

Hounslow Local Plan (2020-2041)

Examination

Stage 1 Hearings Note

**Employment: 2024-25 Monitoring Updates and
Indicative Floorspace figures for the Opportunity Areas**

February 2026



**London Borough
of Hounslow**

Contents

| | | |
|------------|--|----|
| 1.0 | Introduction | 3 |
| 2.0 | Updated industrial monitoring figures | 3 |
| 3.0 | Updated office monitoring figures | 8 |
| 4.0 | Summary of employment allocations in the plan in the two Opportunity Areas | 9 |
| | Appendix 1: Updated industrial monitoring tables | 12 |
| | Appendix 2: Updated office monitoring table | 15 |
| | Appendix 3: Employment site allocations | 16 |
| | Appendix 4: Monitoring tables from Employment Background Explanatory Note | 18 |
| | Appendix 5: Monitoring tables from Employment Land Review Update 2024 | 20 |

1. Introduction

1.1. This note has been prepared by LB Hounslow and its employment consultants Rapleys, to provide the following outputs:

- An updated summary of employment demand/supply, to take into account outputs from the 2024/25 monitoring year;
- A summary of employment allocations in the plan in the two Opportunity Areas, to demonstrate indicative employment floorspace figures for the Great West Corridor and West of Borough Opportunity Areas over the Plan period (as requested by the inspectors at the Stage 1 hearings of the local plan examination).

2. Updated industrial monitoring figures including 2024-25 monitoring year

2.1. As previously requested by the inspectors, the Council's monitoring data for 2024/25 is shown in the table below and is used to update the demand/supply balance set out in the Employment Background Explanatory Note (**EX9**)¹.

2.2. The table also revises the description of the figures in row B of the supply table to 'Site allocations' instead of 'Brownfield intensification'. These figures include all allocations in the Plan involving industrial floorspace. In the case of the data for the West of the Borough, unlike **EX9**, the row B site allocations include the six sites currently in the Green Belt that collectively could provide 130,480 sq m of employment floorspace. The overall figure given for the site allocations aligns with the net additional floorspace figures set out at Policy ED1 (DI-III).

2.3. The table below also excludes the figure for 'Potential intensification of under-utilized land' (in row C of the previous tables) as the Council considers that this should not be relied upon in establishing the demand/supply position.

¹ [EX9 – Employment Background Explanatory Note.pdf](#)

2.4. Updated Table 6.2 below sets out the demand, supply and balance position as at 2024/25 firstly for the West of the Borough and then the Great West Corridor plus Rest of the Borough (GWC and RoB). The schemes/sites that generate the aggregate figures in Table 6.2 are outlined in the various tables in the appendices.

2.5. For comparison purposes, the previous industrial and office balance tables, from the Employment Background Note (EX9, covering the 2022-24 monitoring periods) and the Employment Land Review Update 2024 (EBED1), are set out at Appendices 4 and 5 respectively.

Updated Table 6.2 Industrial balance for the period 2020-41²

| Period | 2020-25 | 2025-30 | 2030-35 | 2035-41 | TOTAL 2020-41 |
|--|-----------------|----------------|-----------------|---------------|------------------|
| WEST OF THE BOROUGH | | | | | |
| | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (14,168) | 80,035 | 43,941 | 73,938 | 183,746 |
| Existing stock vacancy adjustment | | 58,980 | | | 58,980 |
| Replace losses (completions 2020/21-24/25) | 4,201 | | | | 4,201 |
| Replace losses (pipeline permissions) | | 342 | | | 342 |
| Total Need | (9,967) | 139,356 | 43,941 | 73,938 | 247,269 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-24/25 | 26,655 | | | | 26,655 |
| A2. Planning permissions | | 46,378 | | | 46,378 |
| B. Site allocations | (803) | 28,120 | 101,895 | 8,844 | 138,056 |
| Total Supply | 25,852 | 74,498 | 101,895 | 8,844 | 211,089 |
| WoB total industrial need | (35,819) | 64,859 | -57,954 | 65,094 | 36,180 |
| GREAT WEST CORRIDOR and REST Of The BOROUGH | | | | | |
| | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (9,445) | 53,357 | 29,294 | 49,292 | 122,497 |
| Existing stock vacancy adjustment | | 39,320 | | | 39,320 |
| Replace losses (completions 2020/21-24/25) | 33,382 | | | | 33,382 |
| Replace losses (pipeline permissions) | | 15,969 | | | 15,969 |
| Total Need | 23,937 | 108,645 | 29,294 | 49,292 | 211,168 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-24/25 | 7,541 | | | | 7,541 |
| A2. Planning permissions | | 5,315 | | | 5,315 |
| B. Site allocations | (1,085) | 43,043 | 31,011 | 15,913 | 88,882 |
| Total Supply | 6,456 | 48,358 | 31,011 | 15,913 | 101,738 |
| GWC/RoB total industrial need | 17,481 | 60,288 | (1,717) | 33,379 | 109,431 |
| BOROUGH-WIDE NEED (RESIDUAL) | (18,338) | 125,146 | (59,671) | 98,473 | 145,611 |

² The West of the Borough supply (line A2 planning permission 2025-30 figure) includes the 46,750 sq m gross (26,014 sq m net) data centre permission (Feb 2025) at the Feltham Corporation Centre, Plane Tree Crescent. This requires a note of caution as while data centres are currently classified as B8 space and are recognised in the NPPF as essential infrastructure, compared to 'normal' B8 storage and distribution space they deliver very few jobs.

Changes observed

2.6. The inclusion of the latest monitoring data (2024/25) results in the following changes from the previous monitoring tables.

