

Town Centre Use Sequential Test Assessment

Our reference no: 3000-TCU-ST

Date of statement: August 2026

Site address: Mondial House, Mondial Way, Harlington, Hayes

Proposed Development: Proposed extension to existing building to provide 28 no. additional apartment lets.

Client: Long Term Reversions (Harrogate) Ltd

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1. Introduction

- 1.1. This Town Centre Use Sequential Test Assessment has been prepared by HadleyBrooks Consultancy Ltd on behalf of the Applicant to inform a planning application for the extension of the existing building to provide two additional storeys comprising 28 no. apart-lets ('Proposed Development' or 'Proposal') at Mondial House, Mondial Way, Harlington, Hayes ('Site'). The planning application is to be determined by the London Borough of Hillingdon Council ('Council').
- 1.2. This document comprises a Town Centre Use Sequential Test Assessment ('Sequential Test') and provides an assessment of potential sequentially preferable sites within or at the edge of the defined centres within the 'catchment area'.
- 1.3. The methodology used observes the local and national planning policy requirements and is proportionate to the proposed development (a key principle related to such assessments).
- 1.4. This document should be read in conjunction with all documents and drawings submitted alongside the planning application.

2. The Context

Application Site

- 2.1. The application site comprises an approximately 0.2 ha parcel of previously developed land situated to the north of the A4/Bath Road and in close proximity to Heathrow Airport with its northern perimeter located approx. 250 m to the south of the Site.
- 2.2. The Site is occupied by a detached three-storey building containing 42 studio residential units, together with associated access, parking and landscaped areas. Vehicular and pedestrian access is provided from Mondial Way, with additional parking accommodated at ground and basement levels.
- 2.3. The A4 Bath Road corridor, situated immediately to the south, is characterised principally by hotels, commercial premises and airport-related development, as well as limited food and beverage units.
- 2.4. The wider area is characterised by residential development and local facilities of Harlington to the north, with agricultural fields further beyond between Harlington, Sipson and the M4 further to the north.
- 2.5. The Site occupies an accessible location with direct connections from Mondial Way to the A4 Bath Road, providing onward access to Heathrow Airport, the A408 and the M4 strategic road network.
- 2.6. Bus stops are located within a short walk of the Site along Bath Road/A4, some 100 metres to the south west of the site. These provide frequent and regular services between Heathrow Central, Hayes and Harlington and other intermediate destinations around west London.
- 2.7. Heathrow Terminals 2 and 3 and Hayes & Harlington train stations provide access to the Elizabeth line, Piccadilly line and National Rail services, offering connections to central London and the wider transport network.



Figure 1: A satellite image showing the Site (outlined in red) within the wider surrounding area.

The Proposal

- 2.8. The Proposed Development comprises a rooftop extension providing approximately 1,167 sqm of additional gross internal floorspace across the proposed third and fourth floors. These floors would accommodate 28 self-contained apart-hotel units, together with ancillary facilities including a management office, staff WC, linen stores, cleaners' stores and circulation areas. The existing 42 studio residential units on the ground, first and second floors would be retained.
- 2.9. The extension has been designed to respond to the architectural form and hierarchy of the existing building and neighbouring development. The proposed third floor would be contained principally within a roof form incorporating inset dormer windows, while the uppermost floor would be set back from the building's perimeter and enclosed by lightweight glazing.
- 2.10. The proposed accommodation would operate as an apart-hotel providing short-term accommodation charged on a nightly basis. On-site management, concierge, maintenance and cleaning services would be available for a minimum of 16 hours each day, supported by a remote guest-services team outside these hours.
- 2.11. Check-in and secure access would be managed electronically, with housekeeping and off-site laundry services forming part of the managed operation. The development would also provide 28 cycle spaces, enlarged refuse and recycling facilities and a rooftop photovoltaic array.

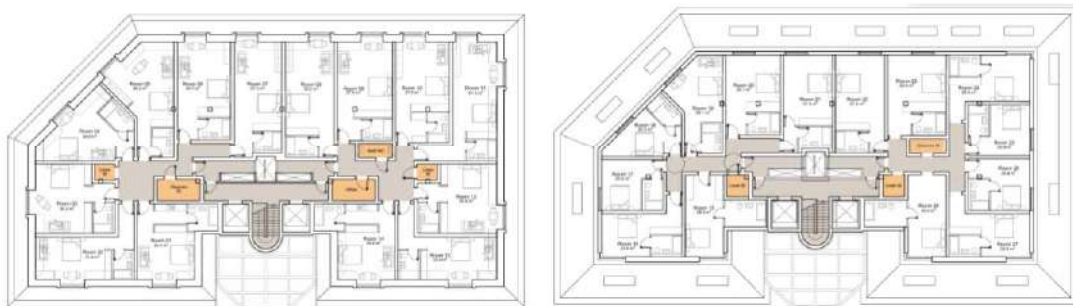


Figure 2: Extract from the Proposed Third and Fourth Plan.

3. Planning Policy Considerations

- 3.1. This section sets out the planning policy background of the Proposal in relation to national and local planning policy guidance. The following documents are considered central in assessing the proposed development from a town centre planning perspective:
- National Planning Policy Framework 2026 (NPPF)
 - Planning Practice Guidance (PPG)
 - The London Plan (2021)
 - London Borough of Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
 - Hillingdon Local Plan: Part 2 – Development Management Policies (2020)
 - Hillingdon Local Plan: Part 2 – Site Allocations and Designations (2020)
 - Hillingdon Policies Map
 - West London Alliance Town Centre Study (2023)
- 3.2. As shown on the Policies Map, the Site is located 690 metres from the nearest defined centre, Harlington Local Centre, with the nearest defined town centre, Hayes, some 2.8 km to the north of the Site.
- 3.3. The Proposed Development comprises, 28 no. self-contained apartment lets covering a total gross internal area of 1,167 sqm of hotel / Use Class C1 floorspace. At Annex B (Glossary), the NPPF is clear in identifying tourism development, including hotels, as ‘main town centre’ uses.
- 3.4. Annex B defines ‘out of centre’ locations as not in or on the edge of a defined centre. For main town centre uses other than retail or offices, an ‘edge of centre’ location is described as “*a location within 300 metres of a town centre boundary*”. Therefore, for planning purposes, **the Site is considered to be in an ‘out of centre’ location.**

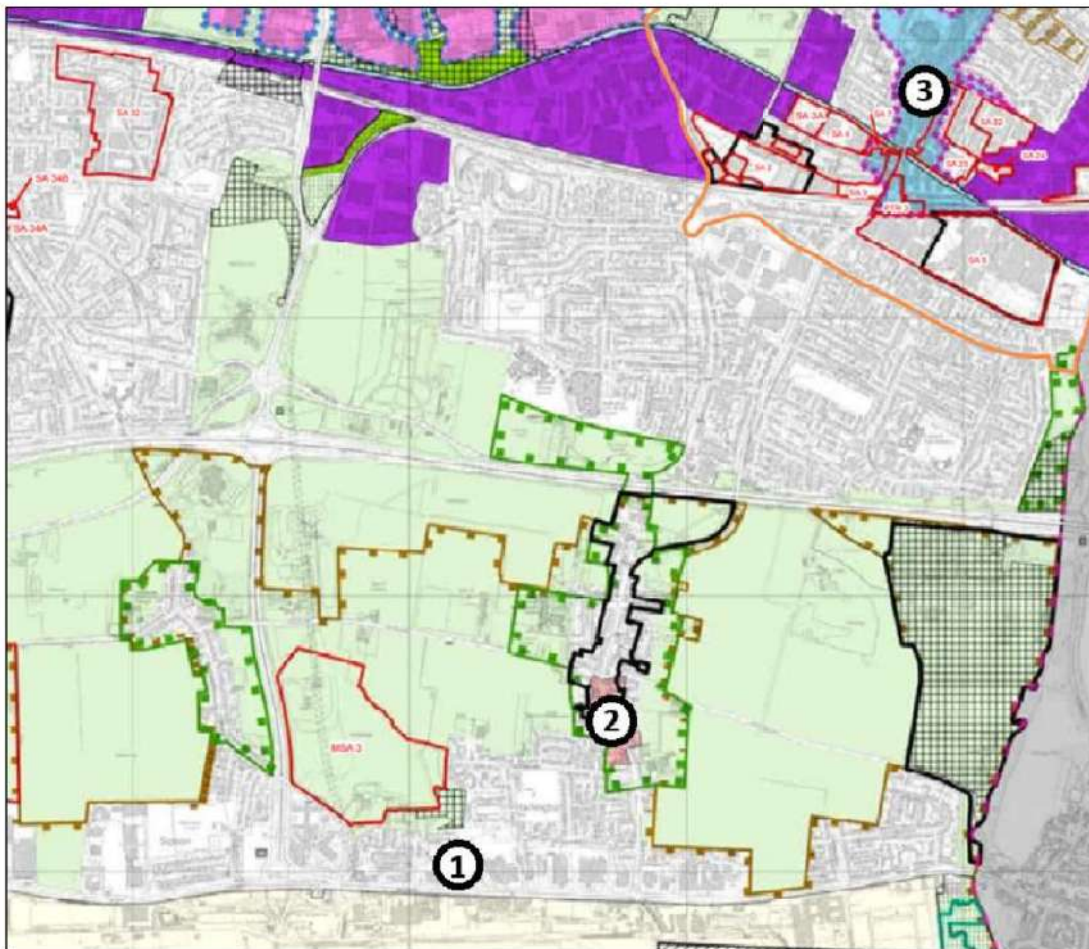


Figure 3: Extract of the Policy Map showing the Site (numbered '1') in relation to Harlington local centre (numbered '2') and Hayes district centre (numbered '3').

- 3.5. NPPF Policy TC3(1) proposals for main town centre uses located in out of centre location which are not in accordance with an allocation in an 'up-to-date' local plan should apply sequential approach. NPPF Policy TC3(2) continues that main town centre uses should be located in 'town centres', then in 'edge of centre' locations; if suitable sites are not available in these locations, only then should 'out of centre' sites be considered.
- 3.6. NPPF Policy TC3(3) provides clarification on the consideration of 'edge of centre' and 'out of centres' sites and states that preference should be given to accessible sites that are well connected to the town centre. To enable such sites to be considered, both the applicant and the local planning authority must demonstrate flexibility on format and scale.
- 3.7. In line with the NPPF, inter alia, London Plan Policy SD7 states that Boroughs should:

"1) apply the sequential test to applications for main town centre uses, requiring them to be located in town centres. If no suitable town centre sites are available or expected to become available within a reasonable period, consideration should be given to sites on the edge-of-centres that are, or can be, well

integrated with the existing centre, local walking and cycle networks, and public transport. Out-of-centre sites should only be considered if it is demonstrated that no suitable sites are (or are expected to become) available within town centre or edge of centre locations. Applications that fail the sequential test should be refused”

- 3.8. Hillingdon Local Plan Policy DMTC1 supports and protects the vitality and viability of town centres by directing town centre uses to town centres. The Policy applies a sequential approach to locating proposals for main town centre uses with the first preference given to *town centre* locations, then in edge of town centre locations. Policy E5 reiterates that the thrust of the NPPF and Policy DMTC1.
- 3.9. The Site is located outside any of these defined centres and, therefore, **it is considered necessary to demonstrate that the Proposed Development complies with the sequential approach** outlined within the NPPF, The London Plan and Hillingdon Local Plan.

