

Proposed Development

The site is a vacant site situated on the corner of Fore Street and High Road, Eastcote. It lies behind a small area of public open space and is bound by the river Pinn to the Northwest and the petrol station at Eastcote to the North East. The site perimeter contains multiple TPO trees and vegetation which screen the site from public view. The site is private land and has never been in public use, Ordnance survey maps show there was once a timber structure on the site which sold fruit and vegetables. The site area is predominantly residential in character, with the exception of a small local shopping parade located approximately 150m North East along the high road, a petrol station and the Black Horse Public House (Grade II listed).

Sequential Test Methodology

1. The search area shall cover the Council-wide area of the London Borough of Hillingdon.
2. The most up-to-date Hillingdon brownfield land register (2020) will be used to assess reasonably alternative Sites to the area of proposed development.
3. The most up-to-date Hillingdon Local Plan (2020) will be used to assess reasonably alternative Sites to the area of proposed development. This will include the Sites allocated for residential and employment purposes.
4. A minimum of five agents who individually or collectively cover the area of search will be used.

These include <https://www.rightmove.co.uk/>, <https://www.onthemarket.com/>, <https://www.zoopla.co.uk/>, <https://www.stonesproperty.co.uk/>, and <https://www.christophernevill.co.uk/>, selected due to their coverage of the area and selling parcels of land.

The Land for sale section of the Hillingdon website will also be considered.

5. The most recent London Strategic Housing Land Availability Assessment (2017) will be considered to assess additional reasonably available alternative Sites to the area of the proposed development.
6. The Site is 0.39 ha. A minimum size of land for consideration to compare against the Site was set based upon the Site plans provided using a nominal allowance. The maximum and minimum areas were calculated as follows:

Size of Site: (0.39 ha. / 3900 m²)

Maximum: 4680 m² (0.47 ha. – Site area plus 20%)

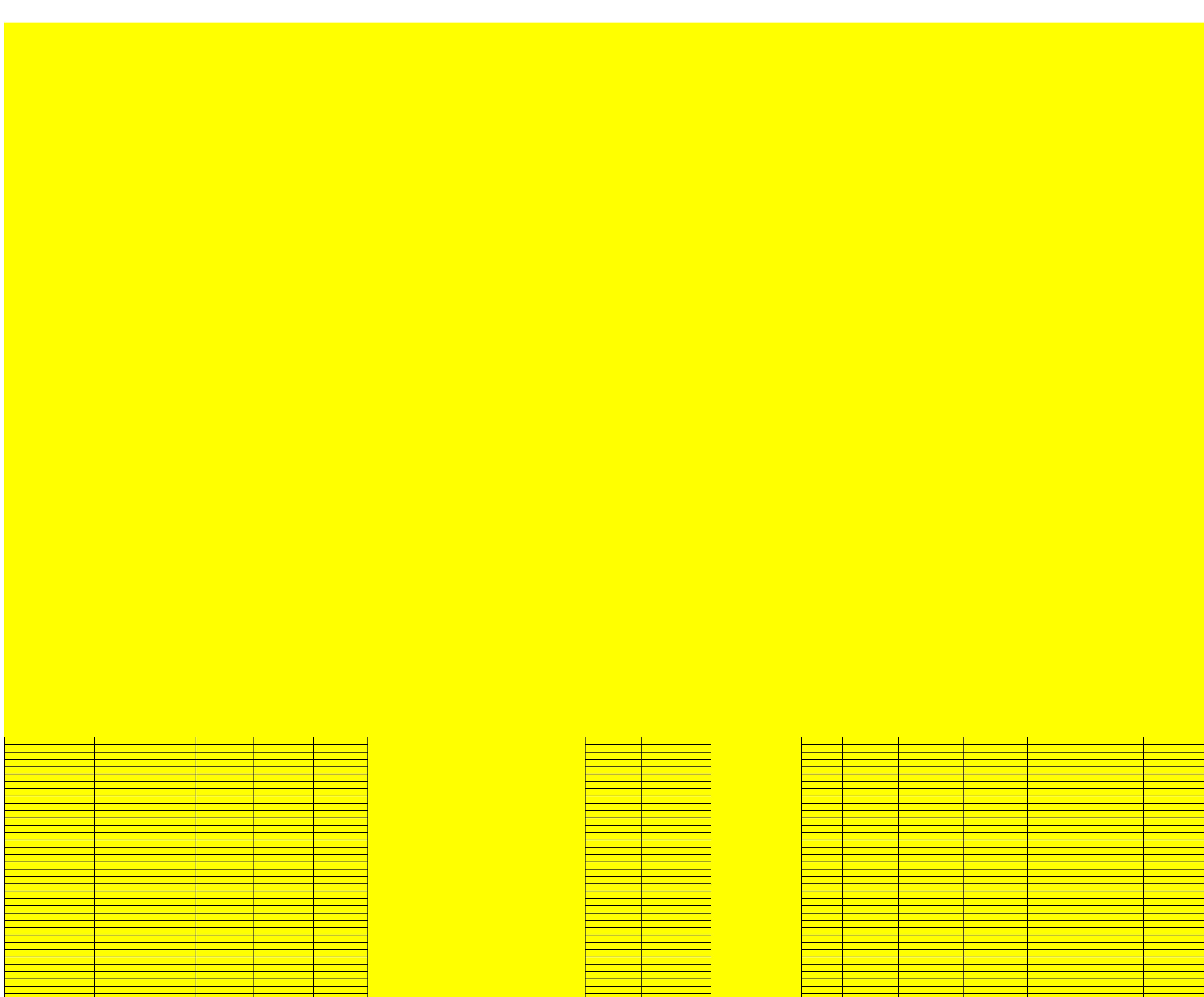
Minimum: 3120 m² (0.31 ha. – Site area minus 20%)