Demand (grey rows in Table 6.2)

2.7. The updates in the monitoring data reflect industrial floorspace lost through completed developments or schemes in the planning pipeline. These figures are used to update the overall demand figure.

2.8. In the West of the Borough the resulting figure is virtually unchanged. Completed losses are marginally increased and the pipeline seeing a similarly small decrease.

2.9. In the GWC and RoB the number is marginally higher. There is no change in completed losses, but an increase in the planning pipeline of industrial losses (the previous figure was 12,388 sq m and it is now 15,969 sq m).

Supply (rows A1, A2 and B)

2.10. The figures for supply in the West of the Borough are set out in rows A1, A2 and B, following the approach in Table 4a on page 6 of **EX9**. For row B, the site allocation figures take account of both the brownfield sites and the proposed Green Belt release sites.

2.11. The table shows that floorspace completions (row A1) since the Plan base year remain as previously reported (26,655 sq m).

2.12. In relation to planning permissions (row A2), extant industrial planning permissions that were 6,705 sq m now stand at 46,378 sq m, with two major schemes added in 2024/25. The major permitted schemes are for a data centre at Feltham Corporate Centre (P/2023/0642 - 46,750 sq m gross and 26,014 sq m net) accounting for over half of this increase, together with new industrial units totalling 10,377 sq m at Staines Road (P/2034/3424).

2.13. Regarding site allocations (row B), these totalled 138,274 sq m in the Employment Background Explanatory Note (October 2025) (Document **EX9**)³ (7,794 sq m on brownfield sites plus 130,480 sq m on the six Green Belt sites) but now sum to 138,056 sq m. The minor difference is explained by changes on two sites - UPS House (SA67) is now recorded in the planning permission data, having received permission in 2024/25. As a result of this, the site allocation figure for this site is removed and therefore the overall site allocations quantum reduces by 1,176 sq m (the net allocation figure at UPS House). Secondly, a correction is made to the figure for Lampton House (SA76), which is an office loss to residential and not an industrial loss. The effect of that correction is a 958 sq m increase in supply. Both are relatively minor in floorspace terms, and the difference of 218 sq m explains the new updated total for industrial site allocations.

2.14. For the GWC and RoB, there is no change in the completed floorspace (row A1). Planning permissions (row A2) have increased by almost 4,000 sq m.

2.15. The figure for the site allocations (row B) was 86,396 sq m and is now 88,882 sq m. The difference being changes in two sites - Euro House (SA 87) where a correction is needed as the site is a 2,056 sq m loss to office and not to industrial, and Upstage (SA92) which is identified as a 430 sq m industrial rather than office gain. Thus, the latest supply figure is 2,486 sq m larger than the previous figure.

Conclusion on industrial demand/supply balance

2.16. The West of the Borough – (comparing the table above with Table 4a of **EX9**) has experienced a 40,000 sq m increase in planning permissions. In theory, this reduces the unmet industrial need in the West of the Borough from c76,000 sq m to c36,000 sq m. However, it should be noted that, as stated above, more than half of the increase in supply relates to the data centre permitted at the Feltham Corporate Centre site. Although data centres are a B8 logistics and storage land use, they do not constitute a form of supply which will contribute towards meeting requirements generated from the logistics sector. Overall, there remains a substantial scale of unmet industrial need in the West of the Borough. Taking account of all the permissions and all of the site allocations including the

³ This figure differs marginally from the 138,600 sq m referred to in Policy ED1(DI). [gross fig is 161,615 sq m]

proposed Green Belt releases, the shortfall is 36,180sqm. Without the industrial allocations proposed through the release of Green Belt land (but including the permissions including the data centre), the shortfall is 166,660 sqm.

2.17. GWC and RoB –the update overall makes very little difference to the industrial demand and supply balance – both need and supply have increased marginally, virtually cancelling each other out. It should be noted that a planning application to redevelop the former GSK site (SA118) in the Great West Corridor is currently being considered. The size and scale of the site is significant to the Borough and GWC overall and, subject to the outcome of the planning application process, the above numbers and the site-specific allocation may need to be adjusted.

3. Updated office monitoring figures including 2024-25 monitoring year

3.1. Below is the updated Table 6.4a Office balance for period 2020-41, updating Table 6.4a in the October 2025 Employment Background Explanatory Note (**EX9**).

Updated Table 6.4a

| | Office | Workshop | Total 2020-41 | p.a. |
|--------------------------------------|----------------|---------------|------------------|--------------|
| Gross demand (sq m GIA) [h+i] | 122,773 | 81,848 | 204,621 | 9,744 |
| Supply | | | | |
| A1. Completions 2020/21-24/25 | | | 2,007 | |
| A2. Planning permissions | | | 8,993 | |
| B. Site allocations | | | 58,493 | |
| Total supply | | | 69,492 | |
| Total office need | | | 135,129 | |

Changes observed

3.2. The inclusion of the latest monitoring data (2024/25) results in the following changes:

3.3. **Demand** is unchanged.

3.4. **Supply** overall has marginally decreased, due to the following factors:

- Completions (row A1) since the plan base year remain as previously reported (2,007 sq m),
- Planning permissions (row A2) are marginally higher at 8,993 sq m.
- Site allocations (row B - formerly titled Brownfield Intensification) are marginally down (for reasons explained below in para 4.14).

Conclusion on office demand/supply balance

3.5. As a result of this, the overall balance of office need has marginally increased. The schedules of the sites / schemes that sum to the figures in Updated Table 6.4a above are set out in Appendix 2.