Application

- 3.10. Paragraph 005 of the PPG states that in circumstances where main town centre uses cannot be accommodated within defined centres, Local Planning Authorities (LPAs) should *‘ensure that any proposed main town centre uses which are not in an existing town centre are in the best locations to support the vitality and vibrancy of town centres, and that no likely significant adverse impacts on existing town centres arise’*.
- 3.11. This exercise is undertaken by a sequential test. Paragraph 009 of the PPG explains that a *‘sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre). It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking.’*
- 3.12. PPG ‘Ensuring the vitality of town centres’ (Paragraph: 011 Reference ID: 2b-011-0190722) confirms that it is for the applicant to demonstrate compliance with the sequential test and that, where possible, the local planning authority should support the applicant in undertaking the sequential test. The application of the test will need to be proportionate and appropriate for the given proposal.
- 3.13. Applications for main town centre uses should firstly be directed to town centres, then edge of centre locations and only if suitable sites are not available (within a reasonable period) should out of centre sites be considered. In considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

3.14. PPG Paragraph 011 confirms that the following considerations 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?
- is there scope for flexibility in the format and/or scale of the proposal?
- if there are no suitable sequentially preferable locations, the sequential test is passed.

3.15. Paragraph 011 also states that:

“In line with paragraph 86 of the NPPF [now NPPF Policy TC3], 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.

Compliance with the sequential and impact tests does not guarantee that permission will be granted – all material considerations will need to be considered in reaching a decision.”

Area of Assessment

- 3.16. In defining an appropriate and proportionate area of assessment for the sequential test, consideration has been given to the scale, nature and intended function of the Proposed Development. The Proposal comprises 28 no. Class C1 apart-hotel units within two additional storeys at Mondial House and is intended principally to serve demand associated with Heathrow Airport.
- 3.17. The Proposed Development is intended principally to accommodate short-stay, airport-related demand, journey time to and from the terminals is a material locational consideration. Passengers using accommodation in connection with an early departure, late arrival or short stopover are likely to place particular importance on a convenient and reliable transfer to the airport.
- 3.18. Given the intended airport-related function of the Proposed Development, alternative sites must be capable of serving the same market and maintaining a convenient and sustainable connection with Heathrow Airport. It is therefore considered appropriate to define the area of assessment by reference to locations accessible within approximately 20 minutes by public transport from Heathrow Terminals 2 and 3 Station.
- 3.19. A 20-minute public transport journey time from Heathrow Terminals 2 and 3 provides a reasonable and proportionate basis for defining the search area. Heathrow Terminals 2 and 3 Station represents an appropriate point of origin

because it functions as a principal public transport interchange for the airport, providing access to rail, Underground and local bus services.

- 3.20. The 20-minute catchment includes a range of centres in both Hillingdon and Hounslow that are capable, in principle, of providing sustainable access to the airport. A narrower catchment could exclude locations that remain reasonably convenient and accessible, whereas a substantially wider search would increasingly capture locations involving longer journeys, additional interchanges and greater uncertainty arising from waiting and transfer times. Accommodation in locations outside the 20-minute catchment area would therefore be less likely to serve the same short-stay airport market or to provide a genuinely comparable alternative to the Proposed Development.
- 3.21. Defining the catchment by public transport journey time, rather than by straight-line distance or private-vehicle travel time, also reflects the objective of directing development towards sustainable and accessible locations and reducing reliance on private cars and taxis. The 20-minute catchment area provides a practical and proportionate means of identifying locations that retain a close operational and functional relationship with Heathrow, having regard to the modest scale and specific airport-related function of the Proposal.
- 3.22. The catchment has been identified using CommuteTimeMap, with Heathrow Terminals 2 and 3 Station used as the point of origin. As public transport journey times vary throughout the day, the resulting isochrone represents a typical 20-minute journey under representative daytime service conditions.

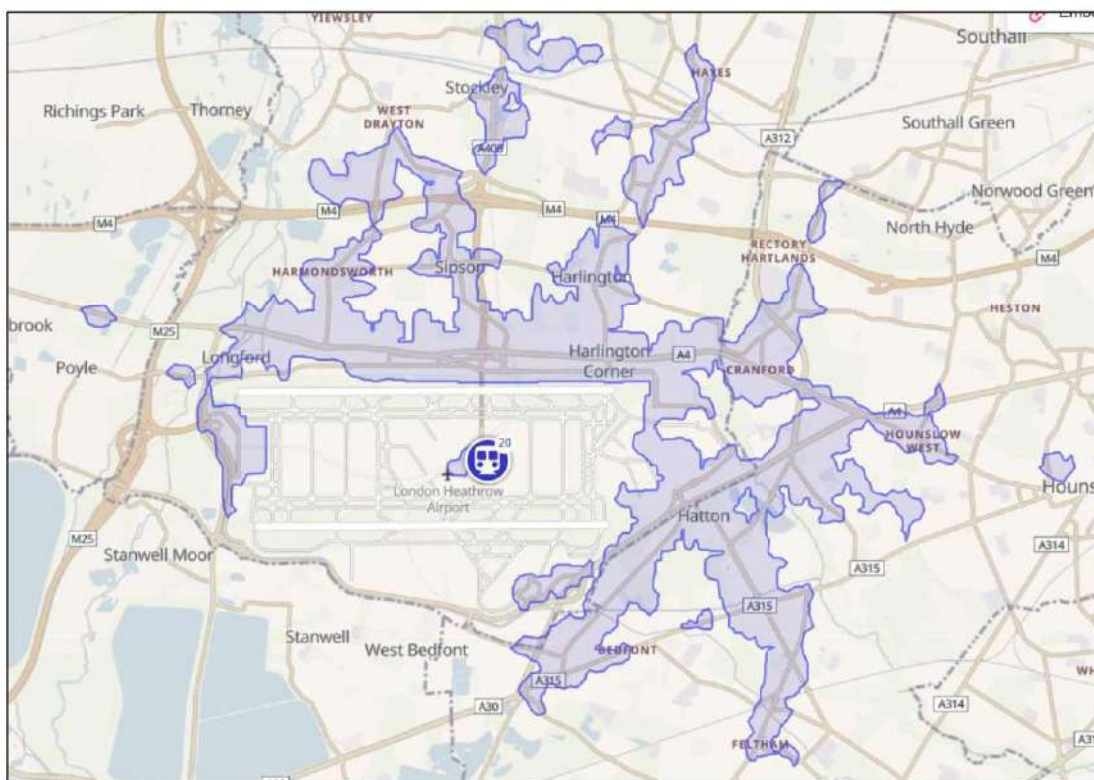


Figure 4: Map highlighting (in blue) the Proposal's 20-minute public transport travel distance from Heathrow's Terminal 2 & 3 stations.

3.23. The resulting catchment area includes the following defined centres which will be considered when undertaking the sequential test assessment:

- Hayes district centre
- Hounslow metropolitan centre
- Feltham town centre
- Harlington local centre
- Yiewsley–West Drayton district centre
- Hounslow West large neighbourhood centre
- Roman Road local centre
- Cranford large neighbourhood centre

Site Selection Criteria

3.24. PPG paragraph 011 states that “*it is not necessary to demonstrate that [...] a site can accommodate **precisely** the scale and form of the development being proposed*”. It is an important distinction between an alleged requirement to disaggregate a development and the PPG’s requirement to apply a flexible approach when identifying search criteria. This requirement for flexibility is echoed by Policy TC3(3) of the NPPF.

3.25. Lord Glennie’s comments in *Lidl UK GmbH v Scottish Ministers* [2006]¹ conclude that, in considering whether a site could be suitable or not, the main question remains “*whether the alternative town centre site, in this case the existing Lidl 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 into the alternative site.***”

3.26. In *Tesco v Dundee*² it was held that ‘suitable’ means “*suitable for the development proposed*”; specifically, in respect of suitability, and provided that the applicant demonstrates flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered so that it can be made to fit the alternative site. The wording in *Tesco v Dundee* has been held to be broadly carried over to other similar cases.

3.27. In terms of flexibility to be applied to a site area in general sequential testing context, the Inspector concluded at paragraph 11 of the appeal decision (ref APP/X3540/W/20/3250557³) that “*the standard approach to these matters is to*

¹ https://www.bailii.org/scot/cases/ScotCS/2006/CSOH_165.html

² <https://www.supremecourt.uk/cases/docs/uksc-2011-0079-judgment.pdf>

³ <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3250557>

set a range within a certain percentage of the application site, usually 15 or 20% either way'.

- 3.28. Accordingly, it is considered that a 20% allowance either way of the Proposal's floorspace of 1,167 sqm GIA is appropriate, specifically sites with an area of between 900 sqm and 1,400 sqm GIA.
- 3.29. In addition, development land with site areas between 0.1 ha and 0.25 hectares have also been considered. This range reflects the existing quantum and density of development proposed which would include ancillary development such as car parking and landscaping, while applying a proportionate degree of flexibility.
- 3.30. From an operational point of view, as the Proposal relates to a hotel use, any site would need to be able to accommodate adequate parking and access arrangements, including a suitable occasional loading and unloading manoeuvring areas for larger vehicles.
- 3.31. Additionally, as the Proposal relates to the extension of the existing business as a response to the increasing demand for additional bed spaces, in particular self-contained apartments, that are easily accessible to Heathrow Airport, any alternative site would need to be located in proximity and easily accessible to Heathrow by public transport means.
- 3.32. Consequently, the following selection criteria (operational, practical and locational requirements) have been identified for the purposes of undertaking the sequential assessment:
 - Freehold or leasehold retail, office, leisure or commercial units, or land suitable to accommodate the Proposed Development;
 - Gross internal floorspace of between 900 sqm ha and 1,400 sqm GIA;
 - Site area of between 0.1 ha and 0.25 ha;
 - Site located within or at the edge of a defined centre within the catchment area;
 - Good public transport connections, including to Heathrow Airport;
 - Sites capable of accommodating adequate vehicle parking and access arrangements; and
 - Locations compatible with the proposed use.