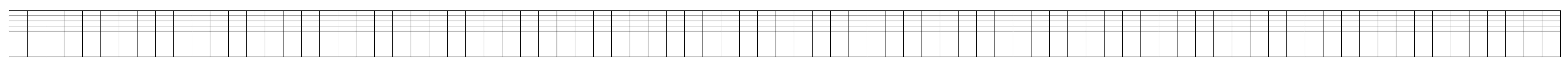
7. Any alternative sites in Flood Zone 3 or at High RoFRS risk rating will be discounted from the search;
8. Any alternative sites at High risk of surface water flooding will be discounted from the search;
9. Any alternative sites at higher groundwater flood risk (Low or above) will be discounted from the search;
10. Any planning applications where the conditions are in the process of being discharged and clearly being progressed by the developer have been discounted.

	Site Ref	Site Name	No. houses	Existing land use	Under construction? (Y/N) Hillingdon 5 year supply of deliverable housing Sites 2022 - Appendix A	Flood Zone	RoFRs	Pluvial	Groundwater	Comparison Statement	Remove or Retain from further assessment
	77698	Land on Corner of Fore Street and High Road, Eastcote	0	Greenfield	N/A	1 to 3	Very Low to High	Very Low to High	Negligible		
Alternative Sites											
1	68069/APP/2019/22	Former Allotments and Melrose Close Car Park, Barnhill	112		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
2	11623/APP/2013/3606	Enterprise House, Botwell	96		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
3	59872/APP/2012/1838 + 59872/APP/2019/3852	The Old Vinyl Factory, Botwell	396		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
4	68974/APP/2018/2146	Eastern End of Blyth Road Site B, Botwell	105		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
5	1331/APP/2017/1883 + 1331/APP/2019/1666 + 1331/APP/2019/2314	Land to South of the Railway, including Nestle Site A, Botwell	1140		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
6	73238/APP/2018/1145	Land at 3, 233-236, Nestles Avenue, Botwell	457		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
7	73955/APP/2020/139	Crown Trading Estate, Botwell	407		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
8	58758/APP/2019/3517	Fairview Business Centre Sites A & B, Botwell	400		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
9	51175/APP/2020/2543	Stanford House (Nestles Ave Site B), Botwell	103		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
10	37800/APP/2021/2189	The Arena, Bennetsfield Road, Botwell	12		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
11	28301/APP/2013/3104	Harefield Grove, Harefield	22		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
12	50395/APP/2019/1943 + 50395/APP/2021/1323 + 50395/APP/2021/1322	Bedfont Cross Stanwell Road, Heathrow Villages	52		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
13	4266/APP/2019/3088	Master Brewer and Hillingdon Circus Site B, Hillingdon East	514		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
14	72704/APP/2017/1068	Former Garage Site Rear of 6-16 Nelson Road, Hillingdon East	6		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
15	24043/APP/2020/879	37 The Drive, Ickenham	7		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
16	10112/APP/2019/1244	Land to East of London School of Theology, Northwood	15		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
17	23658/APP/2021/1296	Northwood and Pinner Cottage Hospital & Northwood Health Centre, Northwood	70		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission subject to S106" and as such as has been removed from the search.	Removed
18	72360/APP/2021/1709 + 72360/APP/2021/2656	Building 3, Hyde Park Hayes, (HPH3) Pinkwell	113		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
19	27189/APP/2020/2181	Keith House, North Hyde Road, Pinkwell	150		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission subject to S106" and as such as has been removed from the search.	Removed
20	76655/APP/2021/3039	HPH4, Millington Road, Pinkwell	131		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission subject to S106" and as such as has been removed from the search.	Removed
21	11891/APP/2018/3414	Bourne Court, South Ruislip	87		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
22	23799/APP/2017/4648	401 Uxbridge Road, Hayes, Townfield	20		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
23	71374/APP/2016/4027	Silverdale Road/Western View Site A, Townfield	122		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
24	2102/APP/2018/4231	Chailey Industrial Estate Site A, Townfield	331		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