4. Summary of employment allocations in the plan in the two Opportunity Areas, to demonstrate indicative employment floorspace figures for the Great West Corridor and West of Borough Opportunity Areas over the Plan period.

- 4.1. At the Stage 1 examination hearings, the inspectors requested a Note outlining how indicative capacity figures for employment sites could be incorporated into the plan, and in particular into Policies P1 and P2 covering the Great West Corridor and the West of the Borough respectively.
- 4.2. The net floorspace capacity figures for the industrial and office Site Allocations in the Plan are, aggregated together, appropriate as floorspace targets.
- 4.3. Currently, these aggregate figures are identified in Policy ED1(DI-III):
- DI specific to industrial in the West of the Borough (138,600 sq m net/163,000 sqm gross),
 - DII covering industrial in all the remaining Borough (86,300 sq m net/210,900 sq m gross), and
 - DIII providing a Borough-wide office figure (61,200 sq m net/182,700 sq m gross).
- 4.4. The only updates required are (a) modifications to update the above figures where necessary and (b) new figures to separate industrial capacity for the Great West Corridor from the Rest of the Borough, disaggregating ED1(DII) into its two component geographies, and to confirm the aggregate figures.
- 4.5. Below, firstly for industrial and then for office, we confirm the aggregate floorspace targets for Great West Corridor and West of the Borough. Schedules of the individual schemes are provided in Appendix 3.

Industrial allocations

- 4.6. The net and gross industrial floorspace figures for all sites allocated for industrial use have been identified. Below the overall net floorspace available in each of the areas is identified.

P1 - Great West Corridor

- 4.7. The total floorspace capacity for the GWC Site Allocations excludes site allocations in the Rest of the Borough (RoB) that involve industrial change. Removing the RoB figures gives

figures for the Great West Corridor of **92,957sqm net [93,000 sqm net rounded]/192,280 sqm gross of industrial floorspace.**

4.8. The 86,300 sq m net capacity figure quoted in ED1(DII) (and Table 6a on page 3 of **EX9**) included sites in the Rest of the Borough that summed to -6,561 sq m. **The Rest of the Borough capacity is now -4,075 sq m.**

4.9. These changes mean the capacity figures quoted at ED1(DII) should be 88,882 sq m net and 210,380 sq m gross. *[89,000 sq m and 210,000 sq m rounded].*

P2 - West of the Borough

4.10. The vast majority of the capacity in the West of the Borough is within the six proposed Green Belt release sites (totalling 130,480 sqm net). The remainder of the capacity is on five brownfield sites that in total provide 7,576 sq m net. Overall, the figure for the West of the Borough (correlating to the part of the borough in the Heathrow Opportunity Area) is **138,056 sq m net [138,000 sq m net rounded] /157,705 sqm gross).**

4.11. This is a very similar figure to the 138,600 sq m rounded in ED1(DI) with the minor difference explained by changes on two sites - UPS House (SA67) and the correction to Lampton House (SA76), explained in paragraph 2.9 of this note.

4.12. Overall, the figure for Borough-wide industrial supply now stands at **226,938 sq m.**

Office allocations

4.13. Net and gross office floorspace figures for all sites allocated for office use have been identified. There are minor changes to the schedule that reduce the capacity figure quoted in ED1(DIII) from 61,200 sq m to 58,500 sq m (rounded).

4.14. The changes are as follows:

- Lampton House (SA76) is corrected to a 958 sq m office loss rather than industrial loss.
- Euro House (SA87) is corrected to a 2,056 sq m office loss rather than industrial loss.
- Hounslow Bus Garage ((SA91) was identified as a 691 sq m office loss, but given the specialist ancillary nature of this, it is excluded from the capacity calculation.

- Upstage (SA92) is corrected to a 430 sq m industrial and not office gain.

4.15. The combined difference from the above changes is a reduction of 2,753 sq m, and a new borough-wide office capacity figure of 58,493 sq m (net) (169,915sqm gross). **The area capacity figures are 47,400 (net/152,425sqm (gross) for the GWC (Policy P1) and 2,645 sqm (net)/4,970 sqm (gross) for the West of the Borough (Policy P2).** The remaining capacity is in the rest of the borough (8,440 sqm (net)/12,520 sqm (gross)).

4.16. Overall, the figure for Borough-wide employment (industrial and office) supply is **288,138 sq m net.**

Resulting modifications

4.17. **As a result of the above analysis, the Council proposes to:**

- **add reference in policies P1 and P2 to the net additional floorspace which the site allocations will provide in the two Opportunity Areas during the plan period, for industrial and offices. These modifications are encompassed in the Note entitled Matter 2: Area Based Approach.**
- **The Council also proposes to make a modification to policy ED1 (Diii) to update the borough-wide office capacity figure and the industrial figures for the GWC/RoB and West of the Borough area respectively, which will be presented in an updated version of S11.**
- **It is also proposed that the borough-wide industrial and employment figure (including industrial and offices) will be incorporated into policy ED1.**

4.18. The tables in Appendix 3 of this Note set out the details of the site allocations, including which Opportunity Area they are located in, phasing and existing (estimated)/proposed/net additional floorspace details.

