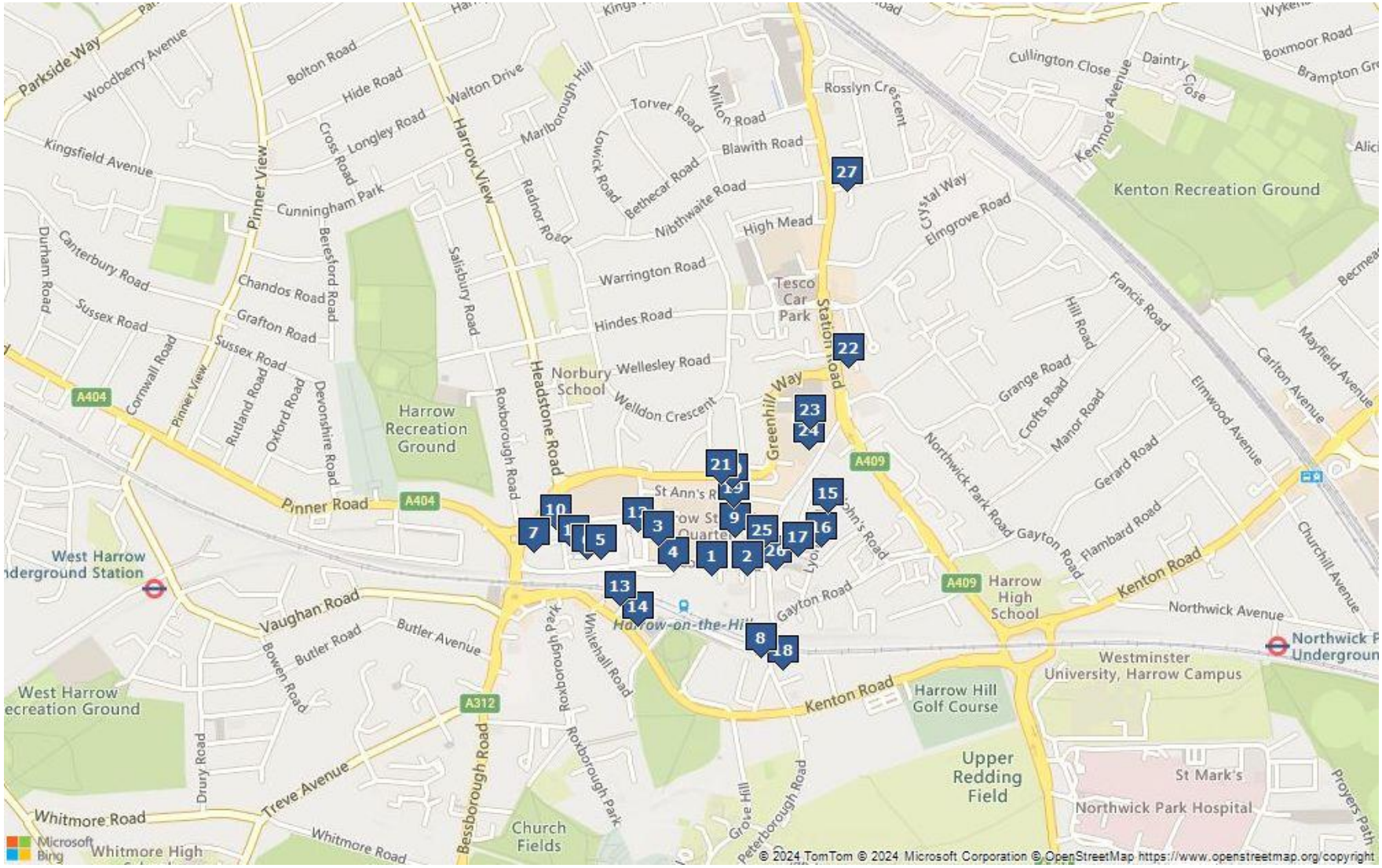
PREPARED BY:

Q+A Planning Ltd

Emma Whitney
Principal Planner

EWhitney@qaplanning.co.uk

List Availability Report



List Availability Report

Harrow Square
College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P GRND	1,743
Total	1,743

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Harrow Square
College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P GRND	497
Total	497

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Natural Light

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Harrow Square
College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P GRND	1,115
Total	1,115

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Natural Light

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Amba House
15 College Rd
Harrow, HA1 1BA
United Kingdom

SF AVAILABILITY

P 4th	185 - 451
Total	185 - 451

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Drop Ceiling, Natural Light, Recessed Lighting

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

Amba House
15 College Rd
Harrow, HA1 1BA

SF AVAILABILITY

P 4th	189
Total	189

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Demised WC facilities

LISTING AGENTS

Alexandra Park Estates
Ricky Mukhal
020 8869 0989
info@alexandrapark.net

Amba House
15 College Rd
Harrow, HA1 1BA

SF AVAILABILITY

P 4th	266
Total	266

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Demised WC facilities

LISTING AGENTS

Alexandra Park Estates
Ricky Mukhal
020 8869 0989
info@alexandrapark.net

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Hygeia Building
66-68 College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P GRND	2,700
Total	2,700

OVERVIEW

Use:	Office
Term:	Thru Mar 2025
Type:	Sublet
Rent:	£24.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Energy Performance Rating - C, Natural Light, Raised Floor

LISTING AGENTS

Bray Fox Smith Limited
James Shillabeer
020 3362 4351
jamesshillabeer@brayfoxsmith.com

Hygeia Building
66-68 College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P GRND	1,676
Total	1,676

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£32.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Kitchen, Private Restrooms

LISTING AGENTS

Avison Young
Tanisha Patel
020 7491 2188
tanisha.patel@avisonyoung.com

Hygeia Building
66-68 College Rd
Harrow, HA1 1BE

SF AVAILABILITY

P 2nd	7,220
Total	7,220

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£32.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Kitchen, Private Restrooms

LISTING AGENTS

Avison Young
Tanisha Patel
020 7491 2188
tanisha.patel@avisonyoung.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

First National House
79 College Rd
Harrow, HA1 1FB
United Kingdom

SF AVAILABILITY

P 4th	50 - 8,500
P 3rd	50 - 8,500
P 2nd	50 - 8,500
Total	150 - 25,500

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Central Heating, Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Partitioned Offices, Raised Floor, Reception, Recessed Lighting, Security System, Wi-Fi

LISTING AGENTS

IW Group Services (UK) Ltd
John Hicks
020 3692 6217
portals.europe@iwgplc.com

Vyman House
104 College Rd
Harrow, HA1 1BQ

SF AVAILABILITY

P 4th	1,133
4th	1,666
P 3rd	1,133
Total	3,932

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Direct Elevator Exposure, Hardwood Floors, Natural Light, Perimeter Trunking

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Metroline House
118-122 College Rd
Harrow, HA1 1DB

SF AVAILABILITY

P 3rd	1,556
Total	1,556

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£30.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Direct Elevator Exposure

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

OneSixSix
166 College Rd
Harrow, HA1 1BH

SF AVAILABILITY

P 3rd	4,144
P 2nd	4,248
P GRND	1,464
Total	9,856

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	£7.76 - £22.50/SF
Service:	£11.99/SF
Total £:	£49.25 - £63.99/SF

AMENITIES

Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Drop Ceiling, Shower Facilities

LISTING AGENTS

Avison Young
Angus Malcolmson
020 7911 2763
angus.malcolmson@avisonyoung.com

CLSH Management Limited
Greg Snow
020 7582 7766
gsnow@clsholdings.com

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

VDBM Chartered Surveyors
Toby Woodward
019 2384 5222
toby.woodward@vdbm.co.uk

Spencer House
29 Grove Hill Rd
Harrow, HA1 3BN

SF AVAILABILITY

3rd	3,811
2nd	3,811
1st	3,811
GRND	3,812
Total	15,245

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£5.41/SF
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Robert Irving Burns Ltd
Matthew Mullan
020 7927 0622
matthewm@rib.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