25	585/APP/2009/2752	RAF Uxbridge, Uxbridge North	479		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
26	16299/APP/2020/3313	Harefield Road, Uxbridge North	182		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission subject to S106" and as such as has been removed from the search.	Removed
27	41309/APP/2019/1265	Randalls Building, Uxbridge South	58		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
28	40050/APP/2018/1737 + 40050/APP/2020/1009 + 40050/APP/2020/999 + 40050/APP/2021/2467 + 40050/APP/2021/1916	Bridge House, Riverview House & Waterside House, Uxbridge South	319		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed

29	46104/APP/2019/2606 + 46104/APP/2020/789	Airport House, 1 Cowley Business Park, Uxbridge South	37		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
30	45818/APP/2020/1812	Try House, 2 Cowley Business Park, Uxbridge South	20		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
31	53180/APP/2021/1325	Waterside House, 4 Cowley Business Park, Uxbridge South	51		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
32	63329/APP/2021/1326	Otter House, 5 Cowley Business Park, Uxbridge South	36		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
33	43495/APP/2020/888	Weir House, Uxbridge South	20		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
34	20590/APP/2017/3413	Woodbridge House, Uxbridge South	7		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
35	43762/APP/2018/396	Maple And Poplar Day Centre, Yeading	34		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
36	45200/APP/2017/327	Padcroft Works Site A, Yiewsley	0		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
37	24843/APP/2018/269	Padcroft Works Site B, Yiewsley	104		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
38	71582/APP/2016/4582	Land to Rear of Horton Road, Yiewsley	87		Y					The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search.	Removed
39	2370/APP/2018/2793	Morrisons Supermarket 41-67 High Street, Yiewsley	144		N					The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
40	40	Remaining Land to South of the Railway, including Nestles Ave Site B, Botwell	397		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
41	41	Remaining Land to South of the Railway, including Nestles Ave Site C, Botwell	43		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
42	42	Charles Wilson Engineers, Charville	34		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
43	43	Royal Mail Sorting Office, Manor	22		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
44	44	Northwood Station, Northwood	To be determined by design		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
45	45	West End Road, South Ruislip	30		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
46	46	Chailey Industrial Estate Site B, Townfield	To be determined by design		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
47	47	Silverdale Road/Western View Site B, Townfield	119		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
48	48	Silverdale Road/Western View Site C, Townfield	240		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
49	49	Benlow Works, Townfield	36		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
50	50	High Street/Bakers Road Uxbridge	To be determined by design		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
51	51	St Andrew's Park (Annington Homes Site), Uxbridge North	330		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
52	52	Master Brewer and Hillingdon Circus Site A, Uxbridge North	140		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
53	53	Cape Boards, Uxbridge South	315		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
54	54	Former Vehicle Testing Station, Yeading	84		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
55	55	Hayes Bridge, Yeading	40		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
56	56	Trout Road Site A (Kirby and Rainbow Industrial Estates), Yiewsley	343		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed
57	57	Former Coal Depot, Yiewsley	168		N					The Site is identified within the latest Hillingdon housing site assessment as "not considered to be deliverable within five years" and as such as has been removed from the search.	Removed