APPENDIX 1 – UPDATED INDUSTRIAL MONITORING TABLES

INDUSTRIAL Updated Table 6.2 – Industrial 2020-41 – demand replacing – 1) completed losses and 2) pipeline losses

| 1 | DEMAND – REPLACING LOSSES | | Sq m | | | | Year |
|------------------------------------|--|----|------|----------------|---------------|----------------|---------------------------|
| | (completions since 2020-21) | IV | B1c | B2 | B8 | Total | Completed |
| West of Borough | | | | | | | |
| | Dick Turpin Way | | | -2,579 | | -2,579 | P/2018/3821 2024/25 |
| | 359-361 Staines Road, T w4 5Ap | | | | -720 | -720 | P/2018/2611 2022/23 |
| | 363-373 Staines Road, T w4 5Ap | | | | -630 | -630 | 01054/369-373/P21 2021/22 |
| | 1, Lion Way, T w8 8Ar | | | | -272 | -272 | 01293/1/PA1 2021/22 |
| Total (sq m) | | | | -2,579 | -1,622 | -4,201 | |
| Great West Corridor and RoB | | | | | | | |
| | Brentford Community Stadium, Land At Lionel Road | | | -30,044 | -3,338 | -33,382 | 00703/A/P14 2020/21 |
| Total (sq m) | | | | -30,044 | -3,338 | -33,382 | |
| 2 | DEMAND – REPLACING LOSSES | | Sq m | | | | Year |
| | (committed in the pipeline) | IV | B1c | B2 | B8 | Total | Permitted |
| West of Borough | | | | | | | |
| | Feltham Garrison, Elmwood Avenue | | | -190 | | -190 | P/A2023/2434 2023/24 |
| | High Street, T w8 1Dh | | | | -117 | -117 | P/2022/1681 2022/23 |
| | Wellington Road North, T w4 7Aa | | | -35 | | -35 | P/2022/1881 2022/23 |
| Total (sq m) | | | | -225 | -117 | -342 | |
| Great West Corridor and RoB | | | | | | | |
| | Brentford Lock West, Commerce Road | | | -6,700 | | -6,700 | P/2018/2168 2020/21 |
| | High Street, T w8 0Aa | | | | -3,901 | -3,901 | P/2022/1142 2022/23 |
| | Churchill House, Windmill Road | | | -2,259 | | -2,259 | P/2021/0584 2024/25 |
| | York Road, T w8 0Qp | | | | -845 | -845 | P/A2025/0400 2024/25 |
| | Makers' Yard, Manderson House, Commerce Road, T w8 8Lf | | | | -754 | -754 | P/2022/2379 2023/24 |
| | Ke w Bridge Distribution Centre, Lionel Road South | | | -697 | | -697 | P/2024/0789 2024/25 |
| | Concept House, Brook Lane North, T w8 0Qw | | | | -609 | -609 | P/A2025/0424 2024/25 |
| | Grosvenor Road, T w8 0Nw | | -126 | | | -126 | P/AC/2020/2294 2020/21 |
| | Westbury Place, T w8 0Qg | | | | -78 | -78 | P/2022/2408 2022/23 |
| Total (sq m) | | | | -126 | -9,656 | -6,187 | -15,969 |

INDUSTRIAL
Updated Table 6.2 – Industrial 2020-41 – Supply – A1 completions and A2 planning permissions

| A1 | SUPPLY – ROW A1 | LY | Sq m | | | | Year | |
|----|--|----|---------------|---------------|---------------|---------------|----------------|-----------|
| | NET CHANGE IN COMPLETIONS | LY | B1c | B2 | B8 | Total | PA ref: | Completed |
| | West of Borough | | | | | | | |
| | Segro Park Heathrow, Segro Park Heathrow, Ariel Way, | | 9,927 | 9,926 | -2,785 | 17,068 | 00504/AE/P22 | 2020/21 |
| | Bedfont Road, Tw19 7Le | | 3,624 | 3,625 | -1,637 | 5,612 | 01660/B/P9 | 2021/22 |
| | Unit B1, Cranford Lane, Tw5 9Qa | | | | 2,808 | 2,808 | 00315/F(B1)/P1 | 2021/22 |
| | Steyning Way,, Steyning Way,, Tw4 6DI | | 389 | 2,056 | -1,278 | 1,167 | 01276/B/P2 | 2020/21 |
| | Total (sq m) | | 13,940 | 15,607 | -2,892 | 26,655 | | |
| | Great West Corridor and RoB | | | | | | | |
| | 130, Bollo Lane, W3 8Bz | | | 7,266 | | 7,266 | P/2017/0420 | 2021/22 |
| | Unit 11A & 11B Worton Hall Industrial Estate, Worton Road, Tw7 6Er | | | | 275 | 275 | | |
| | Total (sq m) | | | 7,266 | 275 | 7,541 | | |
| A2 | SUPPLY – ROW A2 | LY | Sq m | | | | Year | |
| | PLANNING PERMISSIONS | LY | B1c | B2 | B8 | Total | PA ref: | Permitted |
| | West of Borough | | | | | | | |
| | Feltham Corporate Centre, Plane Tree Crescent | | | | 26,014 | 26,014 | P/2023/0642 | 2024/25 |
| | Land On The South Side Of, Staines Road | | 3,459 | 3,459 | 3,459 | 10,377 | P/2023/3424 | 2024/25 |
| | Staines Road, Tw14 8Rx | | 1,276 | 1,276 | 1,276 | 3,828 | P/2024/2162 | 2024/25 |
| | Unit 1, Popham Close, Tw13 6Je | | | | 1,999 | 1,999 | P/2022/3094 | 2022/23 |
| | U P S House, Forest Road, Tw13 7Dy | | 1,643 | -1,340 | 932 | 1,235 | P/2023/2176 | 2024/25 |
| | Asda, Cranford Lane, Tw5 9Qa | | | | 809 | 809 | P/2022/3904 | 2022/23 |
| | Aero Turbine Centre, Green Lane, Tw4 6Df | | | 570 | | 570 | P/2023/3329 | 2023/24 |
| | Rear & Right Side Elevation, Unit 1, Pier Road, Tw14 0T w | | | | 520 | 520 | P/2023/1393 | 2023/24 |
| | Unit D1, Tamian Way, Tw4 6Bl | | | 374 | | 374 | P/2024/0112 | 2024/25 |
| | Hatton Road, Tw14 9Qs | | | 177 | 177 | 353 | P/2024/2162 | 2024/25 |
| | Russell Finex Supermax Unit, Russell Finex, Browells Lan | | 292 | | | 292 | P/2023/0430 | 2023/24 |
| | Telephone Exchange, Hanworth Road, Tw13 5Af | | | | 7 | 7 | P/2024/1040 | 2024/25 |
| | Total (sq m) | | 6,670 | 4,515 | 35,193 | 46,378 | | |
| | Great West Corridor and RoB | | | | | | | |
| | Development Site Adjacent To, Great West Road, Tw8 0 | | 446 | | 2,903 | 3,349 | P/2023/1974 | 2024/25 |
| | 1-4 Capital Interchange Way, Capital Interchange Way, T | | 1,092 | | | 1,092 | P/2018/4117 | 2019/20 |
| | Chiswick House, Chiswick House Grounds, W4 2Rp | | 368 | | | 368 | P/2024/0595 | 2024/25 |
| | Power Road, W4 5Pt | | | 341 | | 341 | P/2023/3999 | 2023/24 |
| | Na, Kew Bridge Distribution Centre, Lionel Road South | | 72 | | | 72 | P/2022/3912 | 2023/24 |
| | Access Storage, Rugby Road, Tw1 1Dg | | 70 | | | 70 | P/2022/0168 | 2022/23 |
| | 3A, Great West Road, Tw8 9Aa | | | | 23 | 23 | P/2023/1390 | 2024/25 |
| | Total (sq m) | | 2,048 | 341 | 2,926 | 5,315 | | |