14 Havelock Pl
Harrow, HA1 1LJ

SF AVAILABILITY

P GRND	100 - 2,000
Total	100 - 2,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Natural Light, Shower Facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

14 Havelock Pl
Harrow, HA1 1LJ

SF AVAILABILITY

P 1st	100 - 2,000
Total	100 - 2,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Natural Light, Shower Facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

14 Havelock Pl
Harrow, HA1 1LJ

SF AVAILABILITY

P 2nd	100 - 2,000
Total	100 - 2,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Natural Light, Shower Facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

14 Havelock Pl
Harrow, HA1 1LJ

SF AVAILABILITY

P 3rd	100 - 2,000
Total	100 - 2,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Natural Light, Shower Facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Bradstowe House Retail
Headstone Rd
Harrow, HA1 1EH

SF AVAILABILITY

P GRND	453
Total	453

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.59/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Natural Light, Professional Lease

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Cervantes House
5-9 Headstone Rd
Harrow, HA1 1PD
United Kingdom

SF AVAILABILITY

P 3rd	814
Total	814

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£34.03/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Kings House

Kymberley Rd
Harrow, HA1 1US
United Kingdom

SF AVAILABILITY

P 3rd	1,000 - 7,500
Total	1,000 - 7,500

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Direct Elevator Exposure, Reception, Secure Storage, Security System

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Grove House

53-57 Lowlands Rd
Harrow, HA1 3AW

SF AVAILABILITY

4th	3,374
Total	3,374

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£31.00/SF
Rates:	£6.77/SF
Service:	£6.82/SF
Total £:	£44.59/SF

AMENITIES

Air Conditioning, Energy Performance Rating - B

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Hill House

67-71 Lowlands Rd
Harrow, HA1 3EQ
United Kingdom

SF AVAILABILITY

3rd	3,173
2nd	3,185
1st	3,185
GRND	474
Total	10,017

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£30.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Common Parts WC Facilities, Demised WC facilities, High Ceilings, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Security System, Wi-Fi

LISTING AGENTS

Dutch & Dutch
Peter Wilson
078 9667 8182
peter@dutchanddutch.com

Robert Irving Burns Ltd
Freddie Brett
020 7927 6575
freddie@rib.co.uk

Units 1-6 - Masters Court

Masters Court
Lyon Rd
Harrow, HA1 2BT
United Kingdom

SF AVAILABILITY

P GRND	300
P GRND	156
P GRND	81
P GRND	81
Total	618

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen, Shower Facilities

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Bradburys Court
Lyon Rd
Harrow, HA1 2BY

SF AVAILABILITY

P 1st	115
P 1st	185
Total	300

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£64.81 - £65.21/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Wi-Fi

LISTING AGENTS

Ferrari Dewe
Simon Braun
020 8427 4288
simon@ferraridewe.co.uk

Congress House
14 Lyon Rd
Harrow, HA1 2EN
United Kingdom

SF AVAILABILITY

P 3rd	1,585
Total	1,585

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Fully Carpeted, Kitchen, Natural Light, Partitioned Offices, Reception

LISTING AGENTS

Sorbon Estates
Tom Horsburgh
014 9467 1331
Tom.Horsburgh@sorbonestates.com

VDBM Chartered Surveyors
Toby Woodward
019 2384 5222
toby.woodward@vdbm.co.uk

Kirkland House
11-15 Peterborough Rd
Harrow, HA1 2AX

SF AVAILABILITY

P 2nd	2,357
Total	2,357

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	£6.58/SF
Service:	-
Total £:	-

AMENITIES

Energy Performance Rating - B

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

Kirkland House
11-15 Peterborough Rd
Harrow, HA1 2AX

SF AVAILABILITY

P GRND	2,357
Total	2,357

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	£6.58/SF
Service:	-
Total £:	-