4. Sequential Test Assessment

- 4.1. This section seeks to assess the results of the sequential test against relevant planning policies identified in the previous section of this document.
- 4.2. The sequential assessment was undertaken between 10 and 21 August 2026 and assessed available marketed retail, commercial, light industrial and leisure properties or land within the 20-minute public transport catchment area of Heathrow Airport.
- 4.3. The sequential test consists of two stages, with Stage 1 comprising a filtering exercise to discount any sites that are clearly not suitable to accommodate the Proposed Development (e.g. due to site area, or floorspace limitations), or which are not located in sequentially preferable locations i.e. out of centre locations or outside the catchment area. Stage 2 assesses any properties or sites that passed the initial filtering exercises in depth.
- 4.4. A number of national and local estate agencies' online platforms were used to conduct the search for alternative sites. Large estate agent platforms are a useful tool for identifying available properties, as they aggregate advertisements from both local and national agents in one easily searchable place. In addition, engagement with local agents was undertaken, as these agents provide detailed knowledge of the local market and access to opportunities that may not be widely advertised. The following were used in identifying potentially suitable sites:
- Rightmove⁴
 - Loopnet⁵
 - Woodend Estates⁶
 - Kearns⁷
- 4.5. Additionally, the assessment has analysed potential alternative sites within the Hillingdon⁸ and Hounslow⁹ Brownfield Registers.

Stage 1 Assessments

Marketed Properties

- 4.6. A 5-mile radius was initially used to identify potential sites using the estate agent's search tool. It is important to note that the 5-mile radius extends in most parts beyond the 20-minute public transport travel time isochrone assessment

⁴ <https://www.rightmove.co.uk/commercial-property>

⁵ <https://www.loopnet.co.uk/>

⁶ <https://www.woodendestates.co.uk/>

⁷ <https://www.kearns.co/commercial/>

⁸ <https://pre.hillingdon.gov.uk/planning-policy/brownfield-land-register>

⁹ <https://www.hounslow.gov.uk/planning-policy/brownfield-land-register>

area. In addition, floorspace area filters were used to encapsulate, to the nearest denominator, the floorspace criterion.

- 4.7. The search revealed that within the 5-mile radius, 108 no. individual property listings were identified when applying site area and/or property area filters, the vast majority of these comprising out of centre offices located in office parks, such as Stockley Park or outside the 20-minute catchment area e.g. Staines-upon-Thames
- 4.8. However, a substantial number of the 108 no. listings related to the same building or site, including separate listings for individual suites, serviced-office configurations and properties marketed by different agents or across different property portals. As the sequential test is concerned with genuinely distinct alternative sites rather than the number of individual marketing entries, the listings were rationalised by reference to their address and building identity. This process reduced the initial results to 43 distinct sites. Where multiple listings related to the same site, the available information on use and floorspace was consolidated so that each site was assessed once and was not artificially over-represented within the search results.
- 4.9. Please refer to **Appendix 1** for the full Stage 1 assessment of the sites that have been examined and analysed against the sequential test criteria.
- 4.10. Of these 43 properties, only 3 no. properties passed the Stage 1 filtering exercise i.e. being of sufficient size and being located in a sequentially preferable location.

Brownfield Register

- 4.11. This assessment also analysed the 369 entries identified within the London Boroughs of Hillingdon and Hounslow Brownfield Registers (see **Appendix 2**). Of these, 101 satisfied the applicable site-area criterion of 0.10-0.25 hectares and were therefore taken forward to the second filtering exercise.
- 4.12. The second filtering exercise identified that 95 of these entries lie outside the defined 20-minute public transport catchment area from Heathrow Terminals 2 and 3 and within or at the edge of a defined centre. These sites do not retain the necessary functional and accessible relationship with Heathrow and were therefore discounted. This left six sites within the catchment area, comprising two town-centre sites and four edge-of-centre sites.
- 4.13. Of these six sites, Land at Stanborough Road, Hounslow was discounted on suitability grounds. Although the Council-owned site appears, in principle, to be available, it lies within a predominantly residential setting and can only be accessed from Stanborough Road, a quiet residential street, due to the adjoining park and railway line. An aparthotel development would be likely to conflict with the character and amenity of the surrounding residential area through visitor activity, noise and additional vehicle movements. The site is therefore not

capable of satisfactorily accommodating the Proposal, even when a reasonable degree of flexibility is applied.

- 4.14. The remaining five sites were found not to be genuinely available. Trout Road, Yiewsley; Kirk House, 97-109 High Street; and 82-84 Otterfield Road have already been developed for residential purposes. The former FLC Car Sales site at Falling Lane is committed to a residential development comprising 30 apartments, while the Red Cow public house at 70 High Street remains in private ownership, is not known to be actively marketed and is not subject to any evident intention to redevelop the site. None of these sites can therefore constitute an available alternative to the Proposal.
- 4.15. Consequently, the assessment confirms that no site identified from either the Hillingdon or Hounslow Brownfield Register passes the Stage 1 assessment, and no Brownfield Register sites are taken forward to Stage 2 of the sequential assessment.

Stage 2 Assessment

The Shipping Building, Hayes

- 4.16. The Shipping Building comprises a substantial multi-storey Art Deco building forming part of The Old Vinyl Factory development. It has been extensively refurbished to provide high-quality office accommodation, together with a staffed reception, café, gym and other communal facilities. The property occupies an edge-of-centre location approximately five minutes' walk from Hayes & Harlington Station, with a public transport journey time of approximately 18 minutes to Heathrow Terminals 2 and 3.
- 4.17. The available accommodation extends to approximately 1,153 sqm and therefore falls within the floorspace range applied by the sequential assessment. The particulars also identify 273 car parking spaces serving the building, while a multi-storey car park is situated immediately to the north. In purely quantitative and locational terms, the property therefore initially appears capable of accommodating the Proposed Development.
- 4.18. However, the available accommodation forms part of an established multi-occupied office building, with existing businesses continuing to operate from the upper floors. The proposed apart-hotel would generate materially different patterns of activity, including frequent guest arrivals and departures, 24-hour access, deliveries and servicing which would be at odds with the current office use. The use of shared entrances and communal areas by hotel guests is unlikely to be compatible with the security, amenity and operational requirements of the existing office occupiers.
- 4.19. Furthermore, upon reviewing the property particulars, it is clear that a separate entrance, dedicated reception and servicing arrangements or an appropriate allocation of parking cannot be accommodated without significant interventions to the entirety of the large building. Consequently, notwithstanding its suitable

floorspace and accessible location, the property would not be capable of accommodating the Proposed Development even when a degree of flexibility is applied; therefore the property was discounted.

One Hyde Park, Hayes

- 4.20. One Hyde Park comprises a modern, purpose-built office building situated at the edge of Hayes district centre. The ground floor has already been let, with approximately 929 to 6,624 sqm of accommodation available across three upper floors. The property is approximately 17 minutes to Heathrow Terminals 2 and 3 by public transport.
- 4.21. The minimum available floorspace falls within the range applied by the sequential test. The building also benefits from a full-height reception, passenger and goods lifts, cycle storage, shower facilities and on-site parking at a ratio of approximately one space per 28 sqm. The presence of a Premier Inn nearby also demonstrates that hotel accommodation would be broadly compatible with the surrounding area.
- 4.22. Nevertheless, similar to The Shipping Building, the available accommodation forms part of a purpose-built and predominantly occupied office building. As the Proposed Development requires no more than approximately 1,400 sqm, the majority of the building would continue to be occupied by businesses alongside the proposed 28 self-contained apart-hotel units. The proposed use would introduce 24-hour access, frequent guest movements, deliveries and servicing through a building designed and managed principally for office occupiers.
- 4.23. The property is unlikely to be able to viably a separate entrance, dedicated reception, independent servicing arrangements and sufficient dedicated parking. The proposed apart-hotel would therefore be unlikely to operate compatibly alongside the existing and future office businesses and would likely result in some form of conflict between the differing uses. Consequently, notwithstanding the property's suitable floorspace, accessible location and general parking provision, it would not be capable of accommodating the Proposed Development and was therefore discounted.

Land at Nestles Avenue, Hayes

- 4.24. This property comprises concrete-surfaced and gated land situated close to Hayes & Harlington Station. The land is currently advertised in parcels ranging from approximately 0.09 hectares to 1.4 hectares and is marketed for secure open storage, principally for contractors, fleet operators and businesses requiring external vehicle or equipment storage. The property occupies an edge-of-centre location with a public transport journey time of approximately nine minutes to Heathrow Terminals 2 and 3.
- 4.25. The advertised land includes sub-divided parcels falling within the site-area range criterion applied by the sequential assessment. As cleared land, it could theoretically accommodate purpose-built hotel accommodation together with

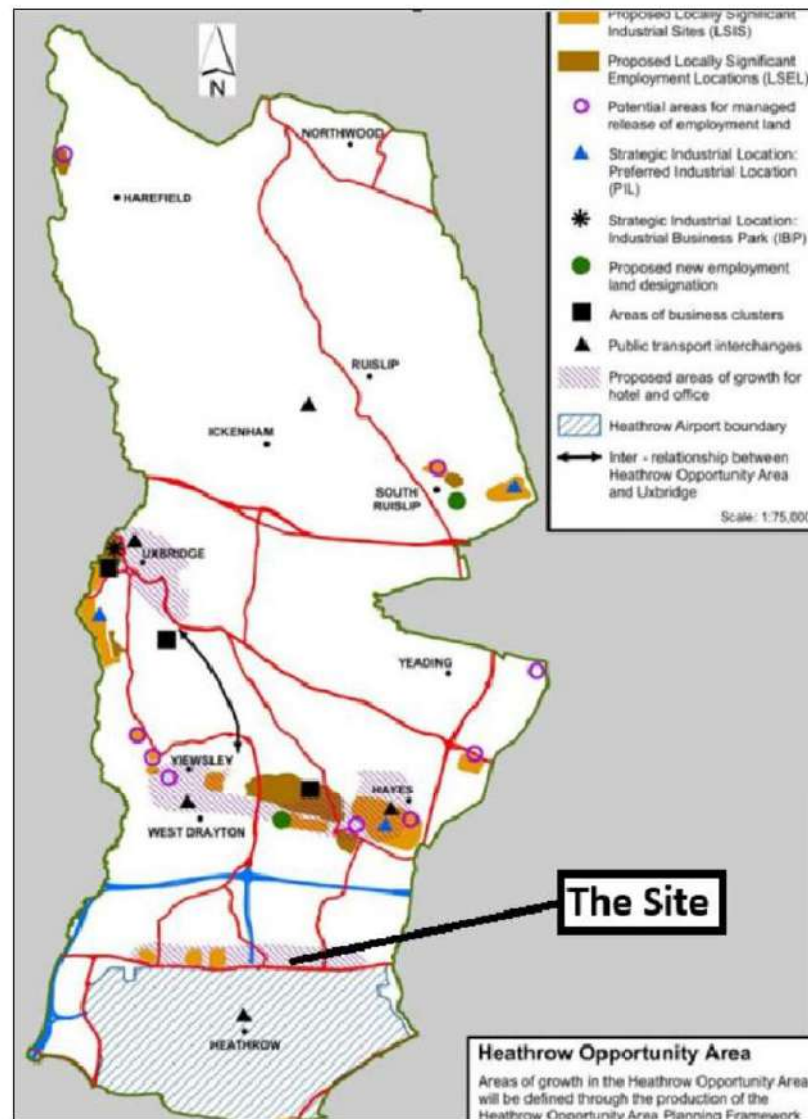
parking, access and servicing arrangements. However, the land is advertised solely on a rental basis for open storage rather than for sale or long-term redevelopment. The particulars provide no evidence that the owner would release an appropriately sized parcel for permanent development or grant a lease of sufficient length to justify the construction works required.