INDUSTRIAL
Updated Table 6.2 – Industrial 2020-41 – Supply – B site allocations

| SUPPLY – B. SITE ALLOCATIONS | | Phase | | | | Green Belt |
|--|--|---------------|---------------|----------------|---------------|----------------|
| | | 2020-25 | 2025-30 | 2030-35 | 2035-41 | |
| Ref. | Site Name | | | | | |
| West of Borough | | | | | | |
| 43 | Heathrow International Trading Estate | | | | 424 | 424 |
| 44 | Central Park Trading Estate | | | 6,000 | | 6,000 ✓ |
| 45 | Land at Green Lane | | 10,270 | | | 10,270 |
| 46 | Ron Smith Recycling | | | | 8,420 | 8,420 ✓ |
| 48 | Vacant land at Dick Turpin Way | | 11,900 | | | 11,900 ✓ |
| 49 | Site at Faggs Road | | 5,950 | | | 5,950 ✓ |
| 51 | Network House Feltham | | | -690 | | -690 |
| 57 | Land at Hatton Fields (Airport Business Park) | | | 63,450 | | 63,450 ✓ |
| 61 | Council Depot, Ashmead Road | | | -1,625 | | -1,625 |
| 77 | Land South of Western International Market | | | 34,760 | | 34,760 ✓ |
| 85 | Builders Yard | | -803 | | | -803 |
| Total (Sq m) | | -803 | 28,120 | 101,895 | 8,944 | 138,056 |
| Great West Corridor | | | | | | |
| 3 | Gillette Factory | | | | 15,913 | 15,913 |
| 4 | Classic Cars, 125 Harlequin Avenue | | 5,420 | | | 5,420 |
| 5 | West Cross Campus | | | 24,099 | | 24,099 |
| 6 | BSS Brentford | | 2,590 | | | 2,590 |
| 7 | Profile West Brentford Car Park | | 1,210 | | | 1,210 |
| 8 | 971 Great West Rd (Carpet Right) | | | 5,886 | | 5,886 |
| 9 | Syon Lane Industrial Estate | | | 1,713 | | 1,713 |
| 10 | 931 Great West Road | | 3,293 | | | 3,293 |
| 13 | Harlequin Avenue Sub station | | | -687 | | -687 |
| 14 | Phillips & Wood | | 1,440 | | | 1,440 |
| 21 | Enterprise, Boston Park Road | | 3,340 | | | 3,340 |
| 22 | 1020 Great West Road | | 2,885 | | | 2,885 |
| 23 | Texaco Filling Station, Great West Road, Brentford | | 3,880 | | | 3,880 |
| 26 | Phoenix Business Park | | 9,944 | | | 9,944 |
| 27 | Kew Bridge Distribution Centre | | 5,652 | | | 5,652 |
| 28 | 27 Great West Road | | -1,343 | | | -1,343 |
| 36 | 110 Power Road | | 7,722 | | | 7,722 |
| Total (Sq m) | | | 46,033 | 31,011 | 15,913 | 92,957 |
| Rest of the Borough | | | | | | |
| 88 | Land at Bridge Road Depot | | -1,247 | | | -1,247 |
| 90 | Inwood Business Park | | 2,259 | | | 2,259 |
| 92 | Upstage | | 430 | | | 430 |
| 97 | 30 Rugby Road | | -4,100 | | | -4,100 |
| 99 | Feltham Coachworks | | -332 | | | -332 |
| 102 | Victory Business Centre | | -1,085 | | | -1,085 |
| Total (Sq m) | | -1,085 | -2,990 | | | -4,075 |
| Great West Corridor and Rest of the Borough – Combined total (sq m) | | -1,085 | 43,043 | 31,011 | 15,913 | 88,882 |