AMENITIES

Energy Performance Rating - B

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

Rama House
St Anns Rd
Harrow, HA1 1JU
United Kingdom

SF AVAILABILITY

P 1st	1,100
Total	1,100

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Common Parts WC Facilities, Energy Performance Rating - C, Kitchen, Natural Light, Open-Plan, Reception

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

34 St. Anns Rd
Harrow, HA1 1LA
United Kingdom

SF AVAILABILITY

P GRND	1,692
Total	1,692

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£75,000 PA
Rates:	£28,000 PA
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Energy Performance Rating - E

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

38-44 St. Anns Rd
Harrow, HA1 1LA

SF AVAILABILITY

P 2nd	2,900
Total	2,900

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£125,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

State House
176 Station Rd
Harrow, HA1 2AE

SF AVAILABILITY

GRND	751
Total	751

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£30,000 PA
Rates:	£11,727 PA
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Fully Carpeted, Kitchen

LISTING AGENTS

O'Brien Real Estate
Simon O'Brien
020 8534 0008
simon@obre.co.uk

273 Station Rd
Harrow, HA1 2TB

SF AVAILABILITY

GRND	4,500 - 13,500
Total	4,500 - 13,500

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£250,000 PA
Rates:	£56,350 PA
Service:	-
Total £:	-

AMENITIES

Energy Performance Rating - D

LISTING AGENTS

Chamberlain Commercial
Tony Chamberlain
020 8429 6899
tony@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

275-287 Station Rd
Harrow, HA1 1NA

SF AVAILABILITY

GRND	221,788
Total	221,788

OVERVIEW

Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

275-287 Station Rd
Harrow, HA1 1NA

SF AVAILABILITY

P 2nd	400 - 2,500
Total	400 - 2,500

OVERVIEW

Use:	Industrial
Term:	Negotiable
Type:	Direct
Rent:	£27.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Natural Light

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

343-345 Station Rd
Harrow, HA1 2AA
United Kingdom

SF AVAILABILITY

P 2nd	1,620
Total	1,620

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£11.42/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Kitchen

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

List Availability Report

354 Station Rd
Harrow, HA1 2XZ

SF AVAILABILITY

P 1st	1,946
GRND	2,712
Total	4,658

OVERVIEW

Use:	Office / Retail
Term:	Negotiable
Type:	Direct
Rent:	£15.42 - £60,000.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Demised WC facilities, Fully Carpeted, Kitchen, Natural Light

LISTING AGENTS

Chamberlain Commercial
Harrison Grinter
020 8429 6899
Harrison@chamberlaincommercial.com

Rear of 78-80 Station Rd
Harrow, HA1 2RX

SF AVAILABILITY

P 1st	662
P GRND	1,312
Total	1,974

OVERVIEW

Use:	Industrial
Term:	Negotiable
Type:	Direct
Rent:	£18.74/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Demised WC facilities, Energy Performance Rating - C

LISTING AGENTS

David Charles Property Consultants
Lily O'Donnell
020 8429 9009
lily@davidcharles.co.uk

© 2024 CoStar Group - Licensed to Q+A Planning Ltd - 1401341.

Appendix 2

Next, Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Table 1: Population change

Year	15 Minute Peak Drivetime
2022 (base data)	*141,062*
2024	141,919
2026	141,917
2029	142,004
2024-2026	**-2**
2024-2029	**85**

Notes: Population projections supplied by Experian from a 2022 estimate

Table 2: Per capita comparison goods expenditure

Year	15 Minute Peak Drivetime
2022 (base data) (£)	*3,019*
2024 (£)	2,885
2026 (£)	3,054
2029 (£)	3,347
Per capita growth 2024-2026 (£)	**170**
Per capita growth 2024-2029 (£)	**463**

Notes: Experian Expenditure Data
Growth Rates from 2022 to 2024, 2026 and 2029 taken from
Experian Retail Planner Note 21 (February 2024), Figure 1A (Central Case)

2022-2023	-3.30%
2023-2024	-1.20%
2024-2025	2.70%
2025-2029	3.10%

2022 prices (£)