- 4.26. More significantly, the wider site is committed to comprehensive residential-led redevelopment. Planning permission ref. 73238/APP/2018/1145 approved the demolition of the existing buildings and redevelopment of the site to provide 457 residential units and approximately 2,766 sqm of retail, café and office floorspace. The permission has subsequently been amended (refs. 73238/APP/2021/233 and 73238/APP/2021/777) and lawfully implemented (Certificate of Lawfulness ref. 73238/APP/2022/3822). This demonstrates a real intention to deliver the approved scheme, which does not include hotel accommodation. Therefore, the site is not available to accommodate the Proposed Development.
- 4.27. The current storage availability is therefore considered to represent a temporary or interim use pending redevelopment rather than a genuinely available development opportunity. Consequently, notwithstanding its potentially suitable size and accessible location, the land is not available or realistically capable of accommodating the Proposed Development and was discounted.
- 4.28. Please refer to **Appendix 3** for further details of the properties assessed as part of the Stage 2 assessment.

5. Findings

- 5.1. The assessment has not identified any suitable and available sequentially preferable sites within the defined assessment area. This reflects the limited availability of appropriately sized premises or development land within or at the edge of the defined centres falling within approximately 20 minutes' public transport travel time of Heathrow Terminals 2 and 3. None of the identified alternatives was capable of accommodating the Proposed Development, even when applying a proportionate degree of flexibility to its scale and format and having regard to the need for suitable access, servicing, parking and operational compatibility.
- 5.2. The initial search identified 108 individual property listings. However, a substantial number related to different suites within the same building or duplicate advertisements across multiple property platforms. Once rationalised, these represented 43 distinct sites. The majority were discounted because they comprised out-of-centre offices within business parks, were located outside the defined public transport catchment or failed to satisfy the floorspace or site-area criteria. Only three properties progressed to detailed assessment.
- 5.3. The Shipping Building and One Hyde Park provided accommodation broadly within the required floorspace range and occupied edge-of-centre locations with reasonable public transport connections to Heathrow Airport. However, both comprised accommodation within predominantly occupied office buildings. Neither property was demonstrated to offer the separate entrance, reception, servicing and parking arrangements required by the Proposed Development. The introduction of 28 apart-hotel units would also be unlikely to operate compatibly alongside the existing and future office occupiers. Land at Nestles Avenue was similarly discounted because it is marketed only for temporary open-storage use and is committed to a lawfully commenced residential-led redevelopment. Accordingly, none of the three properties represented a suitable and available alternative.
- 5.4. Within the Brownfield Registers, of the total 369 no. sites, 101 no. sites satisfied the site area criterion but only 6 no. were located within the catchment area. Of these none were capable of accommodating the Proposal, mainly because they were not available for development.
- 5.5. In contrast, the application site is capable of accommodating the Proposed Development through an extension to the existing building. The proposed third and fourth floors would provide approximately 1,167 sqm GIA and 28 self-contained apart-hotel units while retaining the existing 42 studio units below. The development can be integrated with the existing access, parking and management arrangements and would provide appropriate cycle parking, refuse and recycling facilities, servicing arrangements and ancillary accommodation. It can therefore be delivered without the need to acquire or redevelop a separate site.

- 5.6. The Site also occupies an accessible location with good connections to Heathrow Airport. Bus stops are situated approximately 100 metres to the south-west along Bath Road and provide frequent services to Heathrow Central, Hayes & Harlington and other destinations across west London. Heathrow Terminals 2 and 3 and Hayes & Harlington stations provide access to the Elizabeth line, Piccadilly line and National Rail services. The Site also benefits from direct access to the A4 Bath Road, with onward connections to Heathrow Airport, the A408 and the M4.
- 5.7. Therefore, although the Site is located in an out-of-centre location for planning purposes, it is accessible by sustainable transport and maintains a close functional relationship with Heathrow Airport, and nearby town centres, in line with NPPF Policy TC3(2) which states that *“when considering edge of centre and out of centre locations, preference should be given to accessible sites which are well connected to the town centre by sustainable transport modes.”*
- 5.8. In addition, the Site lies within the Heathrow Opportunity Area, which is identified in the London Plan as a location with significant potential to accommodate growth and regeneration. London Plan Policy E10 supports the provision of serviced visitor accommodation in Opportunity Areas and other locations that are well connected by public transport, subject to the sequential approach established by Policy SD7. The Site’s location within the Heathrow Opportunity Area therefore provides strategic policy support for hotel development, particularly given its relationship with Heathrow Airport and the surrounding transport network. Although a detailed Opportunity Area Planning Framework has not yet been formally prepared or adopted for Heathrow, this the Site’s Opportunity Area designation and the broader policy support for visitor accommodation should be given appropriate weight.
- 5.9. This strategic support is reinforced by Policy E2 of the Hillingdon Local Plan Part 1. Policy E2 seeks to accommodate a minimum of 3,800 additional hotel bedrooms and expressly encourages new hotels and visitor facilities in Uxbridge, Hayes, on suitable sites outside designated employment land around the Heathrow perimeter, and in other sustainable locations. As illustrated in Figure 5 below, Map 5.1 of the Local Plan identifies the Site within a proposed area of growth for hotel and office development.
- 5.10. The Site is therefore located within an area specifically identified as appropriate for hotel growth, providing a clear spatial and policy basis for the proposed use. This designation is an important consideration in the sequential assessment and supports the conclusion that the Site represents an appropriate and policy-compliant location for the proposed hotel development.



5.11. In the absence of any suitable and available town-centre or edge-of-centre alternatives, the Site represents an appropriate and accessible location for the Proposed Development and has satisfied the sequential approach in accordance with Policy TC3 of the NPPF, London Plan Policy SD7 and Hillingdon Local Plan Policy DMTC1.

6. Conclusion

- 6.1. The application seeks planning permission for a rooftop extension to the existing building at Mondial House, Mondial Way, providing approximately 1,167 sqm GIA across two additional storeys. The Proposed Development would provide 28 self-contained apart-hotel units together with associated management, servicing and ancillary facilities. The proposed Class C1 hotel accommodation constitutes a main town centre use in planning policy terms.
- 6.2. The Site is located in an out-of-centre location, approximately 690 metres from Harlington Local Centre and approximately 2.8 km from Hayes District Centre. The Proposal must therefore be assessed having regard to the sequential approach established by Policy TC3 of the NPPF, London Plan Policy SD7 and Hillingdon Local Plan Policy DMTC1.
- 6.3. A proportionate sequential test has been undertaken, reflecting the scale, nature and airport-related function of the Proposed Development. The assessment demonstrates that, within the defined centres falling within approximately 20 minutes' public transport travel time of Heathrow Terminals 2 and 3, there are no suitable and available sequentially preferable sites capable of accommodating the Proposed Development, even when applying an appropriate degree of flexibility in terms of scale and format.
- 6.4. In light of the sequential test being satisfied and the absence of any suitable and available alternative sites, the proposed location of the development is considered acceptable and complies with the sequential approach outlined by Policy TC3 of the NPPF, London Plan Policy SD7 and Hillingdon Local Plan Policy DMTC1.

7. Appendices

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Appendix 1 - Marketed Properties - Stage 1