APPENDIX 2 – UPDATED OFFICE MONITORING TABLES

OFFICE Updated Table 6.4 - office balance 2020-41 - Supply A1 completions and A2 planning permissions

| A1 | OFFICE - A1 COMPLETIONS (completions) | Sq m | | PA ref: | Year Completed |
|------------------------------------|--|------|--------------|------------------|-------------------|
| | | W | B1a | | |
| West of Borough | | | | | |
| | 333-335, Bath Road, Tw3 3Dh | | 100 | 00083/333-335/P2 | 2020/21 |
| Total (sq m) | | | 100 | | |
| Great West Corridor and RoB | | | | | |
| | Former Syon Gate Service Station, Great West Road | | 897 | 00505/AF/P28 | 2021/22 |
| | 92-94, Windmill Road, Tw8 9Na | | 414 | P/2017/0598 | 2023/24 |
| | Brentford Waterside, Block D, Land And Buildings At 98-1 | | 204 | P/2017/3946 | 2023/24 |
| | 9-21, Bell Road, Tw3 3Nr | | 187 | P/2015/2397 | 2023/24 |
| | 1, Commerce Road, Tw8 8Le | | 138 | 00297/H/P13 | 2021/22 |
| | 15-19, Kingsley Road, Tw3 1Pa | | 41 | 00667/15-19/P1 | 2021/22 |
| | Brentford Community Stadium, Street Record, Lionel Roa | | 26 | P/2018/2441 | 2022/23 |
| Total (sq m) | | | 1,907 | | |
| TOTAL | | | 2,007 | | |

| A2 | SUPPLY - A2 PLANING PERMISSIONS | Sq m | | | | PA ref: | Year Permitted |
|------------------------------------|---|------|--------------|--------------|---------------|--------------|-------------------|
| | | W | B1a | B1b | E(g)(l) TOTAL | | |
| West of Borough | | | | | | | |
| | Cavalry Barracks, Cavalry Barracks, Beavers Lane, Tw4 | | 1,308 | | 1,308 | P/2021/0920 | 2023/24 |
| | Ground Floor Vacant Commercial Unit, Harrison House, E | | 815 | | 815 | P/2023/3322 | 2023/24 |
| | Building 3 - Bedfont Lakes, New Square, Tw14 8Ha | | 739 | | 739 | P/2021/4500 | 2022/23 |
| | Staines Road, Tw14 8Rx | | | | 355 | P/2024/2162 | 2024/25 |
| | Unit 8, Alexandra Road, Tw3 1Js | | 52 | | 52 | P/2023/2851 | 2023/24 |
| | Chertsey Road, Tw13 4RI | | 37 | | 37 | P/2022/1757 | 2022/23 |
| Total (sq m) | | | 2,950 | | 355 | 3,305 | |
| Great West Corridor and RoB | | | | | | | |
| | Chiswick Terrace, Acton Lane, W4 5Ly | | 2,555 | | 2,555 | P/2022/1138 | 2022/23 |
| | 1-4 Capital Interchange Way, Capital Interchange Way, T | | 1,247 | 1,092 | 2,339 | P/2018/4117 | 2019/20 |
| | Power Road, W4 5Py | | 400 | | 400 | P/2023/0182 | 2024/25 |
| | London Road, Tw8 8Ap | | 342 | | 342 | P/2020/1361 | 2021/22 |
| | Monarch House, Church Street, Tw7 6Xb | | 52 | | 52 | P/2023/0045 | 2023/24 |
| Total (sq m) | | | 4,596 | 1,092 | 5,688 | | |
| TOTAL | | | 7,546 | 1,092 | 355 | 8,993 | |

APPENDIX 3: EMPLOYMENT SITE ALLOCATIONS (SPLIT BY OPPORTUNITY AREA)