Table 3: Total compariosn goods expenditure

Year	15 Minute Peak Drivetime
2022 (base data) (£m)	425.9
2024 (£m) - Sub Total	409.4
2024 SFT Deductions	99.5
2024 (£m) - Total Expenditure	**309.9**
2026 (£m) - Sub Total	433.4
2026 SFT Deductions	112.7
2026 (£m) - Total Expenditure	**320.8**
2029 (£m) - Sub Total	475.3
2029 SFT Deductions	130.2
2029 (£m) - Total Expenditure	**345.1**
Expenditure growth 2024-2026 (£m)	**10.9**
Expenditure growth 2024-2029 (£m)	**35.2**

Notes: Sub total expenditure calculated for each year by multiplying data in Table 1 with Table 2.
SFT deductions taken from Experian Retail Planner Note 21 (February 2024),
Appendix 3 (Adjusted for SFT sales from stores column)

2024	24.30%
2026	26.00%
2029	27.40%

2022 prices (£m)

Next, Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Table 4: Benchmark Comparison Goods Turnover of Existing Floorspace in 2024

Destination	Local Authority	Distance from Application Site (km)	\Inside or outside 15 minute peak drive time	Position in Hierarchy	Comparison Floorspace Gross (sq.m)	Comparison Floorspace Net (sq.m)	Benchmark Sales Density (£ per sq.m net)	Benchmark Turnover (£m)	Estimated Draw from Catchment (%)	Estimated Draw from Catchment (£m)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
South Ruislip	LB Hillingdon	0.95	Inside	Local Centre	1,000	700	4,000	2.8	80.0%	2.2
Eastcote	LB Hillingdon	2.2	Inside	District Centre	4,380	3,066	4,500	13.8	60.0%	8.3
Ruislip Manor	LB Hillingdon	2.4	Inside	Minor Centre	2,000	1,400	4,000	5.6	50.0%	2.8
Ruislip	LB Hillingdon	3.17	Outside	District Centre	9,078	6,355	4,500	28.6	40.0%	11.4
Hayes	LB Hillingdon	4.44	Outside	District Centre	11,170	7,819	4,500	35.2	15.0%	5.3
Rayners Lane	LB Harrow	1.67	Inside	District Centre	3,007	2,015	4,000	8.1	50.0%	4.0
South Harrow	LB Harrow	1.7	Inside	District Centre	2,679	1,795	4,000	7.2	50.0%	3.6
North Harrow	LB Harrow	3.15	Partially	District Centre	1,520	1,018	4,000	4.1	10.0%	0.4
Harrow	LB Harrow	3.5	Outside	Metropolitan Centre	52,328	35,060	5,500	192.8	35.0%	67.5
Pinner	LB Harrow	3.72	Outside	District Centre	4,320	2,894	4,000	11.6	12.0%	1.4
Wealdstone	LB Harrow	4.9	Outside	District Centre	4,358	2,920	4,000	11.7	5.0%	0.6
Northolt	LB Ealing	1.3	Inside	Neighbourhood Centre	500	350	4,000	1.4	50.0%	0.7
Westway Cross	LB Ealing	3.17	Outside	Neighbourhood Centre	11,224	8,979	5,000	44.9	35.0%	15.7
Greenford	LB Ealing	3.5	Outside	Town Centre	3,651	2,556	4,000	10.2	50.0%	5.1
Sudbury Hill	LB Ealing	3.5	Outside	Neighbourhood Centre	200	140	4,000	0.6	30.0%	0.2
Elsewhere in 15 minute drive time (Out of Centr	-	-	-	-	-	-	-	-	-	31.0
Outside 15 minute drive time	-	-	-	-	-	-	-	-	-	149.7
Total										309.9

Notes:

(1) List of nearby designated centres

(2) Local authority for each designated centre

(3) Distance from application site

(4) Position inside or outside catchment

(5) Position of centre in hierarchy

(6) Floorspace estimate from Local Authority evidence base documents or Q+A Estimates for Northolt and Sudbury Hill