Site Ref	Site Name	Geo x	Geo y	Area (ha)	Hillingdon Employment Land Study (2014) - Appendix B	No. houses	Existing land use	Under construction? (Y/N)	Flood Zone	RoFRs	Pluvial	Groundwater	Comparison Statement	Remove or Retain from further assessment		
77698	Land on Corner of Fore Street and High Road, Eastcote	510324	188441	0.39	0.312	0.468	108.5	164.5	0	Greenfield	N/A	1 to 3	Very Low to High	Very Low to High	Negligible	Comparison Statement
Alternative Sites															Remove or Retain from further assessment	
1	Summerhouse Lane			4.9							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
2	Uxbridge Industrial Estate			46.9							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
3	North Uxbridge			16.6							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
4	Packet Boat Lane, Cowley			6.3							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
5	Trout Road			10.7							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
6	Stockley Park			41.0							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
7	Stonefield Way / Victoria Road			23.4							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
8	Braintree Road			10.9							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
9	West Drayton Depot, Tavistock Road			8.9							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
10	Horton Road			20.4							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
11	Stockley Close			4.3							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
12	Nestle's Avenue			16.7							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
13	Blyth Road			44.8							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
14	Rigby Lane / Swallowfield Way / Betham Road /			32.4							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
15	Millington Road			12.5							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
16	Springfield Road			28.2							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
17	Pump Lane			24.5							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" subject to S106 and as such as has been removed from the search	Removed
18	Bath Road, Heathrow			18.3							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
19	Covert Farm, Heathrow			6.6							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" subject to S106 and as such as has been removed from the search	Removed
20	Stockley Pro-Logis Park			12.6							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" subject to S106 and as such as has been removed from the search	Removed
21	Odyssey Business Park			4.1							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
22	Hatton Road North			3.7							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
23	Saxon Way Freight Centre			3.4							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
24	Donkey Lane			6.2							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
25	Thorney Mill Road			1.0							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
26	Sanctuary Road			2.2							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" subject to S106 and as such as has been removed from the search	Removed
27	Scylla Road			8.0							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
28	Tavistock Road			2.3							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
29	London Borough Hillingdon Depot			2.5							Y				The Site is identified within the latest Hillingdon housing site assessment as undergoing "detailed planning permission" and as such as has been removed from the search	Removed
30	Harefield Oil Terminal			3.7							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
31	Hayes Park			7.1							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
32	Princes Way			1.8							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed
33	Schering Plough			6.4							N				The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing	Removed