Site Number	Site Address	Existing or Former Use	Site Area and/or Property Floorspace	Location	Property Web Page
1	The Shipping Building, 252-254 Blyth Road, Hayes, UB3 1HA	Office	2,793-29,950 sq ft	Edge of Centre - Passed Stage 1 Test	View property
2	Strata, 1 Bridge Street, Staines-upon-Thames, TW18 4TW	Office	10,402 sq ft	Out of Centre / Outside Catchment Area	View property
3	Harvor House, Plane Tree Crescent, Feltham, TW13 7BZ	Office	5,335-26,040 sq ft	Out of Centre / Outside Catchment Area	View property
4	Mondial House, 5 Mondial Way, Hayes, UB3 5AR	Office	550-10,180 sq ft	Out of Centre / Outside Catchment Area	View property
5	Heathrow Boulevard Building 1, 286 Bath Road, West Drayton, UB7 6DQ	Office	7,836-18,958 sq ft	Out of Centre / Outside Catchment Area	View property
6	Flow One, The Causeway, Staines-upon-Thames, TW18 3FA	Office	10,843-63,799 sq ft	Out of Centre / Outside Catchment Area	View property
7	Lavender House, 17-51 London Road, Staines-upon-Thames, TW18 4HF	Commercial space (type not stated)	1,428-13,826 sq ft	Out of Centre / Outside Catchment Area	View property
8	Green Lane, Hounslow, TW4 6NW	Office	1,814-13,353 sq ft	Out of Centre / Outside Catchment Area	View property
9	68 The Broadway, Southall, UB1 1OE	Office	11,545 sq ft	Out of Centre / Outside Catchment Area	View property
10	61-63 High Street, Staines-upon-Thames, TW18 4QH	High street retail / mixed-use commercial	11,000 sq ft floorspace; 0.18 acre (0.073 ha) site	Out of Centre / Outside Catchment Area	View property
11	Strata House, 264-270 Bath Road, Harlington, Hayes	Office	490-12,185 sq ft	Out of Centre / Outside Catchment Area	View property
12	Centurion House, London Road, Staines-upon-Thames, TW18 4AX	Office / serviced office	108-19,004 sq ft	Out of Centre / Outside Catchment Area	View property
13	6-9 The Square, Stockley Park, Uxbridge, UB11 1FW	Office / serviced office	108-64,546 sq ft	Out of Centre / Outside Catchment Area	View property
14	Hillingdon House, Wren Avenue, Uxbridge, UB10 0FD	Office / serviced office	108-12,691 sq ft	Out of Centre / Outside Catchment Area	View property
15	Indurant - Westlands 125, Millington Road, Hayes, UB3 4AZ	Light industrial / office	10,280-127,713 sq ft	Out of Centre / Outside Catchment Area	View property
16	1 Longwalk, Stockley Park, Uxbridge, UB11 1DB	Office	15,000-74,954 sq ft	Out of Centre / Outside Catchment Area	View property
17	One, Hyde Park, Hayes, UB3 4DG	Office	10,000-71,296 sq ft	Edge of Centre - Passed Stage 1 Test	View property
18	The Charter Building, Charter Place, Uxbridge, UB8 1JG	Office / serviced office	85-60,188 sq ft	Out of Centre / Outside Catchment Area	View property
19	5 The Square, Stockley Park, Uxbridge, UB11 1ET	Office	6,485-57,668 sq ft	Out of Centre / Outside Catchment Area	View property
20	450 Bath Road, Longford, West Drayton, UB7 0EB	Office / serviced office	108-47,840 sq ft	Out of Centre / Outside Catchment Area	View property
21	Rourke House, Watermans Business Park, The Causeway, Staines-upon-Thames, TW18 3BA	Office / serviced office	108-15,256 sq ft	Out of Centre / Outside Catchment Area	View property
22	3 Roundwood Avenue, Stockley Park, Uxbridge, UB11 1AY	Office	3,939-40,387 sq ft	Out of Centre / Outside Catchment Area	View property
23	4 Longwalk Road, Stockley Park, Uxbridge, UB11 1FE	Office / serviced office	100-38,465 sq ft	Out of Centre / Outside Catchment Area	View property
24	Causeway Connect, The Causeway, Staines-Upon-Thames, TW18 3AG	Light industrial / trade counter	4,080-34,680 sq ft	Out of Centre / Outside Catchment Area	View property
25	2 The Square, Stockley Park, Uxbridge, UB11 1ET	Office	7,126-33,540 sq ft	Out of Centre / Outside Catchment Area	View property
26	Harman House, 1 George Street, Uxbridge, UB8 1QG	Office	1,954-33,157 sq ft	Out of Centre / Outside Catchment Area	View property
27	5 Pinetrees, Chertsey Lane, Staines-Upon-Thames, TW18 3DT	Office	4,910-29,547 sq ft	Out of Centre / Outside Catchment Area	View property
28	Belmont House, Belmont Road, Uxbridge, UB8	Office / serviced office	100-29,000 sq ft	Out of Centre / Outside Catchment Area	View property
29	Staines Twenty, 20 Kingston Road, Staines-upon-Thames, TW18 4LG	Office	4,461-26,360 sq ft	Out of Centre / Outside Catchment Area	View property
30	3 Lotus Park, The Causeway, Staines-upon-Thames, TW18 3BU	Office	4,508-24,915 sq ft	Out of Centre / Outside Catchment Area	View property
31	Horton House, Highbridge Estate, Oxford Road, Uxbridge, UB8	Office	8,120-24,826 sq ft	Out of Centre / Outside Catchment Area	View property
32	The Curve, Axis Business Park, Hurricane Way, Langley, SL3 6AG	Office	6,949-22,493 sq ft	Out of Centre / Outside Catchment Area	View property
33	Communications House, South Street, Staines, TW18 4QE	Office	2,615-12,001 sq ft	Out of Centre / Outside Catchment Area	View property
34	Rivermead, Oxford Road, Denham, Uxbridge, UB9 4BF	Office / serviced office	1,000-12,000 sq ft	Out of Centre / Outside Catchment Area	View property
35	3 World Business Centre, Newall Road, Henthrow, TW6 2SF	Office	958-11,400 sq ft	Out of Centre / Outside Catchment Area	View property
36	Magna House, Staines, TW18 4BP	Office	3,909-10,868 sq ft	Out of Centre / Outside Catchment Area	View property
37	Eden Grove, London Road, Staines-upon-Thames, TW18 4AB	Office	10,579 sq ft	Out of Centre / Outside Catchment Area	View property
38	Legacy Centre, Hanworth Trading Estate, Hampton Road West, Feltham, TW13 6DH	Serviced office centre	11,065 sq ft	Out of Centre / Outside Catchment Area	View property
39	Eversley Crescent, Isleworth, Middlesex, TW7	School (marketed for residential development)	12,463 sq ft	Out of Centre / Outside Catchment Area	View property
40	Far View, The Common, West Drayton, UB7 7HQ	C3 residential dwelling / light industrial	0.5 acre site (21,315 sq ft)	Out of Centre / Outside Catchment Area	View property
41	St. Dunstons Road, Feltham	Commercial land / warehouses	11,761.2 sq ft	Out of Centre / Outside Catchment Area	View property
42	Syke Ings, Richings Park	Land	10,018.8 sq ft	Out of Centre / Outside Catchment Area	View property
43	Nestle Avenue, Hayes, Hillingdon	Land	0.09-1.4 ha	Edge of Centre - Passed Stage 1 Test	View property