| INDUSTRIAL | | | | | |
|--|--|-----------------|-----------------|-------------------|-------------------|
| Supply - site allocations | | | | | |
| Ref. | Site Name | Existing | Proposed | Net change | Green Belt |
| Great West Corridor | | | | | |
| 3 | Gillette Factory | 31,727 | 47,640 | 15,913 | |
| 4 | Classic Cars, 125 Harlequin Avenue | 1,710 | 7,130 | 5,420 | |
| 5 | West Cross Campus | 30,971 | 55,070 | 24,099 | |
| 6 | BSS Brentford | 3,460 | 6,050 | 2,590 | |
| 7 | Profile West Brentford Car Park | | 1,210 | 1,210 | |
| 8 | 971 Great West Rd (Carpet Right) | 3,034 | 8,920 | 5,886 | |
| 9 | Syon Lane Industrial Estate | 7,487 | 9,200 | 1,713 | |
| 10 | 931 Great West Road | 1,107 | 4,400 | 3,293 | |
| 13 | Harlequin Avenue Sub station | 827 | 140 | -687 | |
| 14 | Phillips & Wood | 460 | 1,900 | 1,440 | |
| 21 | Enterprise, Boston Park Road | | 3,340 | 3,340 | |
| 22 | 1020 Great West Road | 575 | 3,460 | 2,885 | |
| 23 | Texaco Filling Station, Great West Road, Brentford | | 3,880 | 3,880 | |
| 26 | Phoenix Business Park | 6,536 | 16,480 | 9,944 | |
| 27 | Kew Bridge Distribution Centre | 7,448 | 13,100 | 5,652 | |
| 28 | 27 Great West Road | 1,343 | | -1,343 | |
| 36 | 110 Power Road | 2,638 | 10,360 | 7,722 | |
| Total (Sq m) | | 99,323 | 192,280 | 92,957 | |
| West of Borough | | | | | |
| 43 | Heathrow International Trading Estate | 17,576 | 18,000 | 424 | |
| 44 | Central Park Trading Estate | | 6,000 | 6,000 | ✓ |
| 45 | Land at Green Lane | | 10,270 | 10,270 | |
| 46 | Ron Smith Recycling | | 8,420 | 8,420 | ✓ |
| 48 | Vacantland at Dick Turpin Way | | 11,900 | 11,900 | ✓ |
| 49 | Site at Faggs Road | | 5,950 | 5,950 | ✓ |
| 51 | Network House Feltham | 690 | | -690 | |
| 57 | Land at Hutton Fields (Airport Business Park) | | 63,450 | 63,450 | ✓ |
| 61 | Council Depot, Ashmead Road | | -1,625 | -1,625 | |
| 77 | Land South of Western International Market | | 34,760 | 34,760 | ✓ |
| 85 | Builders Yard | 1,383 | 580 | -803 | |
| Total (Sq m) | | 19,649 | 157,705 | 138,056 | |
| Rest of the Borough | | | | | |
| 88 | Land at Bridge Road Depot | 1,247 | | -1,247 | |
| 90 | Inwood Business Park | 1,981 | 4,240 | 2,259 | |
| 92 | Upstage | | 430 | 430 | |
| 97 | 30 Rugby Road | 9,800 | 5,700 | -4,100 | |
| 99 | Feltham Coachworks | 1,082 | 750 | -332 | |
| 102 | Victory Business Centre | 8,065 | 6,980 | -1,085 | |
| Total (Sq m) | | 22,175 | 18,100 | -4,075 | |
| Great West Corridor and Rest of the Borough - Combined total (sq m) | | 121,498 | 210,380 | 88,882 | |

OFFICE

Updated Table 6.4 – Office 2020-41 – Supply – B site allocations

| Ref. | Site Name | Existing | Proposed | Net change |
|----------------------------|--|----------------|----------------|---------------|
| Great West Corridor | | | | |
| 1 | Sky Campus Brentford | 32,543 | 52,000 | 19,457 |
| 3 | Gillette Factory | 15,780 | | -15,780 |
| 5 | WestCross Campus | | -10,525 | -10,525 |
| 11 | Homebase Syon Lane | | 2,290 | 2,290 |
| 16 | Brentside Park | 9,334 | 11,120 | 1,786 |
| 17 | Great West Plaza | 10,819 | 16,310 | 5,491 |
| 18 | Great West House | | 7,270 | 7,270 |
| 19 | Mille Building | 18,371 | 26,670 | 8,299 |
| 28 | 27 Great West Road | 8,622 | 18,870 | 10,248 |
| 29 | EMC Tower | 8,928 | 13,230 | 4,302 |
| 33 | Esso Filling Station Chiswick Roundabout | 628 | 6,250 | 5,622 |
| 34 | Former Natwest Bank Site, Chiswick | | 5,310 | 5,310 |
| 35 | B&Q Chiswick | | 1,470 | 1,470 |
| 37 | Gunnersbury Station Car Park | | 2,160 | 2,160 |
| Total (sq m) | | 105,025 | 152,425 | 47,400 |
| West of Borough | | | | |
| 64 | MOD Feltham | | 4,340 | 4,340 |
| 65 | Leisure West | | 480 | 480 |
| 67 | UPS House | 1,367 | | -1,367 |
| 76 | Lampton House | 958 | | -958 |
| 83 | Vacant Land Clarence Terrace | | 150 | 150 |
| Total (sq m) | | 2,325 | 4,970 | 2,645 |
| Rest of the Borough | | | | |
| 87 | Euro House | 2,056 | | -2,056 |
| 96 | Europa House | 2,016 | 2,480 | 464 |
| 103 | West Middlesex Hospital | | 2,600 | 2,600 |
| 105 | Chiswick Telephone Exchange | | 4,000 | 4,000 |
| 106 | Royal Mail, Chiswick Delivery Office | | 3,440 | 3,440 |
| Total (sq m) | | 4,072 | 12,520 | 8,448 |
| TOTAL | | 111,422 | 169,915 | 58,493 |