(7) Based on notional net to gross ratio other than LB Harrow centres based on evidence base documents

(8) Notional benchmark sales density informed by recent evidence base documents locally and Q+A Planning estimates

(9) Benchmark turnover (=7*8)

(10) Q+A esimate of turnover drawn from catchment area

(11) Estimated Turnover from catchment area (£m) (=9*10)

2022 prices

Next, Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Table 5: Comparison Goods Turnover 2024, 2026 and 2029

Destination	2024 Spending from Catchment (£)	Market share (%)	2024 Total Turnover (£m)	2026 Spending from Catchment (£)	2026 Total Turnover (£m)	2029 Spending from Catchment (£m)	2029 Total Turnover (£m)
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
South Ruislip	2.2	0.7%	2.2	2.3	2.9	2.5	3.1
Eastcote	8.3	2.7%	8.3	8.6	14.3	9.2	15.4
Ruislip Manor	2.8	0.9%	2.8	2.9	5.8	3.1	6.2
Ruislip	11.4	3.7%	11.4	11.8	29.6	12.7	31.8
Hayes	5.3	1.7%	5.3	5.5	36.4	5.9	39.2
Rayners Lane	4.0	1.3%	4.0	4.2	8.3	4.5	9.0
South Harrow	3.6	1.2%	3.6	3.7	7.4	4.0	8.0
North Harrow	0.4	0.1%	0.4	0.4	4.2	0.5	4.5
Harrow	67.5	21.8%	67.5	69.9	199.6	75.2	214.7
Pinner	1.4	0.4%	1.4	1.4	12.0	1.5	12.9
Wealdstone	0.6	0.2%	0.6	0.6	12.1	0.7	13.0
Northolt	0.7	0.2%	0.7	0.7	1.4	0.8	1.6
Westway Cross	15.7	5.1%	15.7	16.3	46.5	17.5	50.0
Greenford	5.1	1.6%	5.1	5.3	10.6	5.7	11.4
Sudbury Hill	0.2	0.1%	0.2	0.2	0.6	0.2	0.6
Elsewhere in 15 minute drive time (Out of Centr	31.0	10.0%	-	32.1	-	34.5	-
Outside 15 minute drive time	149.7	48.3%	-	154.9	-	166.7	-
Total	**309.9**	**100.0%**	**-**	**320.8**	**-**	**345.1**	

Notes:

(1) Taken from Table 4

(2) Turnover expressed as a market share

(3) Total turnover taken from Table 4

(4) 2026 expenditure from Table 3 multipled by market share at (2)

(5) 2026 turnover to include spending from outside catchment using shared from Table 4

(6) 2029 expenditure from Table 3 multipled by market share at (2)

(7) 2029 turnover to include spending from outside catchment using shared from Table 4

2022 Prices

Next, Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Table 6 - Turnover of Proposed Next Store

	Floorspace (gross sq.m)	Floorspace (net sq.m)	Turnover (£ per sqm)	Turnover in 2024 (£m)	Turnover in 2026 (£m)	Turnover in 2029 (£m)
Comparison Floorspace (Net)	2,774	1,417	3,000.0	4.3	4.4	4.8
Total	**2,774**		**3,000.0**	**4.3**	**4.4**	**4.8**

Notes:

Floorspace and breakdown provided by Next: net floorspace excludes café

Turnover per sq.m informed by Next average in Retail Rankings by Mintel (£2,388 per sqm net) excluding VAT

Sales density growth based on Experian Retail Planner Note 21 (February 2024)