Appendix 2 - Brownfield Register Assessment

Site no.	Ref	Site Name Address	Hectares	Passed site area test?	Location	Passed location test?	Comments	Passed Stage 1 Assessment?
44	10112/APR/2017/2077	The London School of Theology, Green Lane, Northwood, HA6 2UW	0.236	No	Did not pass filtering test 1	No		No
45	10215/APR/2018/4267	219 Smokeleys Road UB10 6DP	0.084	No	Did not pass filtering test 1	No		No
46	10744/APR/2016/3616	Alexander House 106 Pembroke Road HA4 6NW	0.093	No	Did not pass filtering test 1	No		No
47	11026/APR/2018/3361	The Crane Ph Waterspash Lane UB3 4QS	0.232	Yes	Outside catchment area	No		No
48	11891/APR/2020/20	Bourne Court Site, Bourne Court, Ruislip	0.727	No	Did not pass filtering test 1	No		No
49	12504/APR/2016/4179	92 Field Heath Road UB8 3NU	0.026	No	Did not pass filtering test 1	No		No
50	1331/APR/2010/1706	Land to the south of railway, including Neade, Hayes	12.2	No	Did not pass filtering test 1	No		No
51	13544/APR/2017/3388	Westcombe House 36-38 Windsor Street UB8 1AB	0.102	Yes	Outside catchment area	No		No
52	13544/APR/2017/4639	Westcombe House 36-38 Windsor Street UB8 1AB	0.102	Yes	Outside catchment area	No		No
53	1577/APR/2018/4047	1200 Lixbridge Road UB4 8LD	0.12	Yes	Outside catchment area	No		No
54	16109/APR/2018/3607	137 Ducks Hill Road HA6 2SQ	0.193	Yes	Outside catchment area	No		No
55	16589/APR/2018/3310	190 Joel Street HA5 2PF	0.053	No	Did not pass filtering test 1	No		No
56	16589/APR/2019/316	190 Joel Street HA5 2PF	0.053	No	Did not pass filtering test 1	No		No
57	1724/APR/2018/1695	Trout Road, Yiewsley	0.14	Yes	Edge of Centre	Yes	The site has since been developed with residential units. Therefore the site is not available for development and has been discounted.	No
58	17502/APR/2018/3624	Transport House Uxbridge Road UB10 0LY	0.078	No	Did not pass filtering test 1	No		No
59	17762/APR/2019/3373	Dorset House High Street UB7 0BT	0	No	Did not pass filtering test 1	No		No
60	18595/APR/2016/3834	Abrook Arms Ph Harefield Road UB8 1PW	0.167	Yes	Outside catchment area	No		No
61	1927/APR/2018/1232	Legion House Uxbridge Road UB4 6RP	0.163	Yes	Outside catchment area	No		No
62	19991/APR/2018/3432	92 Osterfield Road UB7 8PF	0.078	No	Did not pass filtering test 1	No		No
63	20590/APR/2017/3413	Woodbridge House New Windsor Street UB8 2TY	0.274	No	Did not pass filtering test 1	No		No
64	21027/APR/2018/4231	Chisley Industrial Estate, Pump Lane, Hayes	1.824	No	Did not pass filtering test 1	No		No
65	22635/APR/2016/3277	70 The Red Cow Ph High Street UB7 7DS	0.122	Yes	Town Centre	Yes	Planning application ref 12635/APR/2016/3277 to redevelop the site with 7 no. apartments and ground floor and basement retail space was approved in 2017 but appears to have since lapsed. A retrospective application ref. 77462/APR/2022/2491 was approved in 2022 for a single store extensions and other alterations. The site is owned privately, is not readily available on the market and it appears to be no intention to redevelop the site. Therefore, it is deemed that the site is not available for redevelopment.	No
66	23156/APR/2019/2883	269-285 Field End Road, Ruislip	0.12	Yes	Outside catchment area	No		No
67	23156/APR/2019/339	269-285 Field End Road, Ruislip	0.245	Yes	Outside catchment area	No		No
68	2370/APR/2018/2793	Morrison Supermarket 41-47 High Street UB7 7QQ	0.54	No	Did not pass filtering test 1	No		No
69	23796/APR/2017/5648	Woodside Day Centre 601 Uxbridge Road UB4 6RE	0.292	No	Did not pass filtering test 1	No		No
70	24843/APR/2018/369	Pedcroft Works, Tavistock Road, Yiewsley	0.68	No	Did not pass filtering test 1	No		No
71	26134/APR/2018/2743	Fancus House 1 Station Approach HA4 8LF	0.194	Yes	Outside catchment area	No		No
72	26414/APR/2017/2603	The Flaremark 260 Burn Road Longford UB7 0BR	0.440	No	Did not pass filtering test 1	No		No
73	26414/APR/2019/4571	Reynolds, 8 Linkway, Northwood, HA6 2XS	0.354	No	Did not pass filtering test 1	No		No
74	29164/APR/2016/4622	88 Long Lane UB10 8SX	0.176	Yes	Outside catchment area	No		No
75	31572/APR/2017/4624	Willow Tree Depot Ditchfield Road UB4 9QH	0.233	Yes	Outside catchment area	No		No
76	32215/APR/2018/501	Securitas House (Formerly Lovell House) High Street UB8 1LQ	0.127	Yes	Outside catchment area	No		No
77	32926/APR/2017/2396	Kirk House 57-109 High Street UB7 7QH	0.171	Yes	Town Centre	Yes	The site property was subject to a Prior Approval ref. 32926/APR/2017/2396 to change the use from office to residential. The site has since been developed and is therefore not available for redevelopment to accommodate the Proposal. The site was discounted.	No
78	34151/APR/2018/4259	51 Belmont Road UB8 1RZ	0.176	Yes	Outside catchment area	No		No
79	34151/APR/2019/1179	51 Belmont Road UB8 1RZ	0.087	No	Did not pass filtering test 1	No		No
80	34151/APR/2019/3459	Young James House 51 Belmont Road UB8 1RZ	0.088	No	Did not pass filtering test 1	No		No
81	35248/APR/2017/3013	Dolphin Bridge House Rockingham Road UB8 2XL	0.287	No	Did not pass filtering test 1	No		No
82	35291/APR/2018/4213	71a Colham Avenue UB7 8EU	0.058	No	Did not pass filtering test 1	No		No
83	35291/APR/2018/4252	71a Colham Avenue UB7 8EU	0.059	No	Did not pass filtering test 1	No		No
84	35291/APR/2019/1701	71a Colham Avenue UB7 8EU	0.059	No	Did not pass filtering test 1	No		No
85	35610/APR/2018/4430	Pedcroft Works, Tavistock Road, Yiewsley	0.079	No	Did not pass filtering test 1	No		No
86	363/APR/2015/3065	81 Field End Road HA5 1TD	0.092	No	Did not pass filtering test 1	No		No
87	36573/APR/2017/3399	Armstrong House Market Square UB8 1NG	0.124	Yes	Outside catchment area	No		No
88	38056/APR/2017/1340	Trout Road, Yiewsley	2.151	No	Did not pass filtering test 1	No		No
89	38341/APR/2018/2061	253a Peck Road UB8 1NT	0.06	No	Did not pass filtering test 1	No		No
90	38341/APR/2017/3134	Canada House 272 Field End Road HA4 9NA	0.198	Yes	Outside catchment area	No		No
91	38341/APR/2017/4471	Canada House 272 Field End Road HA4 9NA	0.198	Yes	Outside catchment area	No		No
92	39094/APR/2018/490	277 Canada House Business Centre Field End Road HA4 9NA	0.198	Yes	Outside catchment area	No		No
93	39681/APR/2019/4449	Ormat Central House Great Central Avenue HA4 6TT	0.057	No	Did not pass filtering test 1	No		No
94	40050/APR/2017/3356	Waterside Oxford Road UB8 1HS	0.89	No	Did not pass filtering test 1	No		No
95	40050/APR/2017/3357	Avenueview Oxford Road UB8 1HS	0.905	No	Did not pass filtering test 1	No		No
96	40050/APR/2017/3358	Bridge House Oxford Road UB8 1HS	0.681	No	Did not pass filtering test 1	No		No
97	40050/APR/2019/1865	Bridge House, Riverway House & Waterside House Oxford Road UB8 1HS	2.307	No	Did not pass filtering test 1	No		No
98	40711/APR/2018/4033	27 Ducks Hill Road HA5 2NY	0.098	No	Did not pass filtering test 1	No		No
99	41309/APR/2019/1265	Handells Department Store Vine Street UB8 1FS	0.602	No	Did not pass filtering test 1	No		No
100	43151/APR/2017/323	Wadsworth Business Centre, 800-806 Uxbridge Road UB8 7LO	0.181	Yes	Outside catchment area	No		No
101	43495/APR/2016/1408	50 Weir House Riverside Way UB8 2YF	0.256	No	Did not pass filtering test 1	No		No
102	43762/APR/2018/356	Maple And Poplar Day Centre Maple Road UB4 9HQ	0.372	No	Did not pass filtering test 1	No		No
103	44160/APR/2019/3737	253 Park Road UB8 1NT	0.198	Yes	Outside catchment area	No		No
104	4518/APR/2016/3619	22 New Road UB8 3DX	0.100	Yes	Outside catchment area	No		No
105	4520/APR/2017/327	Pedcroft Works, Tavistock Road, Yiewsley	1.175	No	Did not pass filtering test 1	No		No
106	45222/APR/2015/4602	33-37 Belmont Road UB8 1QT	0.114	Yes	Outside catchment area	No		No
107	45518/APR/2017/434	Mondial House 5 Mondial Way UB3 5AR	0.191	Yes	Outside catchment area	No		No
108	45830/APR/2015/505	The Stables, Benbow Moorings, Benbow Way, Uxbridge, UB8 2HD	0.467	No	Did not pass filtering test 1	No		No
109	46104/APR/2019/2606	Alpport House High Street Cowley Business Park UB8 2AN	0.287	No	Did not pass filtering test 1	No		No
110	4627/APR/2018/988	Brigeworth House 886-888 Uxbridge Road UB4 0RR	0.54	No	Did not pass filtering test 1	No		No
111	4661/APR/2018/899	4 Nobel Drive UB3 5EY	0.121	Yes	Outside catchment area	No		No
112	48415/APR/2017/5826	115 The Walnut Tree Public House Willow Tree Lane UB4 9BL	0.143	Yes	Outside catchment area	No		No
113	4866/APR/2018/3719	Long Lane, Hillingdon	0.261	No	Did not pass filtering test 1	No		No
114	50382/APR/2017/3184	131 High Street UB7 7QL	0.05	No	Did not pass filtering test 1	No		No
115	50395/APR/2019/1943	Bedfont Cross Stanwell Road TW14 8HX	0.323	No	Did not pass filtering test 1	No		No
116	50524/APR/2017/2841	Princess House Nobel Drive UB3 5EY	0.128	Yes	Outside catchment area	No		No
117	50524/APR/2017/4410	Princess House Nobel Drive UB3 5EY	0.097	No	Did not pass filtering test 1	No		No
118	50620/APR/2018/1517	Springwell Bams, Springwell Lane, Harefield, WD3 8UW	0.44	No	Did not pass filtering test 1	No		No
119	53216/APR/2018/4179	Packet Boat Marine Packet Boat Lane UB8 2JJ	3.752	No	Did not pass filtering test 1	No		No
120	57066/APR/2018/1779	15-17 High Road UB10 8LE	0.115	Yes	Outside catchment area	No		No
121	585/APR/2015/3733	St Andrews Park (Formerly RAF Uxbridge)	1.821	No	Did not pass filtering test 1	No		No
122	585/APR/2016/4442	Former RAF Uxbridge Town Centre Extension (East/Dice) Hillingdon Road UB	1.218	No	Did not pass filtering test 1	No		No
123	585/APR/2017/139	St Andrews Park (Formerly RAF Uxbridge)	1.218	No	Did not pass filtering test 1	No		No
124	585/APR/2017/2815	St Andrews Park (Formerly RAF Uxbridge)	0.671	No	Did not pass filtering test 1	No		No
125	5971/APR/2013/2831	Greater Barn Hubsards Close UB8 3HB	0.123	Yes	Outside catchment area	No		No
126	59672/APR/2016/3454	Machine Store And Pressing Plant Blyth Road UB3 1SY	0.46	No	Did not pass filtering test 1	No		No
127	59672/APR/2016/3454	The Old Vinyl Factory and Gatefold Building, Hayes	0.9	No	Did not pass filtering test 1	No		No
128	59872/APR/2019/305	The Assembly Buildings The Old Vinyl Factory Blyth Road UB3 1HA	0.9	No	Did not pass filtering test 1	No		No
129	61160/APR/2018/2418	St Martins House The Runway HA4 6SE	0.067	No	Did not pass filtering test 1	No		No
130	63833/APR/2016/6141	Slade&S The Broadway Joel Street HA6 1PA	0.097	No	Did not pass filtering test 1	No		No
131	63937/APR/2016/1895	28 Nicholas Way, Northwood, HA6 2TT	0.359	No	Did not pass filtering test 1	No		No
132	67257/APR/2019/595	Union House, 23 Clayton Road, Hayes	0.053	No	Did not pass filtering test 1	No		No
133	67647/APR/2017/16027	Early Years Centre (Plot 2) Asol Crescent HA4 6D3	0.295	No	Did not pass filtering test 1	No		No
134	67702/APR/2016/920	Hips 3 Hyde Park Hayes Hillingdon Road UB3 4AZ	0.657	No	Did not pass filtering test 1	No		No
135	69009/APR/2019/22	Former Allotments Site, Burns Close, Hayes	1.347	No	Did not pass filtering test 1	No		No
136	68153/APR/2018/1503	15 Green Lane HA6 2UJ	0.195	Yes	Outside catchment area	No		No
137	68153/APR/2018/2612	Wertheby House 15 Green Lane HA6 2UJ	0.167	Yes	Outside catchment area	No		No
138	68074/APR/2018/2146	Eastern end of Blyth Road, Hayes	0.301	No	Did not pass filtering test 1	No		No