Site Ref	Address	Geo x	Geo y	Area (ha)	No. houses	Planning permission?	Flood Zone	RofRS	Pluvial	Groundwater	Comparison Statement (Site characteristics)	Comparison Statement (Flood Risk)	Remove or Retain from further assessment
77698	Land On Corner of Fore Street and High Road, Eastcote	510324	188441	0.39	0	N/A	3	Very Low to Medium	Very Low to High	Very Low	The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.		
Alternative Sites													
10112/APP/2017/2077	The London School of Theology, Green Lane, Northwood, HA6 2UW	508815	191588	0.295							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
10215/APP/2018/4267	219 Swoleys Road UB10 8DP	506464	185985	0.084							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
10744/APP/2016/3615	Alexander House 106 Pembroke Road HA4 8NW	509998	187240	0.093							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
11026/APP/2018/361	The Crane Pw Watersplash Lane UB3 4QS	510287	178817	0.232							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
11891/APP/2020/20	Bourne Court Site, Bourne Court, Ruislip	510959	185358	0.727							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
12504/APP/2016/4179	92 Field Heath Road UB8 3Nj	507013	181930	0.026							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
1331/APP/2019/1708	Land to the south of railway, including Nestle, Hayes	510157	179196	12.2							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
13544/APP/2017/3388	Westcombe House 36-38 Windsor Street UB8 1AB	505430	184006	0.102							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
13544/APP/2017/4639	Westcombe House 36-38 Windsor Street UB8 1AB	505426	184007	0.102							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
1577/APP/2018/4047	1200 Uxbridge Road UB8 8JD	508808	181884	0.12							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
16109/APP/2018/3607	137 Ducks Hill Road HA6 2SQ	507782	190741	0.193							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
16589/APP/2018/5310	190 Joel Street HA5 2PF	510353	189386	0.053							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
16589/APP/2019/316	190 joel Street HA5 2PF	510354	189392	0.053							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
1724/APP/2018/1695	Trout Road, Yiewsley	505871	180613	0.14							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
17502/APP/2018/3624	Transport House Uxbridge Road UB10 8LY	507943	182311	0.078							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
17762/APP/2019/3373	Duval House High Street UB7 0BT	505880	177796	0							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
18505/APP/2016/3534	Abrook Arms Pharefield Road UB8 1PW	505695	185095	0.167							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
1927/APP/2018/1232	Legion House Uxbridge Road UB4 5RP	509834	181483	0.162							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
19891/APP/2018/5432	92 Otterfield Road UB7 8PF	506250	180857	0.078							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
20590/APP/2017/3413	Woodbridge House New Windsor Street UB8 2TY	505263	184014	0.274							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
2102/APP/2018/4231	Challey Industrial Estate, Pump Lane, Hayes	510117	179728	1.824							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
23635/APP/2016/3277	70 The Red Cow Ph High Street UB7 7DS	506115	180372	0.122							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
23156/APP/2019/2883	269-285 Field End Road, Ruislip	511273	187458	0.12							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
23156/APP/2019/339	269-285 Field End Road, Ruislip	511273	187462	0.245							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
2370/APP/2018/2793	Morrison Supermarket 41-67 High Street UB7 7QQ	506052	180332	0.54							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
23799/APP/2017/4648	Woodside Day Centre 401 Uxbridge Road UB4 0RE	509984	181354	0.292							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
24843/APP/2018/269	Padcroft Works, Tavistock Road, Yiewsley	505858	180200	0.68							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
26134/APP/2018/2743	Fanuc House 1 Station Approach HA4 8LF	509510	187102	0.194							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
26418/APP/2017/553	The Elements 450 Bath Road Longford UB7 0EB	505399	177027	0.662							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
2645/APP/2016/4571	Reynolds, 8 Linkway, Northwood, HA4 2XB	508404	191008	0.304							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
29164/APP/2016/4622	88 Long Lane UB10 8SX	507763	185396	0.176							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
31572/APP/2017/4624	Willow Tree Depot Ditchfield Road UB4 9RH	512233	182060	0.233							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
32215/APP/2018/501	Securitas House (Formerly Lovell House) High Street UB1 1LQ	505741	183931	0.127							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
32928/APP/2017/2396	Kirk House 97-109 High Street UB7 7QH	506026	180480	0.171							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
34151/APP/2018/4259	51 Belmont Road UB8 1RZ	505613	184349	0.176							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
34151/APP/2019/1179	51 Belmont Road UB8 1RZ	505610	184347	0.087							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
34151/APP/2019/4559	Young James House 51 Belmont Road UB8 1RZ	505614	184349	0.088							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
35248/APP/2017/3013	Dolphin Bridge Road, Rockingham Road UB8 2XL	504912	183860	0.287							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
35291/APP/2018/4213	71a Colham Avenue UB7 8EU	506261	180453	0.068							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
35291/APP/2018/4252	71a Colham Avenue UB7 8EU	506269	180455	0.069							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
35291/APP/2019/1701	71a Colham Avenue UB7 8EU	506269	180455	0.069							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
35810/APP/2018/4430	Padcroft Works, Tavistock Road, Yiewsley	505899	180157	0.079							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
363/APP/2016/3965	81 Field End Road HAS 1TD	510970	188112	0.092							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
36573/APP/2017/3389	Armstrong House Market Square UB8 1NG	505467	184150	0.124							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
38058/APP/2017/1340	Trout Road, Yiewsley	505866	180524	2.151							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
38341/APP/2018/2061	253a Park Road UB8 1NT	506159	185442	0.06							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
3894/APP/2017/1314	Canada House 272 Field End Road HA4 9NA	511128	187481	0.198							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
3894/APP/2017/4471	Canada House 272 Field End Road HA4 9NA	511128	187481	0.198							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
3894/APP/2018/4084	272 Canada House Business Centre Field End Road HA4 9NA	511128	187481	0.198							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
3969/APP/2018/4449	Great Central House Great Central Avenue HA4 6TT	511158	185368	0.067							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
40050/APP/2017/3356	Waterside Oxford Road UB8 1HS	505036	184502	0.89							The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing.	Removed	
40050/APP/2017/3357													