**APPENDIX 4: MONITORING TABLES FROM EMPLOYMENT BACKGROUND
EXPLANATORY NOTE (EX9)**

**Table 6.2a – Industrial balance for the period 2020-41 (updated with
2022-24 monitoring data)**

| Period | 2020-25 | 2025-30 | 2030-35 | 2035-41 | TOTAL 2020-41 |
|---|-----------------|----------------|----------------|---------------|------------------|
| WEST OF THE BOROUGH | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (14,168) | 80,035 | 43,941 | 73,938 | 183,746 |
| Existing stock vacancy adjustment | | 58,980 | | | 58,980 |
| Replace losses (completions 2020/21-23/24) | 902 | | | | 902 |
| Replace losses (pipeline permissions) | | 3,883 | | | 3,883 |
| Total Need | (13,266) | 142,897 | 43,941 | 73,938 | 247,511 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-23/24 | 26,655 | | | | 26,655 |
| A2. Planning permissions | | 6,705 | | | 6,705 |
| B. Brownfield intensification | (803) | 9,312 | (1,139) | 424 | 7,794 |
| C. Potential intensification of under-utilized land | | 10,500 | | 81,000 | 91,500 |
| Total Supply | 25,852 | 26,517 | (1,139) | 81,424 | 132,654 |
| WoB total industrial need | (39,118) | 116,380 | 45,080 | -7,486 | 114,857 |
| GREAT WEST CORRIDOR and REST OF THE BOROUGH | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (9,445) | 53,357 | 29,294 | 49,292 | 122,497 |
| Existing stock vacancy adjustment | | 39,320 | | | 39,320 |
| Replace losses (completions 2020/21-23/24) | 33,382 | | | | 33,382 |
| Replace losses (pipeline permissions) | | 12,388 | | | 12,388 |
| Total Need | 23,937 | 105,065 | 29,294 | 49,292 | 207,587 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-23/24 | 7,541 | | | | 7,541 |
| A2. Planning permissions | | 1,759 | | | 1,759 |
| B. Brownfield intensification | (1,085) | 42,613 | 28,955 | 15,913 | 86,396 |
| C. Potential intensification of under-utilized land | | 3,000 | | | 3,000 |
| Total Supply | 6,456 | 47,372 | 28,955 | 15,913 | 98,696 |
| GWC/RoB total industrial need | 17,481 | 57,693 | 339 | 33,379 | 108,892 |
| BOROUGH-WIDE NEED (RESIDUAL) | (21,637) | 174,073 | 45,419 | 25,893 | 223,748 |

Source: Experian Economic Forecast, LB Hounslow plan monitoring and Rapleys analysis

Table 6.4a – Office balance for period 2020-41 (updated with 2022-24 monitoring data)

| | Office | Workshop | Total 2020-41 | p.a. |
|---|---------|----------|------------------|-------|
| Gross demand (sq m GIA) [h+l] | 122,773 | 81,848 | 204,621 | 9,744 |
| Supply | | | | |
| A1. Completions 2020/21-23/24 | | | 2,007 | |
| A2. Planning permissions | | | 8,374 | |
| B. Brownfield intensification | | | 61,246 | |
| C. Intensification of under-utilized land | | | - | |
| Total supply | | | 71,627 | |
| Total office need | | | 132,994 | |

Source: Gross demand from Table 4.4 above, LB Hounslow plan monitoring and Rapleys analysis

APPENDIX 5: MONITORING TABLES FROM EMPLOYMENT LAND REVIEW (2024) (EBED
1)

Table 6.2 Industrial balance for period 2020-41

| Period | 2020-25 | 2025-30 | 2030-35 | 2035-41 | TOTAL 2020-41 |
|---|----------------|----------------|----------------|---------------|------------------|
| WEST OF THE BOROUGH | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (14,168) | 80,035 | 43,941 | 73,938 | 183,746 |
| Existing stock vacancy adjustment | | 58,980 | | | 58,980 |
| Replace losses (completions 2020/21-21/22) | 6,602 | | | | 6,602 |
| Replace losses (pipeline permissions) | | 6,270 | | | 6,270 |
| Total Need | (7,566) | 145,285 | 43,941 | 73,938 | 255,598 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-21/22 | (7,354) | | | | (7,354) |
| A2. Planning permissions | | 7,660 | | | 7,660 |
| B. Brownfield intensification | (803) | 9,312 | (1,139) | 424 | 7,794 |
| C. Potential intensification of under-utilized land | | 10,500 | | 81,000 | 91,500 |
| Total Supply | (8,157) | 27,472 | (1,139) | 81,424 | 99,600 |
| WoB total industrial need | 591 | 117,813 | 45,080 | -7,486 | 155,998 |
| GREAT WEST CORRIDOR and REST Of The BOROUGH | sq m | sq m | sq m | sq m | sq m |
| DEMAND | | | | | |
| Economic forecast | (9,445) | 53,357 | 29,294 | 49,292 | 122,497 |
| Existing stock vacancy adjustment | | 39,320 | | | 39,320 |
| Replace losses (completions 2020/21-21/22) | 36,999 | | | | 36,999 |
| Replace losses (pipeline permissions) | | 9,382 | | | 9,382 |
| Total Need | 27,554 | 102,059 | 29,294 | 49,292 | 208,198 |
| SUPPLY | | | | | |
| A1. Net change in completions 2020/21-21/22 | | | | | |
| A2. Planning permissions | | 13,815 | | | 13,815 |
| B. Brownfield intensification | (1,085) | 42,613 | 28,955 | 15,913 | 86,396 |
| C. Potential intensification of under-utilized land | | 3,000 | | | 3,000 |
| Total Supply | (1,085) | 59,428 | 28,955 | 15,913 | 103,211 |
| GWC/RoB total industrial need | 28,639 | 42,631 | 339 | 33,379 | 104,987 |
| BOROUGH-WIDE NEED | 29,230 | 160,443 | 45,419 | 25,893 | 260,985 |

Source: Experian Economic Forecast, LB Hounslow Plan monitoring and Stantec/Rapleys analysis

Nb a density ratio of 38 sq m/ job applied to the GWC/ RoB need rather than the 77 sq m would reduce the industrial requirement to zero.

Table 6.4 Office balance for period 2020-41

| | Office | Workshop | Total 2020-41 | p.a. |
|---|----------------|---------------|------------------|--------------|
| Gross demand (sq m GIA) [h+l] | 122,773 | 81,848 | 204,621 | 9,744 |
| Supply | | | | |
| A1. Net change in completions 2020/21-21/22 | | | 1,176 | |
| A2. Planning permissions | | | 6,205 | |
| B. Brownfield intensification | | | 61,246 | |
| C. Intensification of under-utilized land | | | - | |
| Total supply | | | 68,627 | |
| Total office need | | | 135,994 | |

Source: Gross demand from Table 4.4 above, LB Hounslow Plan monitoring and Rapleys analysis