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241	HOB2728	Garages adjacent to 2 Sherborne Road, East Bedford, Feltham, TW14 8FS	0.03	No	Did not pass filtering test 1	No	No
242	HOB281	Garages rear of 17 Spinney Drive, East Bedford, Feltham, TW14 8PL	0.16	Yes	Outside catchment area	No	No
243	HOB288	Car park adjacent to Fawley House, 30 Boston Park Road, Brentford, TW8 9JF	0.03	No	Did not pass filtering test 1	No	No
244	HOB289	Syon Estate Site A - Land at Maple Grove, Brentford, TW8 8NJ	0.05	No	Did not pass filtering test 1	No	No
245	HOB280	Syon Estate Site B - Land at Maple Grove, Brentford, TW8 8NJ	0.05	No	Did not pass filtering test 1	No	No
246	HOB293	Claypolds Gardens Site A, Brentford, W5 4RG	0.01	No	Did not pass filtering test 1	No	No
247	HOB294	Claypolds Gardens Site B, Brentford, W5 4RE	0.01	No	Did not pass filtering test 1	No	No
248	HOB295	Hartland Road Site A, Isleworth, TW7 6RH	0.03	No	Did not pass filtering test 1	No	No
249	HOB296	Hartland Road Site B, Isleworth, TW7 6RH	0.04	No	Did not pass filtering test 1	No	No
250	HOB302	15-20 Hampton Road West, Hanworth, Feltham, TW13 6AW	0.11	Yes	Outside catchment area	No	No
251	HOB301	30-36 Hampton Road West, Hanworth, Feltham, TW13 6AY	0.08	No	Did not pass filtering test 1	No	No
252	HOB332	Montague Road Car Park, Montague Road, Hounslow, TW3 1JY	0.07	No	Did not pass filtering test 1	No	No
253	HOL144	Hounslow Civic Centre and 68 Lampton Road, Lampton Road, TW3 4DW	5.27	No	Did not pass filtering test 1	No	No
254	HOB333	LAND AT LIONEL ROAD, Lionel Road, TW8 9QR	4.77	No	Did not pass filtering test 1	No	No
255	HOB334	Land to the South Side of, High Street, TW8 8EW	1.92	No	Did not pass filtering test 1	No	No
256	HOB335	THE CIVIC CENTRE, 68, LAMPTON ROAD	3.95	No	Did not pass filtering test 1	No	No
257	HOB336	High Street Quarter, ALEXANDRA ROAD/HOLLOWAY STREET/PRINCE REGENT ROAD	1.57	No	Did not pass filtering test 1	No	No
258	HOB337	Brentford Lock West, COMMERCE ROAD	1.95	No	Did not pass filtering test 1	No	No
259	HOB338	Parkway, Great West Road	0.89	No	Did not pass filtering test 1	No	No
260	HOB339	Brentford Community Stadium, Brentford Community Stadium - Phase 2 - Verdo /	4.74	No	Did not pass filtering test 1	No	No
261	HOB340	1-3 Bath Road	0.16	Yes	Outside catchment area	No	No
262	HOB341	MORRISONS, 225-245, High Street	0.03	No	Did not pass filtering test 1	No	No
263	HOB342	40 and 49A, High Street	0.89	No	Did not pass filtering test 1	No	No
264	HOB343	HEATHROW HOUSE, Bath Road	0.78	No	Did not pass filtering test 1	No	No
265	HOB344	9-21, Boli Road	0.36	No	Did not pass filtering test 1	No	No
266	HOB345	METROPOLITAN POLICE, HALF ACRE	0.28	No	Did not pass filtering test 1	No	No
267	HOB346	Land adjacent to Tesco, Manor Lane	0.56	No	Did not pass filtering test 1	No	No
268	HOB347	FRANK TOWELL COURT, GLEBELANDS ROAD	1.32	No	Did not pass filtering test 1	No	No
269	HOB348	BRENTFORD WATERSIDE, BLOCK D, LAND AND BUILDINGS AT 98-109, High Street	0.29	No	Did not pass filtering test 1	No	No
270	HOB349	1, Burlington Lane	0.17	Yes	Outside catchment area	No	No
271	HOB350	12-32, LAMPTON ROAD	0.25	Yes	Outside catchment area	No	No
272	HOB351	Clements Court Estate, CLEMENTS COURT, Green Lane	1.31	No	Did not pass filtering test 1	No	No
273	HOB352	Block B, VISTA BUSINESS CENTRE, BLOCK B, 50, Salisbury Road	0.07	No	Did not pass filtering test 1	No	No
274	HOB353	50, London Road	0.28	No	Did not pass filtering test 1	No	No
275	HOB354	BURLINGTON CLOSE, Burlington Close	0.9	No	Did not pass filtering test 1	No	No
276	HOB355	BLOCK A FLOORS 1, 2, 3, 6 & 7, VISTA BUSINESS CENTRE, BLOCK A, 50, Salisbury Road	0.1	Yes	Outside catchment area	No	No
277	HOB356	UNITS 1 AND 2 AND PARTS GARAGE, RENNELS WAY	0.22	Yes	Outside catchment area	No	No
278	HOB357	ELDRIDGE HOUSE, 104-108 Hounslow Road	0.46	No	Did not pass filtering test 1	No	No
279	HOB358	QUEST HOUSE, 125-135, Staines Road	0.23	Yes	Outside catchment area	No	No
280	HOB359	Shalimar Hotel, 215-223, Staines Road	0.17	Yes	Outside catchment area	No	No
281	HOB360	Farm Grove	0.1	Yes	Outside catchment area	No	No
282	HOB361	The demolition and redevelopment of 57-66, 67-73 and garages within Rose Garok	3.17	No	Did not pass filtering test 1	No	No
283	HOB362	UP 5 House, Forest Road	0.13	Yes	Outside catchment area	No	No
284	HOB363	WESTWARD HOUSE, 155-157, Staines Road	0.17	Yes	Outside catchment area	No	No
285	HOB364	369-373, Staines Road	0.22	Yes	Outside catchment area	No	No
286	HOB365	361-365, Chiswick High Road	0.15	Yes	Outside catchment area	No	No
287	HOB366	366-400, Chiswick High Road	0.68	No	Did not pass filtering test 1	No	No
288	HOB367	The Everglades, 1-27, Inwood Avenue	0.57	No	Did not pass filtering test 1	No	No
289	HOB368	14 + 5, St Johns Road	0.17	Yes	Outside catchment area	No	No
290	HOB369	Land South of Brentford High Street	0.44	No	Did not pass filtering test 1	No	No
291	HOB370	Land Rear of, Kew Bridge Road	0.19	Yes	Outside catchment area	No	No
292	HOB371	TWO BRIDGES, 2A, Marriott Close	0.25	Yes	Outside catchment area	No	No
293	HOB372	FELTHAM MAGISTRATES COURT, 21-23, Hanworth Road	0.21	Yes	Outside catchment area	No	No
294	HOB373	359-363, Staines Road	0.23	Yes	Outside catchment area	No	No
295	HOB374	LAND TO THE EAST OF BELLUVE COURT, 141-149, 141-149 STAINES ROAD	0.12	Yes	Outside catchment area	No	No
296	HOB375	VICTORY BUSINESS PARK, 9-10, Fleming Way	0.2	Yes	Outside catchment area	No	No
297	HOB376	155-159, Staines Road	0.17	Yes	Outside catchment area	No	No
298	HOB377	MAX FACTOR HOUSE, 40A, High Street	0.28	No	Did not pass filtering test 1	No	No
299	HOB378	14 + 16, STAMFORD BROOK AVENUE	0.19	Yes	Outside catchment area	No	No
300	HOB379	480 Bath Road	0.09	No	Did not pass filtering test 1	No	No
301	HOB380	BLOCKS 1-6, BETHANY WAY	1.69	No	Did not pass filtering test 1	No	No
302	HOB381	LAND NORTHWEST OF, Swan Road	0.11	Yes	Outside catchment area	No	No
303	HOB382	313, Boston Manor Road	0.03	No	Did not pass filtering test 1	No	No
304	HOB383	Land adjacent 1, FRAMPTON ROAD	0.12	Yes	Outside catchment area	No	No
305	HOB384	Swann Court, GARAGE BLOCKS TO THE NORTH OF SWANN COURT, South Street	0.1	Yes	Outside catchment area	No	No
306	HOB385	Siraczen House, Swan Street	0.03	No	Did not pass filtering test 1	No	No
307	HOB386	New 4th floor, 2-72, COLE GARDENS	0.65	No	Did not pass filtering test 1	No	No
308	HOB387	NORTH EAST CAR PARK, CHISWICK VILLAGE	0.15	Yes	Outside catchment area	No	No
309	HOB388	Garage Blocks behind, 17, Ashford Road	0.17	Yes	Outside catchment area	No	No
310	HOB389	7-77, Field Lane	0.6	No	Did not pass filtering test 1	No	No
311	HOB390	1st and 2nd floors, AXIOM HOUSE, THE CENTRE, High Street	0.64	No	Did not pass filtering test 1	No	No
312	HOB391	LAND ADJACENT TO, 3, Boston Manor Road	0.06	No	Did not pass filtering test 1	No	No
313	HOB392	THE OLD GEORGE 129, Hoston Road	0.15	Yes	Outside catchment area	No	No
314	HOB393	661, London Road	0.27	No	Did not pass filtering test 1	No	No
315	HOB394	Car Park, Prince Regent Road	0.05	No	Did not pass filtering test 1	No	No
316	HOB395	Site C, Watermead	1.85	No	Did not pass filtering test 1	No	No
317	HOB396	Sparrow Farm Drive - Hounslow '5000 Pledge', GARAGES TO THE REAR OF , 6-17,	0.12	Yes	Outside catchment area	No	No
318	HOB397	56A, Waldeck Road	0.01	No	Did not pass filtering test 1	No	No
319	HOB398	92-94, WINDMILL ROAD	0.06	No	Did not pass filtering test 1	No	No
320	HOB399	85-87, Hanworth Road	0.03	No	Did not pass filtering test 1	No	No
321	HOB400	GARAGES REAR OF, 27, Becketts Close	0.14	Yes	Outside catchment area	No	No
322	HOB401	1-24, BRICKFIELD CLOSE	0.26	No	Did not pass filtering test 1	No	No
323	HOB402	162-186, High Street	0.07	No	Did not pass filtering test 1	No	No
324	HOB403	96-98, High Street Hounslow	0.03	No	Did not pass filtering test 1	No	No
325	HOB404	KEY BRIDGE STATION, Key Bridge Road	0.17	Yes	Outside catchment area	No	No
326	HOB405	71A-71B, LAMPTON ROAD	0.23	Yes	Outside catchment area	No	No
327	HOB406	PHARMACIA HOUSE, PHARMACIA HOUSE 1, Prince Regent Road	0.04	No	Did not pass filtering test 1	No	No
328	HOB407	Upper floors, 136-138, High Street	0.05	No	Did not pass filtering test 1	No	No
329	HOB408	100 floor of existing building, CRANE COURT, 58, Percy Road	0.2	Yes	Outside catchment area	No	No
330	HOB409	Spinney Drive - Hounslow '5000 Pledge', GARAGES TO THE REAR OF, 30-42, SPINNEY	0.06	No	Did not pass filtering test 1	No	No
331	HOB410	RAPUR COURT, 52-60 RAPUR COURT, Hanworth Road	0.08	No	Did not pass filtering test 1	No	No
332	HOB411	Rear of, 311-311a, Bedford Lane	0.17	Yes	Outside catchment area	No	No
333	HOB412	Layton Court - Hounslow '5000 Pledge', GARAGES TO THE REAR OF, LAYTON COURT	0.09	No	Did not pass filtering test 1	No	No
334	HOB413	Manor Gardens - Hounslow '5000 Pledge', GARAGE BLOCKS AT, MANOR GARDENS	0.07	No	Did not pass filtering test 1	No	No
335	HOB414	Clifton Parade - Hounslow '5000 Pledge', GARAGE BLOCKS AT CLIFTON PARADE,	0.07	No	Did not pass filtering test 1	No	No
336	HOB415	Land to the rear of, LAND TO THE REAR OF, 447, Great West Road	0.12	Yes	Outside catchment area	No	No
337	HOB416	165, Gunnersbury Lane	0.06	No	Did not pass filtering test 1	No	No
338	HOB417	155, High Street Brentford	0.01	No	Did not pass filtering test 1	No	No
339	HOB418	185-187, High Street, Hounslow	0.03	No	Did not pass filtering test 1	No	No
340	HOB419	189, High Street, Hounslow	0.03	No	Did not pass filtering test 1	No	No
341	HOB420	Oxford Way 50-64 - Hounslow '5000 Pledge', GARAGE BLOCK ADJACENT 50 TO 64	0.04	No	Did not pass filtering test 1	No	No
342	HOB421	Manor House, Manor House, 81-83, Staines Road, Hounslow	0.07	No	Did not pass filtering test 1	No	No
343	HOB422	CASTLE YARD, CASTLE YARD R/O CASTLE PUB, South Street	0.02	No	Did not pass filtering test 1	No	No
344	HOB423	Garages Rear of, VINEYARD ROAD	0.06	No	Did not pass filtering test 1	No	No
345	HOB424	Mercury House, Glenhurst Road	0.25	Yes	Outside catchment area	No	No
346	HOB425	180, Wood Lane	0.11	Yes	Outside catchment area	No	No
347	HOB426	251-253, Hanworth Road	0.05	No	Did not pass filtering test 1	No	No
348	HOB427	1A DARTMOUTH HOUSE, DARTMOUTH PLACE	0.14	Yes	Outside catchment area	No	No
349	HOB428	Oakley Close	0.11	Yes	Outside catchment area	No	No
350	HOB429	Burlington Close	0.29	No	Did not pass filtering test 1	No	No
351	HOB430	Fairfield Works, Fairfields Road	0.13	Yes	Outside catchment area	No	No
352	HOB431	75A-75B, Stanley Road	0.05	No	Did not pass filtering test 1	No	No
353	HOB432	UNIT 1-6, LOWER SQUARE	0.02	No	Did not pass filtering test 1	No	No
354	HOB433	65A, Waldeck Road	0.03	No	Did not pass filtering test 1	No	No
355	HOB434	63-67, Whitton Road	0.28	No	Did not pass filtering test 1	No	No
356	HOB435	LAND AT ORCHARD ROAD AND, WINDMILL ROAD	0.09	No	Did not pass filtering test 1	No	No
357	HOB436	63, Hanworth Road, Hounslow	0.01	No	Did not pass filtering test 1	No	No
358	HOB437	187 Cromwell Road, Hounslow	0.01	No	Did not pass filtering test 1	No	No
359	HOB438	12 Harrington Road East, Feltham	0.07	No	Did not pass filtering test 1	No	No
360	HOB439	35 North Drive, Hounslow	0.04	No	Did not pass filtering test 1	No	No
361	HOB440	369, Whitton Drive	0.03	No	Did not pass filtering test 1	No	No
362	HOB441	61-71, Grove Road	0.07	No	Did not pass filtering test 1	No	No
363	HOB442	45, Serpentine Way	0.04	No	Did not pass filtering test 1	No	No
364	HOB443	Land at Crown Site	0.06	No	Did not pass filtering test 1	No	No
365	HOB444	1-4 Capital Interchange Way	0.04	No	Did not pass filtering test 1	No	No
366	HOB445	New Road Triangle	0.45	No	Did not pass filtering test 1	No	No
367	HOB446	30 Rugby Road	1.06	No	Did not pass filtering test 1	No	No