2024-2025	1.50%
2025-2029 (% growth per year)	2.60%

2022 prices

Next, Unit 2, Ruislip Retail Park, Victoria Road, Ruislip

Table 7: Comparison Goods Impact Assessment - 2026

Destination	Turnover in 2026 (£m)	Diversions in 2026 (%)	Diversions in 2026 (£m)	Turnover after Diversions (£m)	Impact in 2026 (%)
	A	B	C	D	E
South Ruislip	2.9	0.0%	0.0	2.9	**0.0%**
Eastcote	14.3	0.0%	0.0	14.3	**0.0%**
Ruislip Manor	5.8	0.0%	0.0	5.8	**0.0%**
Ruislip	29.6	0.0%	0.0	29.6	**0.0%**
Hayes	36.4	0.0%	0.0	36.4	**0.0%**
Rayners Lane	8.3	0.0%	0.0	8.3	**0.0%**
South Harrow	7.4	0.0%	0.0	7.4	**0.0%**
North Harrow	4.2	0.0%	0.0	4.2	**0.0%**
Harrow	199.6	18.7%	0.8	198.8	**-0.4%**
Pinner	12.0	0.0%	0.0	12.0	**0.0%**
Wealdstone	12.1	0.0%	0.0	12.1	**0.0%**
Northolt	1.4	0.0%	0.0	1.4	**0.0%**
Westway Cross	46.5	23.2%	1.0	45.4	**-2.2%**
Greenford	10.6	0.0%	0.0	10.6	**0.0%**
Sudbury Hill	0.6	0.0%	0.0	0.6	**0.0%**
Elsewhere in 15 minute drive time (Out of Centre)	*32.1*	*2.9%*	*0.1*	*36.4*	***13.4%***
Outside 15 minute drive time	154.9	55.3%	2.4	152.5	**-1.6%**
Total	-	100.0%	4.4	-	-

Notes:

Column A - as taken from Table 5

Column B - based on Q+A estimates assuming 100% trade draw from catchment

Column C - figures at column B expressed as monetary value

Column D turnover once diversions deducted - turnover of application scheme included in 'Elsewhere in 15 minute drive time'

Column E - Impact on 2026 'do nothing' turnover. Negative suggests reduction in turnover, positive is an increase.

2022 prices

Table 8: Comparison Goods Impact Assessment - 2029

Destination	Turnover in 2029 (£m)	Diversions in 2029 (%)	Diversions in 2029 (£m)	Turnover after Diversions (£m)	Impact in 2029 (%)
	A	B	C	D	E
South Ruislip	3.1	0.0%	0.0	3.1	**0.0%**
Eastcote	15.4	0.0%	0.0	15.4	**0.0%**
Ruislip Manor	6.2	0.0%	0.0	6.2	**0.0%**
Ruislip	31.8	0.0%	0.0	31.8	**0.0%**
Hayes	39.2	0.0%	0.0	39.2	**0.0%**
Rayners Lane	9.0	0.0%	0.0	9.0	**0.0%**
South Harrow	8.0	0.0%	0.0	8.0	**0.0%**
North Harrow	4.5	0.0%	0.0	4.5	**0.0%**
Harrow	214.7	18.7%	0.9	213.8	**-0.4%**
Pinner	12.9	0.0%	0.0	12.9	**0.0%**
Wealdstone	13.0	0.0%	0.0	13.0	**0.0%**
Northolt	1.6	0.0%	0.0	1.6	**0.0%**
Westway Cross	50.0	23.2%	1.1	48.9	**-2.2%**
Greenford	11.4	0.0%	0.0	11.4	**0.0%**
Sudbury Hill	0.6	0.0%	0.0	0.6	**0.0%**
Elsewhere in 15 minute drive time (Out of Centre)	*34.5*	*2.9%*	*0.1*	*39.2*	***13.5%***
Outside 15 minute drive time	166.7	55.3%	2.6	164.0	**-1.6%**
Total	**-**	**100.0%**	**4.8**	**-**	**-**

Notes:

Column A - as taken from Table 5

Column B - based on Q+A estimates assuming 100% trade draw from catchment

Column C - figures at column B expressed as monetary value

Column D turnover once diversions deducted - turnover of application scheme included in 'Elsewhere in 15 minute drive time'

Column E - Impact on 2029 'do nothing' turnover. Negative suggests reduction in turnover, positive is an increase.

2022 prices