



TOWN AND COUNTRY PLANNING ACT 1990

**CHANGE OF USE FROM
CLASS B8 (STORAGE AND DISTRIBUTION) AND
CLASS E (COMMERCIAL BUSINESS AND SERVICE USES) TO
CLASS B8 (STORAGE AND DISTRIBUTION),
CLASS E (COMMERCIAL BUSINESS AND SERVICE USES)
AND CLASS F.1 (LEARNING AND
NON-RESIDENTIAL INSTITUTIONS)**

**TECHNOLOGY HOUSE
215 HIGH STREET
WEST DRAYTON
UB7 7QP**

**EMPLOYMENT ASSESSMENT
JULY 2025**

Introduction

1. This Employment Assessment has been prepared in support of a full planning application for the proposed change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services) uses to mixed Class B8 (storage and distribution) and Class E (commercial business and services) and Class F.1 (learning and non-residential institutions) at Technology House, 215 High Street, West Drayton UB7 7QP.
2. The application is made on behalf of The Kingsborough Centre (Registered Charity No. 1112820), the landowners.
3. The proposals have been the subject of a pre-application enquiry. The Council's pre-application advice letter 76417/PRC/2024/146 recommended that an Employment Assessment should be submitted with the application dealing with loss of employment policy considerations. This document meets that validation requirement.

The Proposals

4. The proposal is for the change of use from mixed Class B8 (storage and distribution) and Class E (commercial business and services) uses to mixed Class B8 (storage and distribution) and Class E (commercial business and services) and Class F.1 (learning and non-residential institutions). In summary this involves retaining about 488m² of Class E floorspace for offices and nursery space and 266m² of Class B8 storage and distribution for the Hillingdon Foodbank. The Class E uses and relocation of the Hillingdon Foodbank's existing storage and distribution activities to part of the existing Class B8 floorspace (266m²) would not involve any change of use.
5. About 238m² of existing Class E floorspace and 250m² of Class B8 storage and distribution floorspace would be converted to provide 488m² of Class F.1 use in connection with public worship and religious instruction. This would include a place of worship with capacity for about 150 members. The church operation was previously in leased accommodation at Legion House, Uxbridge Road, Hayes until the landowner converted it to residential. It is currently temporarily accommodated in part of the first floor of the Coat of Many Colours

Nursery. The community use would also include recreational space for 'wraparound care' including before and after school care.

Loss of employment policy considerations

6. DMP Policy DME2 (Employment sites outside Designated Employment Areas) states that proposals which involve the loss of employment floorspace will normally be permitted subject to satisfying one five criteria. The proposal would comply with Policy DME2.
7. The building is not within a designated employment area, i.e. not within a Strategic Industrial Location, Locally Significant Employment Location or Locally Significant Industrial Site. It is not within a defined Town Centre or Local Centre.
8. The proposal will result in the majority of the building (about 60%) remaining in employment use. The change of use of part of the building would not adversely affect the function of any adjoining employment land. The building is self-contained with its own separate access and parking. None of the adjoining land is in employment use. To the south is Tesco Yiewsley superstore, to the east (front) is a Shell PFS and to the north is a new retail development on the former B&M Home site, with Grand Union Canal to the west.
9. The Council's pre-application advice letter confirms that the proposal would be acceptable in respect of these employment policies. It acknowledges that sub paras. (i), (ii), (iii) and (iv) of Policy DME2 are not applicable given that the existing use could not be considered to have an adverse impact on surrounding areas, the building is already in use for employment purposes and could be repurposed for alternative uses and the site is not allocated for any other purpose in the Local Plan. The pre-application letter notes that in respect of sub para (iv) (the new use should not adversely affect the functioning of any adjoining employment land), the surrounding uses are retail uses as opposed to office/industrial employment uses. In any event the Council considers the proposed uses are unlikely to impact adversely on the function of any of the adjoining retail uses. On this basis the loss of employment space on the site would not appear to conflict with Policy DME2.

10. The Council's pre-application advice letter notes that there is an element of Class B8 use already in the building and as such at least part of the building could potentially be repurposed for use by the food bank, or other training/office/ children's club uses without planning permission.

Paul Dickinson
BA (Hons) MRTPI MRICS MCMI
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