308	HOBBS67	81 Fern Grove	0.74	No	Did not pass filtering test 1	No		No
309	HOBBS68	CHESWICK HEALTH CENTRE, Fishers Lane	0.24	Yes	Outside catchment area	No		No

Appendix 3

Stage 2 - Sequential Test Assessment Site Pro-Forma

Site 1 - The Shipping Building

Address	The Shipping Building, 252–254 Blyth Road, Hayes, UB3 1HA
	
Hyperlink	https://www.loopnet.co.uk/listing/252-254-blyth-rd-hayes/38305195
Description	The Shipping Building is a substantial, multi-storey Art Deco building forming part of The Old Vinyl Factory development. It has been extensively refurbished and modernised to provide high-quality, flexible office accommodation, together with a staffed reception, café, gym and other communal facilities. The available accommodation is arranged across several floors and is capable of subdivision. Hayes & Harlington Station is within approximately a five-minute walk.
Existing/Former Use	Office
Site Area	n/a
Property Floorspace	1153 sqm

Sequential Hierarchy	Edge of Centre – Hayes district centre
Public Transport Accessibility	PTAL 2023 Score – 2 Time to Heathrow Terminal 2 & 3 station: 18 minutes
Parking and Access Arrangements	The property particulars references 273 no. car parking spaces being available. In addition, there is a multi-storey car park immediately to the north of the site.
Compatibility with Surrounding Uses	The property surroundings is described by the Great Western railway line to the south, commercial and commercial/office uses to the north and east, including a car park, and industrial uses to the west. However the available floorspace sits within an existing office which is currently occupied by established businesses.
Assessment	The available floorspace falls within the identified range and the property occupies an edge-of-centre location with reasonable public transport connections to Heathrow Airport. However, the accommodation forms part of an established multi-occupied office building, with businesses continuing to operate from the upper floors. A hotel would generate materially different patterns of activity, including frequent guest arrivals and departures, 24-hour access, servicing, deliveries and the use of shared entrances and communal areas. These activities would be at odds with the security, amenity and operational requirements of the existing office occupiers. Furthermore, there is no evidence that the available accommodation benefits from a separate entrance, dedicated servicing arrangements or an appropriate allocation of the building's parking spaces. Consequently, notwithstanding its suitable floorspace and accessible location, the property would not provide a suitably self-contained or operationally compatible alternative for the Proposed Development and has therefore been discounted.

Site 17 - One, Hyde Park

Address	One, Hyde Park, Hayes, UB3 4DG
	
Hyperlink	https://www.rightmove.co.uk/properties/144687773
Description	One Hyde Park is a modern, purpose-built office building providing flexible accommodation across several floors. The ground floor has been let, with the remaining accommodation available across three upper floors and capable of subdivision from approximately 929 sqm. The building includes a full-height reception, four lifts, a goods lift, air conditioning, secure cycle storage, shower facilities and substantial on-site parking. Hayes & Harlington Station is approximately 0.4 miles from the property.
Existing/Former Use	Office
Site Area	n/a
Property Floorspace	929-6,624 sqm
Sequential Hierarchy	Edge of Centre – Hayes district centre
Public Transport Accessibility	PTAL 2023 Score – 3 Time to Heathrow Terminal 2 & 3 station: 17 minutes
Parking and Access Arrangements	The property advertisement confirms that there is on-site car parking available on a 1 space per 28sqm ratio. The new purpose built office building also provide suitable access arrangement to allow for servicing.
Compatibility with Surrounding Uses	In terms of the surrounding uses, these are mainly described by offices within purpose built buildings as well as a three storey hotel (Premier Inn). However, the property itself is a

	dedicated office building, with the ground floor already occupied. Furthermore, as the proposal would require only up to 1,400 sqm, this would mean that the vast majority of the available floorspace would likely be occupied by office uses. This would be at odds with the 28. no proposed self-contained apart-lets.
Assessment	The minimum available floorspace falls within the identified range, while the property occupies an edge-of-centre location with reasonable public transport connections to Heathrow Airport. The parking and servicing arrangements also appear capable of supporting the Proposed Development. Moreover, the presence of a Premier Inn nearby demonstrates that a hotel use would be broadly compatible with the surrounding area. However, similar to the other properties assessed as part of the Stage 2 assessment, the available accommodation forms part of a purpose-built and predominantly occupied office building. The ground floor is already occupied, and the remaining floorspace is intended to accommodate office businesses. The proposed 28 no. self-contained apart-hotel units would introduce materially different operational requirements, including 24-hour access, frequent guest movements, deliveries, servicing and the use of shared reception, lifts and circulation areas. These activities are not compatible with the security, amenity and operational requirements of the existing and future office occupiers. There is also no evidence that an appropriately sized portion of the building could be provided with a separate entrance, dedicated reception, independent servicing arrangements and sufficient dedicated parking. Consequently, notwithstanding its suitable floorspace and accessible location, the property would not provide a suitably self-contained or operationally compatible alternative and has therefore been discounted.

Site 43 – Land at Nestles Avenue

Address	Nestles Avenue, Hayes, Hillingdon
	
Hyperlink	https://www.rightmove.co.uk/properties/759867120296576
Description	The property comprises concrete-surfaced, gated land currently advertised to let for secure open storage in parcels ranging from approximately 0.09 hectares to 1.4 hectares. The accommodation is marketed primarily to contractors, fleet operators and businesses requiring external equipment or vehicle storage. The land is available immediately on a rental basis and benefits from gated vehicular access. Hayes & Harlington Station is approximately 0.1 miles from the property, while Heathrow Airport is approximately two miles to the south.
Existing/Former Use	Land
Site Area	0.09–1.4 ha
Property Floorspace	n/a
Sequential Hierarchy	Edge of Centre – Hayes district centre
Public Transport Accessibility	PTAL 2023 Score – 4 Time to Heathrow Terminal 2 & 3 station: 9 minutes
Parking and Access Arrangements	The property is a cleared land and therefore has no dedicated on-site car parking or vehicle servicing area. However, it has the potential to accommodate new car parking as part of any redevelopment of the site.

Compatibility with Surrounding Uses	The surrounding uses are generally comprise light industrial, commercial and residential uses, with Hayes station immediately to the north of the site.
Assessment	The advertised land can include sub-divided parcels falling within the identified site-area range and it occupies an accessible edge-of-centre location, with good public transport connections to Heathrow Airport. As cleared land, it could theoretically accommodate purpose-built development, parking and servicing arrangements. However, the property is currently marketed on a rental basis specifically for secure open storage rather than for sale or long-term redevelopment. The particulars provide no evidence that the landowner would make an appropriately sized parcel available for permanent hotel development or grant a sufficiently long lease to justify the substantial construction works required. More significantly, the wider site is committed to comprehensive redevelopment. Planning permission ref. 73238/APP/2018/1145 approved its redevelopment for 457 residential units and approximately 2,766 sqm of retail, café and office floorspace. The permission has subsequently been amended and legally implemented, demonstrating an established intention to deliver the approved residential-led scheme. A hotel does not form part of that redevelopment. The present storage availability is therefore considered to represent a temporary or interim use pending redevelopment rather than a genuinely available development opportunity. Consequently, notwithstanding its suitable size and accessible location, the land is neither available nor realistically capable of accommodating the Proposed Development and has therefore been discounted.