57069/APP/2018/1779	15-17 High Road UB10 8LE	508007	186354	0.115						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
585/APP/2016/3733	St Andrews Park (Formerly RAF Uxbridge)	506184	184164	1.821						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
585/APP/2016/4442	Former RAF Uxbridge Town Centre Extension (East) (Ice) Hillington Road UB	506233	183815	1.218						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
585/APP/2017/139	St Andrews Park (Formerly RAF Uxbridge)	506233	183815	1.218						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
585/APP/2017/2819	St Andrews Park (Formerly RAF Uxbridge)	506146	183711	0.671						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
5971/APP/2013/2831	Greater Barn in Bulbards Close UBB 3B8	507631	181386	0.123						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
59872/APP/2016/3454	Machine Store And Pressing Plant Blyth Road UB3 1SY	509421	179501	0.46		1	Very Low	Very Low to High	Low to Moderate	The Site area is outside the bounds of comparable Sites as defined by Search Parameter 9 and thus has been removed from sequential testing		Removed							
59872/APP/2016/3454	The Old Vinyl Factory and Gatefold Building, Hayes	509276	179525	0.9						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
59872/APP/2019/35	The Assembly Buildings The Old Vinyl Factory Blyth Road UB3 1HA	509276	179525	0.9						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
61166/APP/2018/2418	St Martins House The Runway HA4 6SE	510968	185424	0.067						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
63833/APP/2016/4141	S4a-64a The Broadway Joel Street HA6 1PA	510228	190356	0.097						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
63937/APP/2016/1895	28 Nicholas Way, Northwood, HA6 2TT	508122	190731	0.359		1	Very Low	Very Low	Very Low	The Site area is outside the bounds of comparable Sites as defined by Search Parameter 9 and thus has been removed from sequential testing		Retained							
67257/APP/2018/58	Union House, 23 Clayton Road, Hayes	509759	179598	0.063						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
67607/APP/2017/4627	Early Years Centre (Plot 2) Acol Crescent HA4 6QF	510946	185274	0.285						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
67702/APP/2018/920	High 3 Bayle Park Hayes Millington Road UB3 6AZ	509117	179324	0.657						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
68069/APP/2019/22	Former Allotments Site, Burns Close, Hayes	510197	181993	1.347						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
68153/APP/2018/1583	15 Green Lane HA6 2UZ	508825	191550	0.195						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
68153/APP/2018/2612	Wetherby House 15 Green Lane HA6 2UZ	508794	191539	0.167						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
68974/APP/2018/2146	Eastern end of Blyth Road, Hayes	509584	179470	0.391		1	Very Low	Very Low - Low	Low to Moderate	The Site area is outside the bounds of comparable Sites as defined by Search Parameter 9 and thus has been removed from sequential testing		Removed							
692/APP/2017/749	Ric Car Sales Falling Lane UB7 8A	505949	180749	0.14						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70282/APP/2018/612	60 Long Lane UB10 8SZ	507795	185846	0.102						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70282/APP/2019/773	60 Long Lane UB10 8SZ	507795	185846	0.102						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70588/APP/2017/3886	Lend To The Rear Of Churchill House Trout Road UB7 7RW	505824	180639	0.058						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70766/APP/2016/4283	12-14 Bentinck Court Bentinck Road UB7 7RQ	505878	180368	0.039						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70877/APP/2017/1652	Former Site Of Southside Honeycroft Hill UB10 9NH	506178	184273	0.247						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
70935/APP/2018/1575	Blue Lagoon 3 Wood End Green Road UB3 2JB	509295	181235	0.094						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71025/APP/2016/4048	1380 Uxbridge Road UB10 0NQ	508393	182048	0.032						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71035/APP/2018/4401	1380 Uxbridge Road UB10 0NQ	508393	182049	0.024						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71295/APP/2017/481	West Way Chapel West Way HA4 8HS	509930	187297	0.071						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71337/APP/2016/3869	82-84 Otterfield Road UB7 8PF	506251	180794	0.124						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71374/APP/2016/4027	Silverdale Road, Hayes	509931	179539	1.388						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71582/APP/2016/4582	26-36 Horton Road, Yewley	506148	180187	0.518						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71665/APP/2018/3820	20 And 1 Warke Road And Brookdale Drive HA6 3NS	509841	191578	0.122						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
71798/APP/2019/774	38-40 Rocke Hill Road HA6 2SB	508180	191505	0.18						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72040/APP/2016/2331	69-71 Park Way HA4 9NS	510103	187301	0.117						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72211/APP/2019/664	Land At Garage Block Southbourne Gardens HA9 9SW	511109	187367	0.085						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72229/APP/2018/1847	13 & 13a The Drive UB10 8AF	506073	185703	0.173						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72408/APP/2017/3021	Building 2 Status Park Nobel Drive UB3 5EY	509105	176942	0.137						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72409/APP/2018/972	2 Nobel Drive UB3 5EY	509121	176957	0.138						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72470/APP/2016/4648	579 583 Uxbridge Road UB4 8HP	509152	181697	0.201						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72704/APP/2017/1068	Former Garage Site Rear Of 6-16 Nelson Road UB10 0PU	507778	182608	0.263						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
72968/APP/2018/199	45 Corwell Gardens UB8 3JF	508239	181162	0.078						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
73231/APP/2017/3665	Former Garage Site Malmesbury Close HA5 2NG	510023	189190	0.16						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
73233/APP/2017/3683	8-10 Sandy Lodge Way HA6 2AJ	509039	191840	0.169						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
73238/APP/2018/1145	Land to the south of railway, including Nestle, Hayes	509753	179311	1.506						The Site area is outside the bounds of comparable Sites as defined by Search Parameter 6 and thus has been removed from sequential testing		Removed							
73298/APP/2018/3048	Y-Express Ltd Newport Road UB4 8XQ	508816	181915	0.087															

Call for Sites report										Comparison Statement	Remove or Retain from further assessment		
Land on Corner of Fore Street and High Road, Eastcote		0.39	N/A	Brownfield	N/A	1 to 3	Very Low to High	Very Low to High	Negligible				
Alternative Sites													
Site Ref	Site Name	Area (ha)	Commercial (y/n)	Existing land use	Proposed use	Flood Zone	RoFRS	Pluvial	Groundwater				

The five selected agents returned no relevant commercial properties or land for sale within Hillingdon. (Search parameters: Location - Hillingdon Borough, Size - 0.25 ha - 0.5 ha)

The five selected agents returned no relevant commercial properties or land for sale within Hillingdon. (Search parameters: Location - Hillidgon Borough, Size - 0.25 ha - 0.5 ha)